



South Fork III Community Development District

October 15, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID:284 363 702 214 114
Call In Number:1-314-798-1835

Passcode: XK6Dz28Z
Conference ID:592 404 252#

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

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork III Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Thursday, October 15, 2026, at 5:30 p.m.

The Regular Meeting of the South Fork III Community Development District will be held on **Thursday, October 15, 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: 284 363 702 214 114
Dial-In by Phone: 1-314-798-1835

Passcode: XK6Dz28Z
Phone Conference ID: 592 404 252#

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. Field Inspection Report
- D. District Engineer
- E. District Counsel
- F. District Manager
 - i. Motion to Transfer Funds from Truist Bank to Valley Bank to Avoid High Banking Fees
 - ii. Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting Form

5. BUSINESS ITEMS

- A. Consideration of Resolution 2027-01, Declaring the Series 2018 Project Complete
- B. General Matters of the District

6. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of September 17, 2026, Regular Meeting
- B. Review of September 2026 Financial Report
- C. Consideration of September 2026 Check Register and Operations and Maintenance Report
- D. Review of Cash Flow Projection and Financial Snapshot

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT





☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐







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: 09/17/2026 Time: 02:47 PM

Customer Signature: _____

[illegible]

Midge fly treatment completed for all ponds.

CLARITY

- ☒ $< 1'$
 - ☐ $1-2'$
 - ☐ $2-4'$
 - ☐ $> 4'$

FLOW

- ☐ None
☒ Slight
☐ Visible

METHOD

- ☐ ATV
- ☐ Airboat
- ☐ Backpack

CARP PROGRAM

- ☐ Carp observed
 - ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
 - ☒ Cloudy
 - ☒ Windy
 - ☒ Rainy

FISH and WILDLIFE OBSERVATIONS

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

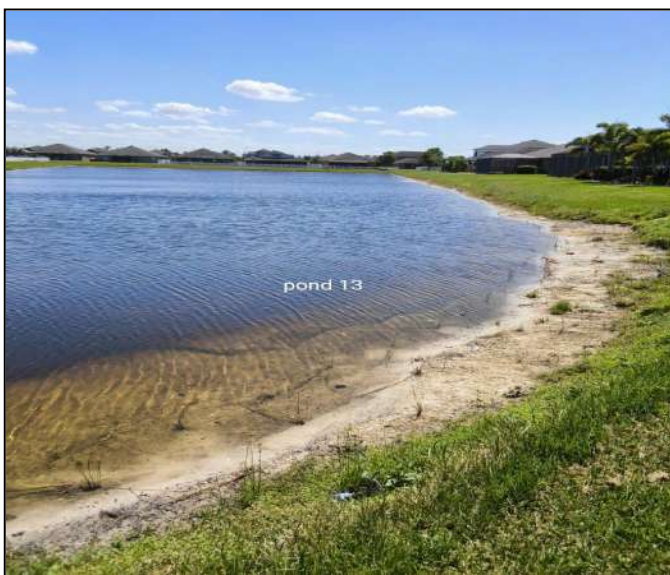
NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

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













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: 09/17/2026 Time: 03:04 PM

Customer Signature: _____

[illegible]

Trash collected 3

CLARITY

- ☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☒ Clear
☐ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

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





SOUTH FORK 3 CDD

Field Inspection

Monday, October 5, 2026

Prepared For South Fork 3 CDD

11771 AMBLESIDE BLVD.

4 Issues Identified

4 Issues Incomplete



HOLLWEEN SET UP

Due By: 10-05-2026

Assigned To: On-site Manager

Setup little hollween design for community.



PADERA MAILBOX

Due By: 10-05-2026

Assigned To: On-site Manager

The mailbox area at Padera currently has no lighting. Lights are being placed on a work order to address the issue. I would also like to explore adding additional lighting in the area to improve visibility and make the mailbox area brighter and safer for the community.



THE PAVILION AT PADERA PARK

Due By: 10-05-2026

Assigned To: On-site Manager

The lighting at the Padera Pavilion needs to be reevaluated. Homeowners have expressed concerns about people gathering at the pavilion at night, partly due to the area being too dark. The existing solar lights are not working properly and do not provide adequate lighting or visibility. Additional or improved lighting should be considered to increase visibility and help make the area feel safer for residents

STREET LIGHTS

Due By: 10-05-2026

Assigned To: On-site Manager

- Work orders are being submitted to TECO for streetlight repairs throughout the community. We are continuing to inspect the community to ensure there is adequate lighting and that any lighting issues are identified and addressed in a timely manner.

- The mulch project will be starting soon, and we are coordinating with Jessica and New Leaf Landscaping. Once the project begins, they will work together to coordinate the timing and ensure the mulch installation is completed properly throughout the designated areas. The project is expected to begin either this month or next month.

SOUTH FORK III CDD

ENGINEER'S REPORT FOR OCT. 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Pool Discharge Repairs on CDD Property

Proposals to repair turf areas affected by the pool discharge are pending input from district counsel.

Landscape Bed Impacts from Stormwater and Irrigation Runoff

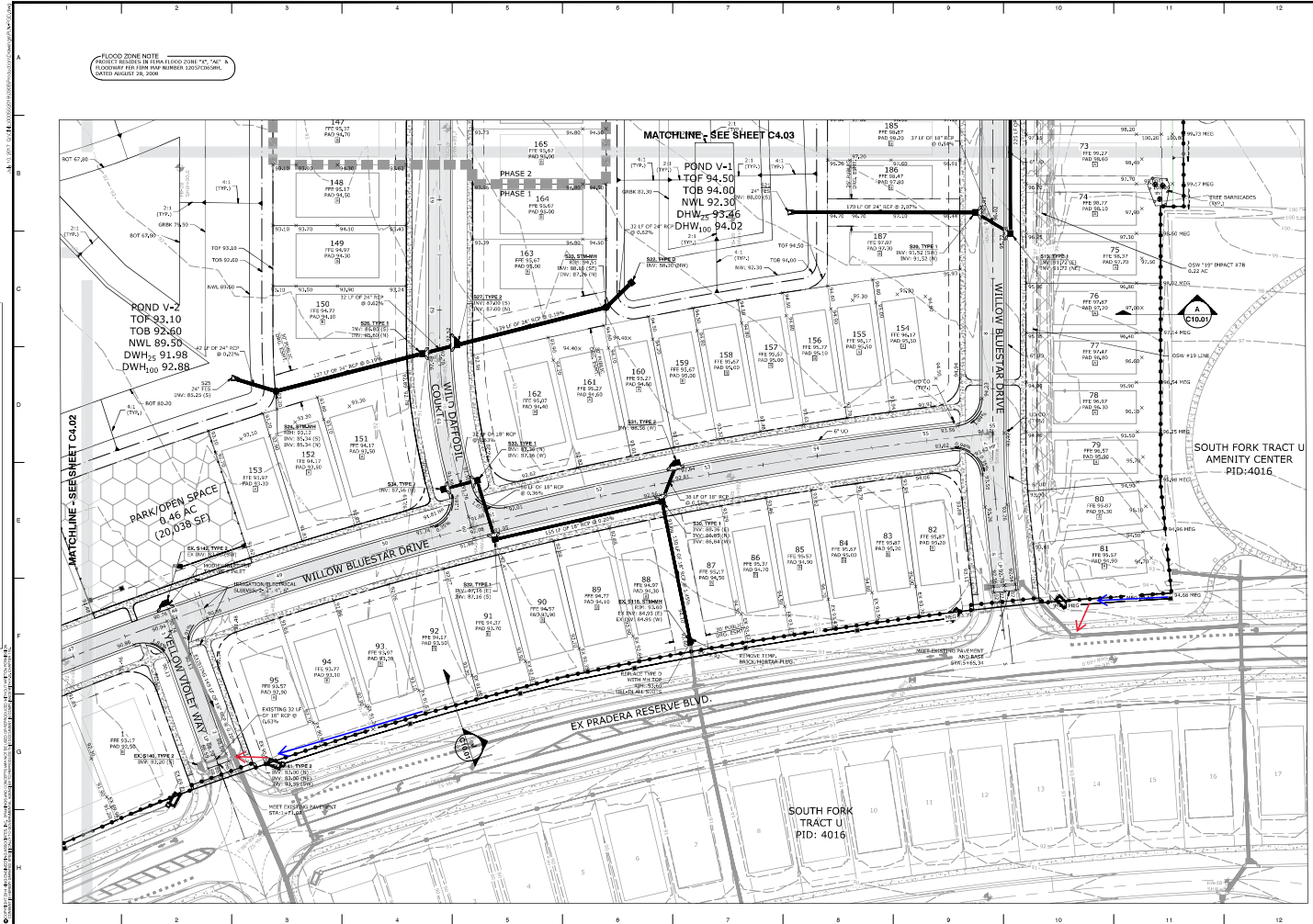
A site visit confirmed that the existing elevations can support a minor grading adjustment. The proposed work would create a swale to direct runoff away from the landscape beds. The beds would be reduced in size, and sod would be installed in the reclaimed areas.

Attached conceptual documents illustrate the proposed approach for inclusion in the RFP scope of work. Blue arrows show the current direction of flow, while red markings identify the proposed swale locations that would redirect water toward appropriate curb areas.

Sidewalk Impacts from Stormwater and Irrigation Runoff

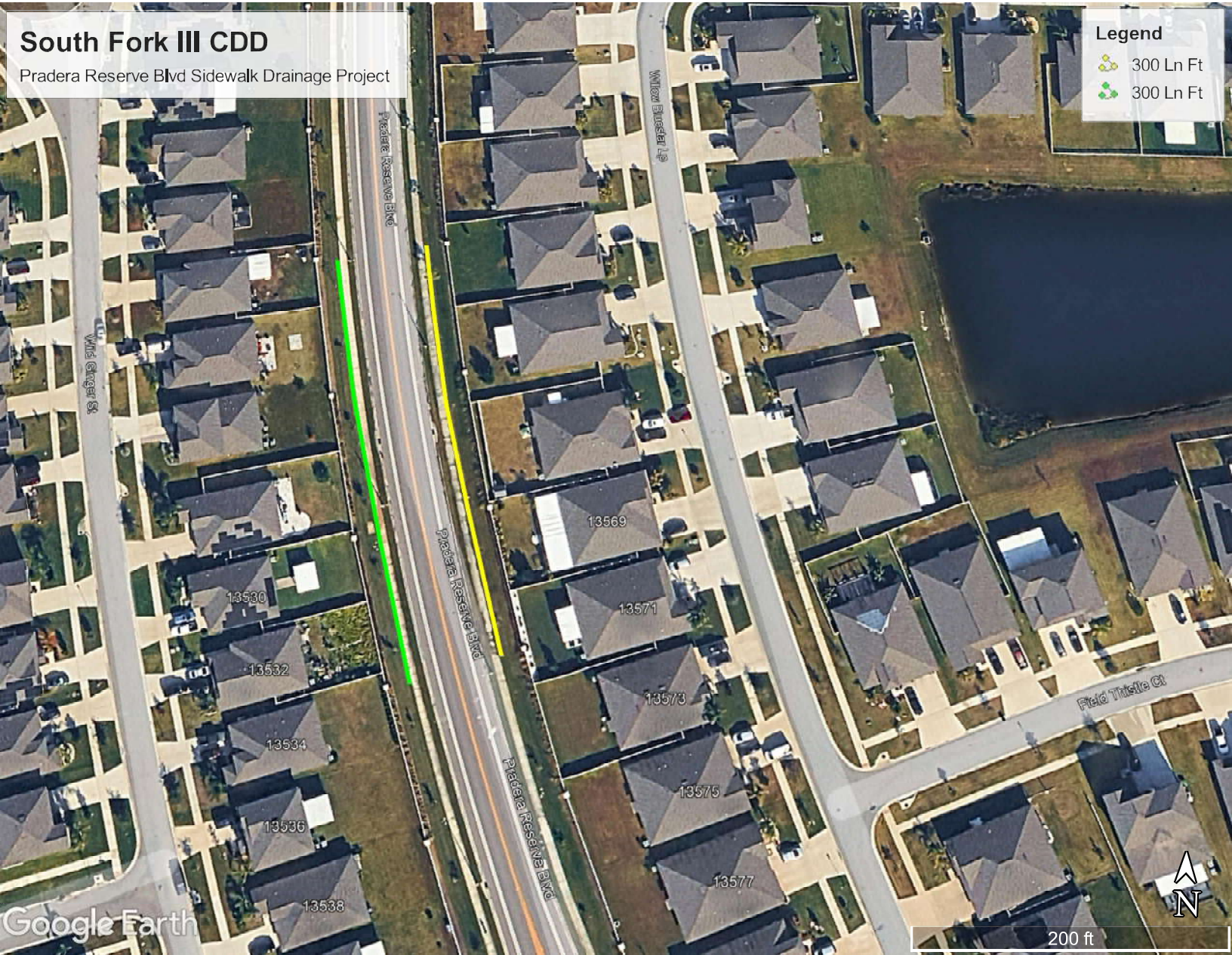
A site visit was completed to evaluate the ongoing water issue. The tentative remediation plan is to install a drainage system similar to the system at the clubhouse parking lot.

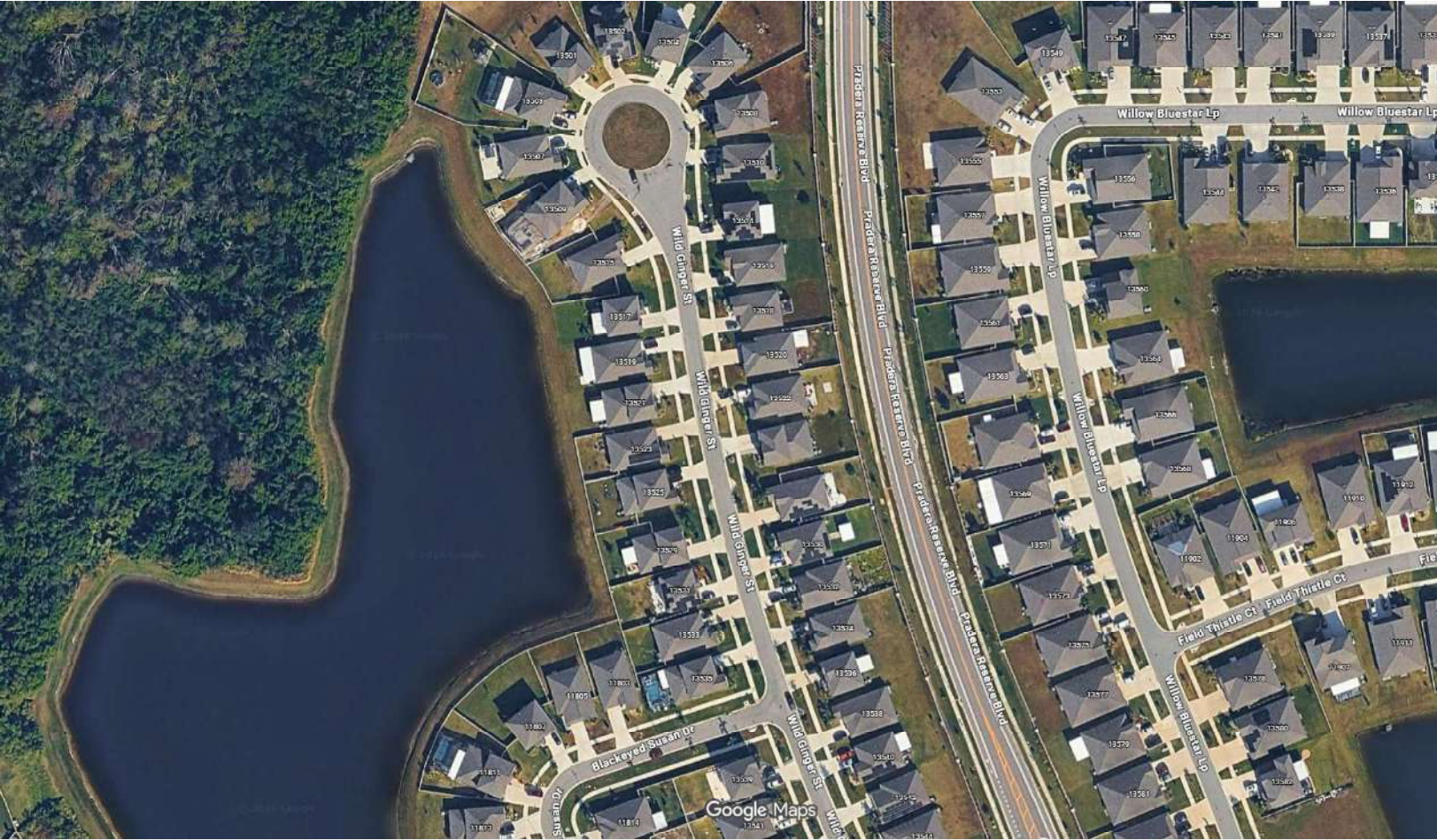
Pipe sizing and design are being finalized for inclusion in the RFP scope of work. Conceptual scope-of-work documents are included.



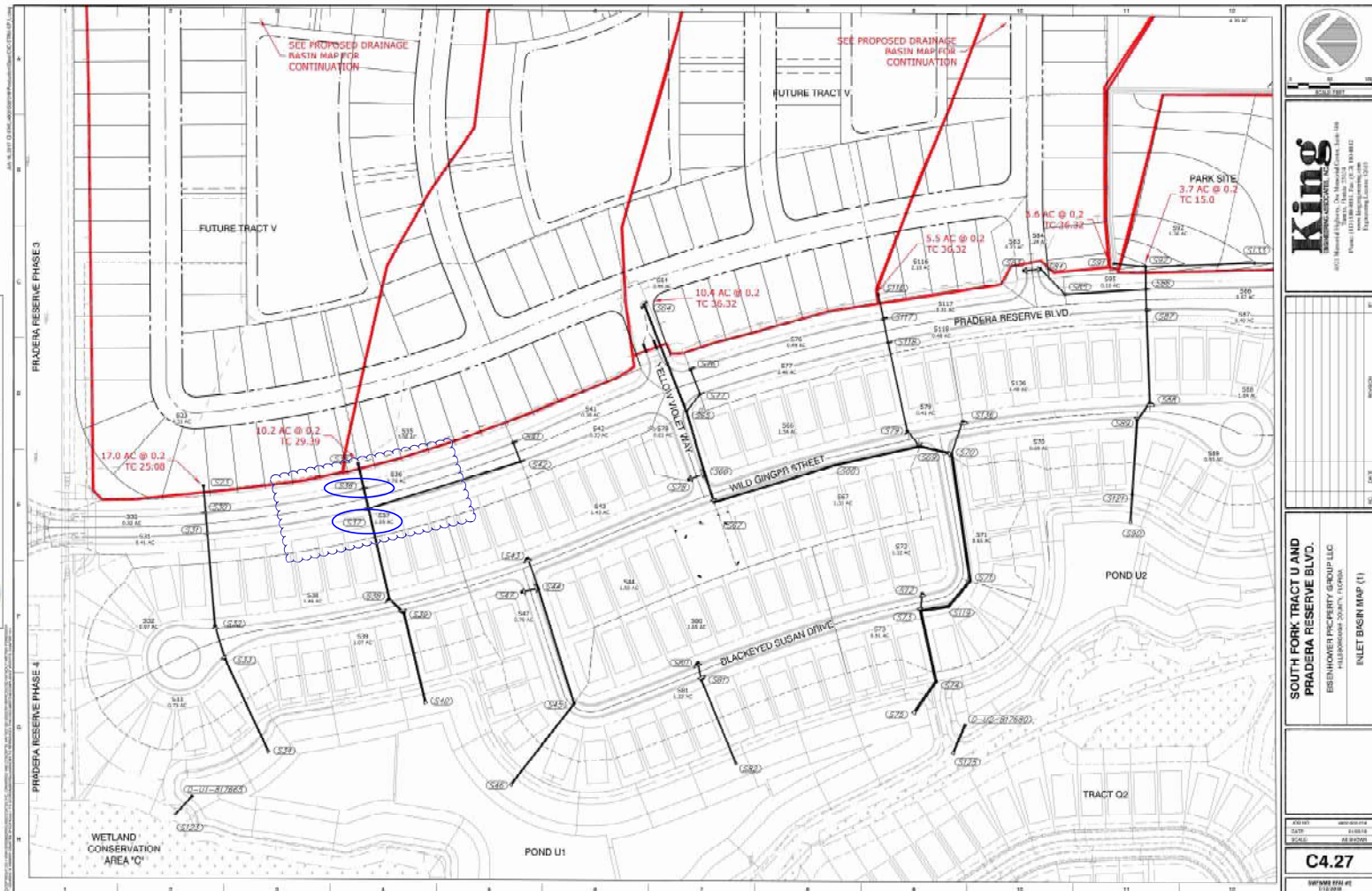


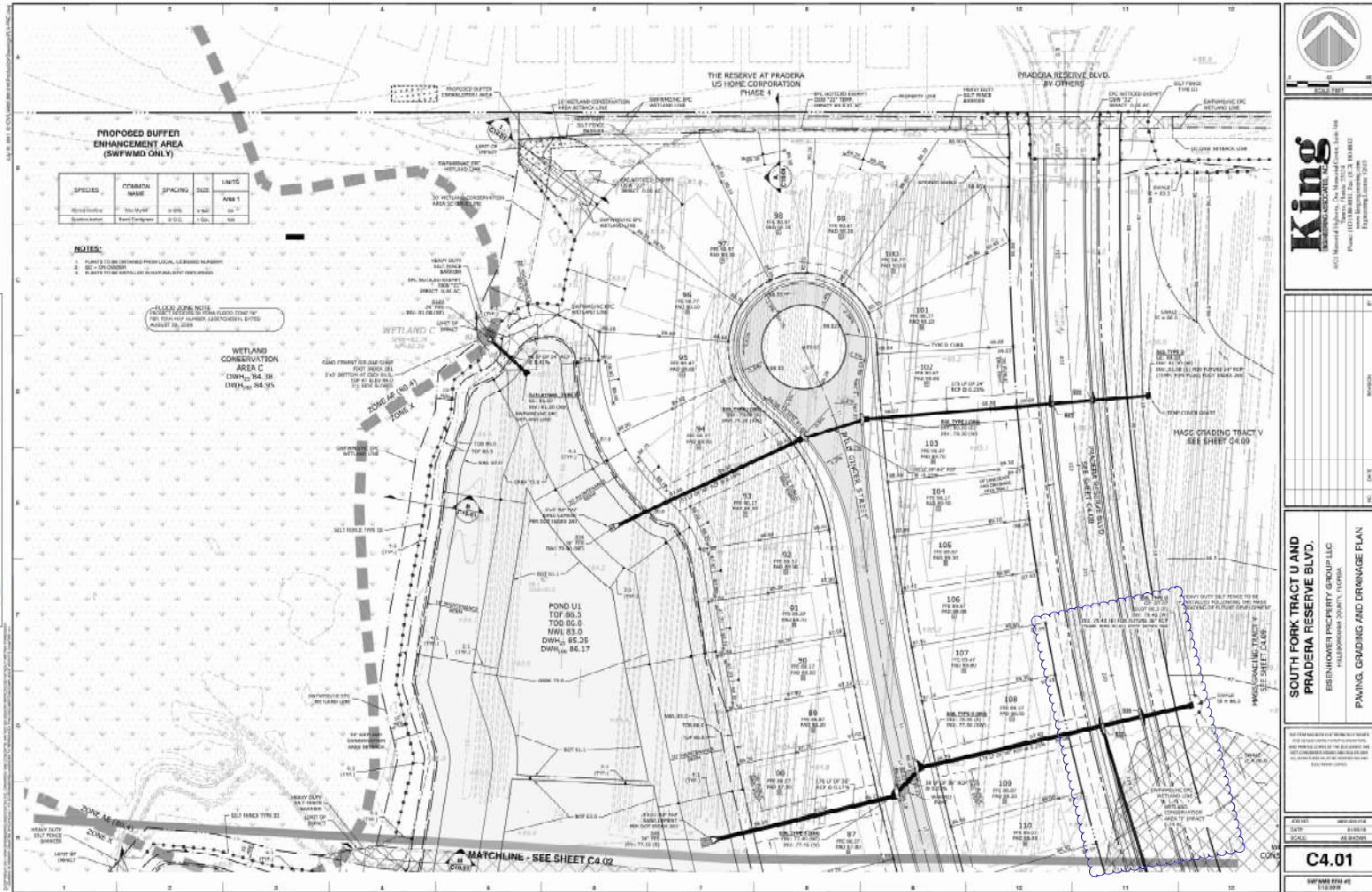


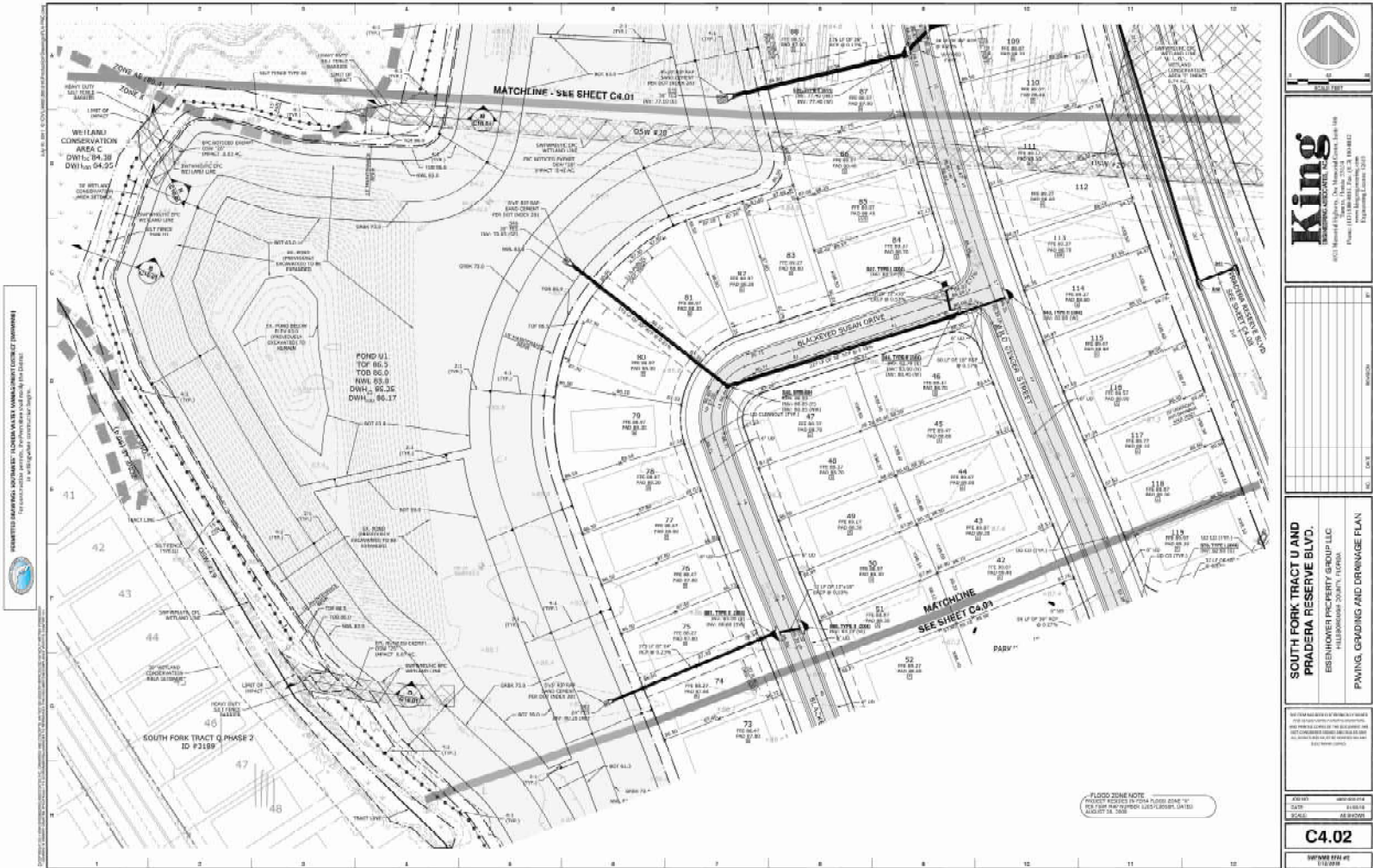




Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 100 ft







Memorandum

To: Board of Supervisors

From: District Management

Date: October 15, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

South Fork III Community Development District

District Manager: _____

Date: _____

Printed Name: _____

South Fork III Community Development District

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT DECLARING THE SERIES 2018 PROJECT COMPLETE AND ADOPTING THE DISTRICT ENGINEER CERTIFICATES OF COMPLETION FOR THE SERIES 2018 PROJECT; FINALIZING THE 2018 SPECIAL ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the South Fork III Community Development District (the “**District**”) previously authorized the construction, installation, and acquisition of the public infrastructure described in the Report of the District Engineer dated January 8, 2018 (the “**Series 2018 Project**”);

WHEREAS, the Board previously authorized and issued its \$11,415,000 Special Assessment Revenue Refunding Bonds, Series 2018 (the “**2018 Bonds**”) for the purpose of funding the construction, installation, and acquisition of the Series 2018 Project;

WHEREAS, in order to repay the 2018 Bonds, the District levied non-ad valorem special assessments securing the 2018 Bonds (the “**Debt Assessments**”) as described in the Second Supplemental Assessment Methodology Report Series 2018 Bonds dated March 8, 2018;

WHEREAS, the Series 2018 Project specially benefits certain assessable lands in the District which are subject to the Debt Assessments, and it is reasonable, proper, just, and right to continue to assess the costs of the Series 2018 Project financed with the 2018 Bonds to the specially benefited properties;

WHEREAS, as set forth in the two (2) Certificates of Completion of the Series 2018 Project from Stantec Consulting Services, Inc. and the one (1) Certificate of Completion from Brlectic Dvorak, Inc. collectively attached hereto as **Composite Exhibit A** (collectively, the “**Engineer Certificates**”), the Engineers have certified the Series 2018 Project complete;

WHEREAS, effective as of the date of this Resolution, and in reliance upon the Engineer Certificates, the Board finds that it is in the best interests of the District to declare the Series 2018 Project complete;

WHEREAS, Section 170.08, Florida Statutes, requires that upon completion of the Series 2018 Project, the District is to credit each of the Debt Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

WHEREAS, based on the Engineer Certificates, no modification to the Debt Assessments is necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Recitals. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

Section 2. Authority. This resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

Section 3. Completion of the Series 2018 Project and Finalization of the Debt Assessments. Based on the Engineer Certificates and the above findings, the Board hereby adopts the Engineer Certificates, hereby certifies the Series 2018 Project complete, and hereby determines that no modifications to the Debt Assessments are necessary.

Section 4. General Authorization. The District's Chair, Vice-Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice-Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

Section 5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 7. Effective Date. This Resolution shall become effective upon its adoption.

Passed and Adopted on October 15, 2026.

Attest:

**South Fork III
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Composite Exhibit A – Certificates of Completion for the Series 2018 Project.

COMPOSITE EXHIBIT A

Agenda Page 39



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

January 7, 2023
File: 215612970

South Fork III Community Development District

c/o Meritus Districts
Attn: Brian Lamb
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Dear Mr. Lamb,

**Reference: South Fork III Community Development District
Series 2018 (Amenity) Special Assessment Revenue Refunding Bonds
Certificate of Completion**

I am providing this letter to certify that the 2018 Project is complete, as described in the Report of the District Engineer, dated January 8, 2018.

Regards,
Stantec Consulting Services, Inc.

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a faint, larger blue ink signature.

Tonja L. Stewart, P.E.
District Engineer
Phone: 813.223.9500
Fax: 813.223.0009
Tonja.stewart@stantec.com



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

January 7, 2023
File: 215612970

South Fork III Community Development District

c/o Meritus Districts
Attn: Brian Lamb
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Dear Mr. Lamb,

**Reference: South Fork III Community Development District
Series 2018 (Parcels S & T) Special Assessment Revenue Refunding Bonds
Certificate of Completion**

I am providing this letter to certify that the 2018 Project is complete, as described in the Report of the District Engineer, dated January 8, 2018.

Regards,
Stantec Consulting Services, Inc.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
District Engineer
Phone: 813.223.9500
Fax: 813.223.0009
Tonja.stewart@stantec.com



December 30, 2025

South Fork III CDD
c/o Alba Sanchez, District Manager
INFRAMARK
11555 Heron Bay Blvd.
Coral Springs, FL 33076

**RE: South Fork III Community Development District
Series 2018 (Parcels V & W) Special Assessment Revenue Refunding Bonds
Certificate of Completion**

Dear Ms. Sanchez:

I am providing this letter to certify on behalf of Brletic Dvorak Inc. that the 2018 Project is complete based on a visual inspection performed on December 19, 2025.

If you have any questions or need further information, please do not hesitate to contact me at 727-420-0804 or rdvorak@bdiengineers.com.

Very truly yours,
BRLETIC DVORAK, INC.

Robert E Dvorak
Digitally signed by
Robert E Dvorak
Date: 2025.12.30
11:50:21 -05'00'

Robert Dvorak, P.E.
District Engineer

**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, September 17, 2026, and called to order at 5:32 p.m. at the South Fork III Clubhouse, located at 11771 Ambleside Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. McElroy, seconded by Ms. Peltz, with all in favor, the September 17, 2026, agenda was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Aquatic Report was included in the agenda package. Staff will contact the Aquatic vendor to obtain an update regarding the status of the midge fly spraying and the littoral shelf planting.

B. NewLeaf Landscape and Irrigation Maintenance Report

Ms. Urbansky provided a high-level overview of the landscaping conditions throughout the District.

C. Clubhouse Report

Mr. Frazier presented a high-level overview of the completed projects this month.

On MOTION by Mr. Corder, seconded by Mr. McElroy, with all in favor, the EZ Mulch Proposal #6788 in the amount of \$19,832.76, which was walked on to the meeting, with the caveat that NewLeaf Landscaping complete the replacement of the flower beds prior to the mulch installation, was approved. Mr. Frazier will be coordinating with both vendors.

D. District Engineer**i. Consideration of BDI Engineering Increase in CDD Labor Rates (October 1, 2026 – September 30, 2027)**

The increase of the BDI Engineering labor rates effective October 1, 2026, through September 30, 2027, was unanimously approved by the Board with the consideration that next year BDI Engineering will present its proposed labor rates adjustments by May or June 2027, prior to the approval of the Fiscal Year 2028 budget.

E. District Counsel

Ms. Sanchez provided an update that the fence encroachment notices have not yet been mailed. She noted District Counsel needs to conduct additional investigations into properties that were given an encroachment agreement by the Developer.

F. District Manager

None.

FIFTH ORDER OF BUSINESS**Business Items****A. Acceptance of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report**

Ms. Sanchez reviewed the Berger, Toombs, Elam, Gaines and Frank Fiscal Year 2025 Audit Report. She drilled down to Page 59 of the agenda package and explained that the vendor works for the District and the auditor's final opinion is that South Fork 111 CDD complied with all material respects, with the aforementioned requirements during fiscal year ended September 30, 2025.

On MOTION by Ms. Peltz, seconded by Mr. Corder, with all in favor, the Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report was accepted.

B. General Matters of the District

No general matters of the District were discussed.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of the August 20, 2026, Regular Meeting**

On MOTION by Mr. Corder, seconded by Mr. Dew, with all in favor, the Minutes from the Meeting held on August 20, 2026, were approved as presented.

B. Review of the August 2026 Financial Report**C. Consideration of the August 2026 Check Register and Operations and Maintenance Report**

Ms. Peltz requested additional details regarding the \$3,281 in bank fees reflected on Agenda Page 79, noting that she would like a better understanding of the charges and services associated with those fees.

D. Review of the Cash Flow Analysis as of August 31, 2026, and Financial Snapshot as of September 17, 2026

The Board reviewed the Cash Flow Analysis as of August 31, 2026, and the Financial Snapshot as of September 17, 2026.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

Mr. McElroy requested that the District Engineer confirm whether the County has an open ticket to evaluate the sidewalks on Pradera and Triple Creek, as well as Coway Sand. Concerns were noted regarding the sinking TECO box and the presence of mud on the sidewalks. They need to evaluate the low spots on the sidewalk.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in favor, the meeting was adjourned. at 6:55 p.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



South Fork III Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS									
Cash - Operating Account	\$ 1,173,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,173,917
Due From Other Funds	-	63,503	50,891	54,738	-	-	-	-	169,132
Investments:									
Acq. & Construction - Other	-	-	-	-	8	-	-	-	8
Prepayment Account	-	86	-	112	-	-	-	-	198
Reserve Fund	-	295,813	377,666	229,019	-	-	-	-	902,498
Revenue Fund	-	400,216	409,709	446,293	-	-	-	-	1,256,218
Prepaid Items	2,137	-	-	-	-	-	-	-	2,137
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	\$ 1,176,054	\$ 759,618	\$ 838,266	\$ 730,162	\$ 8	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,470,096
LIABILITIES									
Accounts Payable	\$ 7,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,506
Accrued Expenses	140	-	-	-	-	-	-	-	140
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	169,133	-	-	-	-	-	-	-	169,133
TOTAL LIABILITIES	176,779	-	-	-	-	-	-	23,915,000	24,091,779
FUND BALANCES									
Nonspendable:									
Prepaid Items	2,137	-	-	-	-	-	-	-	2,137
Restricted for:									
Debt Service	-	759,618	838,266	730,162	-	-	-	-	2,328,046
Capital Projects	-	-	-	-	8	-	-	-	8
Unassigned:	997,138	-	-	-	-	-	24,050,988	-	25,048,126
TOTAL FUND BALANCES	999,275	759,618	838,266	730,162	8	-	24,050,988	-	27,378,317
TOTAL LIABILITIES & FUND BALANCES	\$ 1,176,054	\$ 759,618	\$ 838,266	\$ 730,162	\$ 8	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,470,096

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,131	\$ 22,131	0.00%
Interest - Tax Collector	-	3,095	3,095	0.00%
Rental Income	-	1,800	1,800	0.00%
Special Assmnts- Tax Collector	1,357,964	1,378,790	20,826	101.53%
Other Miscellaneous Revenues	-	775	775	0.00%
TOTAL REVENUES	1,357,964	1,406,591	48,627	103.58%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,200	800	93.33%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	10,217	(217)	102.17%
District Counsel	5,000	10,728	(5,728)	214.56%
District Engineer	5,000	25,918	(20,918)	518.36%
District Manager	61,800	61,800	-	100.00%
Auditing Services	7,300	6,525	775	89.38%
Website Compliance	1,600	3,152	(1,552)	197.00%
Postage, Phone, Faxes, Copies	100	92	8	92.00%
Public Officials Insurance	3,255	3,255	-	100.00%
Legal Advertising	1,065	564	501	52.96%
Misc-Non Ad Valorem Taxes	-	826	(826)	0.00%
Bank Fees	-	3,807	(3,807)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	179	(179)	0.00%
Misc-Contingency	-	669	(669)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,966	152,496	(30,530)	125.03%
<u>Electric Utility Services</u>				
Utility - Electric	283,250	92,909	190,341	32.80%
Total Electric Utility Services	283,250	92,909	190,341	32.80%
<u>Water Utility Services</u>				
Utility - Water	11,307	22,783	(11,476)	201.49%
Total Water Utility Services	11,307	22,783	(11,476)	201.49%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,227	4,122	(895)	127.73%
Total Garbage/Solid Waste Services	3,227	4,122	(895)	127.73%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	29,640	30,448	(808)	102.73%
Contracts-Envirom'l Monitoring	11,550	1,550	10,000	13.42%
Contracts-Pools	24,000	28,710	(4,710)	119.63%
Contracts-Termite Inspection	200	1,816	(1,616)	908.00%
Onsite Staff	93,940	122,126	(28,186)	130.00%
Insurance -Property & Casualty	51,839	41,594	10,245	80.24%
R&M-Clubhouse	6,843	12,542	(5,699)	183.28%
R&M-Pools	-	8,909	(8,909)	0.00%
Landscape - Mulch	6,501	42,700	(36,199)	656.82%
Landscape Maintenance	258,333	251,978	6,355	97.54%
Plant Replacement Program	35,000	9,844	25,156	28.13%
Security System Monitoring	26,955	15,087	11,868	55.97%
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	4,615	(114)	102.53%
Misc-Contingency	210,813	64,165	146,648	30.44%
Holiday Lighting	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	2,500	1,880	620	75.20%
Total Other Physical Environment	788,214	656,938	131,276	83.35%
<u>Reserves</u>				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,964	929,248	428,716	68.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	477,343	477,343	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		521,932		
FUND BALANCE, ENDING		\$ 999,275		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 28,307	\$ 28,307	0.00%
Special Assmnts- Tax Collector	596,131	608,355	12,224	102.05%
TOTAL REVENUES	596,131	636,662	40,531	106.80%
EXPENDITURES				
<u>Debt Service</u>				
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	-	30,460	30,460	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		729,158		
FUND BALANCE, ENDING		\$ 759,618		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 32,260	\$ 32,260	0.00%
Special Assmnts- Tax Collector	757,069	757,352	283	100.04%
TOTAL REVENUES	757,069	789,612	32,543	104.30%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	532,069	532,069	-	100.00%
Total Debt Service	757,069	757,069	-	100.00%
TOTAL EXPENDITURES	757,069	757,069	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,543	32,543	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		805,723		
FUND BALANCE, ENDING		\$ 838,266		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,472	\$ 24,472	0.00%
Special Assmnts- Tax Collector	455,138	457,955	2,817	100.62%
TOTAL REVENUES	455,138	482,427	27,289	106.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	17,224	17,224	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		712,938		
FUND BALANCE, ENDING		\$ 730,162		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8		
FUND BALANCE, ENDING		<u>\$ 8</u>		

South Fork III CDD

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/02/2026	Payment	100325	DON HARRISON ENTERPRISES	Inv: 3198			-787.90
09/25/2026	Payment	100333	BERGER, TOOMBS, ELAM & FRANK	Inv: 377750			-6,525.00
09/29/2026	Payment	100335	FINN OUTDOOR	Inv: 3057			-1,850.00
09/30/2026	Payment	300234	TECO TAMPA ELECTRIC ACH	Inv: 092126-6275-ACH			-25.93
Total Outstanding Checks							-9,188.83

For the Period from 09/01/2026 to 09/30/2026

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
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001	09/11/26	TRIANGLE POOL SERVICES	0576187	SEPT 2026 POOL MAINT	Contracts-Pools	534078-53908	\$2,425.00
							<i>Check Total</i>
							<u>\$2,425.00</u>

For the Period from 09/01/2026 to 09/30/2026

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100332							
001	09/25/26	BUSINESS OBSERVER	26-03309H	BOS MEETING AD	Legal Advertising	548002-51301	\$83.13
Check Total							\$83.13
CHECK # 100333							
001	09/25/26	BERGER, TOOMBS, ELAM & FRANK	377750	AUDIT FY 2025 SVCS	Auditing Services	532002-51301	\$6,525.00
Check Total							\$6,525.00
CHECK # 100334							
001	09/25/26	INNERSYNC STUDIO, Ltd	INV-SN-1698	10/1/26-9/30/27 WEBSITE	Website Compliance	534397-51301	\$1,599.07
Check Total							\$1,599.07
CHECK # 100335							
001	09/29/26	FINN OUTDOOR	3057	EROSION RESTORATION 11932 SUNBURST MARBLE DR	Misc-Contingency	549900-53908	\$1,850.00
Check Total							\$1,850.00
CHECK # 100336							
001	09/29/26	TRIANGLE POOL SERVICES	090006681	HAYWARD FACE PLATE GRATE	R&M-Clubhouse	546015-53908	\$103.45
Check Total							\$103.45
CHECK # 300225							
001	09/01/26	TECO TAMPA ELECTRIC ACH	082026-6275-ACH	BILL PRD 07/17-08/14/26	Utility - Electric	543041-53100	\$23.27
Check Total							\$23.27
CHECK # 300226							
001	09/01/26	WASTE MANAGEMENT INC OF FLORIDA ACH	0280247-2206-9-ACH	SEPT 2026 SVC	Garbage Collection	546913-53400	\$370.07
Check Total							\$370.07
CHECK # 300228							
001	09/08/26	TECO TAMPA ELECTRIC ACH	090326-5924-ACH	BILL PRD 07/17-08/14/26	Utility - Electric	543041-53100	\$3,187.83
Check Total							\$3,187.83
CHECK # 300229							
001	09/10/26	ENGAGE PEO - ACH	127243	PAYROLL P/E 9/5/26	Onsite Staff	534215-53908	\$1,399.95
Check Total							\$1,399.95
CHECK # 300230							
001	09/21/26	CHARTER COMMUNICATIONS ACH	2542969091026-ACH	SVC PRD 09/10-10/09/26	Internet Services	549031-53908	\$209.24
Check Total							\$209.24
CHECK # 300231							
001	09/01/26	TRUIST BANK	070226-9047-ACH	JUNE 2026 CREDIT CARD PURCHASES	R&M-Clubhouse	546015-53908	\$450.86
Check Total							\$450.86
CHECK # 300232							
001	09/01/26	TRUIST BANK	080226-9047-ACH	JULY 2026 CREDIT CARD CHARGES	R&M-Clubhouse	546015-53908	\$67.99
Check Total							\$67.99

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300233							
001	09/11/26	ADP, Inc.	730479031	ADP FEES P/E 8/20/26	Payroll Services	549405-53908	\$20.40
Check Total							\$20.40
CHECK # 300234							
001	09/30/26	TECO TAMPA ELECTRIC ACH	092126-6275-ACH	BILL PRD 08/15-09/15/26	Utility - Electric	543041-53100	\$25.93
Check Total							\$25.93
CHECK # 300238							
001	09/25/26	ENGAGE PEO - ACH	127501	PAYROLL P/E 9/19/26	Onsite Staff	534215-53908	\$1,169.17
Check Total							\$1,169.17
Fund Total							\$65,098.26

SERIES 2016 DEBT SERVICE FUND - 200

CHECK # 3004							
200	09/25/26	SOUTH FORK III C/O U.S. BANK	09242026	SERIES 2016, 2018, & 2019 ASSESSMENTS COLLECTIONS	Cash in Transit	103200	\$6,346.62
Check Total							\$6,346.62
Fund Total							\$6,346.62

SERIES 2018 DEBT SERVICE FUND - 202

CHECK # 3004							
202	09/25/26	SOUTH FORK III C/O U.S. BANK	09242026	SERIES 2016, 2018, & 2019 ASSESSMENTS COLLECTIONS	Cash in Transit	103200	\$7,901.03
Check Total							\$7,901.03
Fund Total							\$7,901.03

SERIES 2019 DEBT SERVICE FUND - 203

CHECK # 3004							
203	09/25/26	SOUTH FORK III C/O U.S. BANK	09242026	SERIES 2016, 2018, & 2019 ASSESSMENTS COLLECTIONS	Cash in Transit	103200	\$4,777.59
Check Total							\$4,777.59
Fund Total							\$4,777.59

Total Checks Paid \$84,123.50

SOUTH FORK III CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	8/21/2026	2503623082126	\$245.38			INTERNET
CHARTER COMMUNICATIONS ACH	9/10/2026	2542969091026-ACH	\$209.24			INTERNET
CHARTER COMMUNICATIONS ACH	9/21/2026	2503623092126	\$245.38			INTERNET
INFRAMARK LLC	9/1/2026	188601	\$7,828.33	\$13,811.66		MANAGEMENT FEE
NEWLEAF HORTICULTURE	9/1/2026	11119	\$734.93	\$21,733.09		SEPT 2026 LANDSCAPE MAINT
WASTE MANAGEMENT INC OF FLORIDA ACH	8/27/2026	0280247-2206-9-ACH	\$370.07			SEPT 2026 SVC
Monthly Contract Subtotal			\$9,633.33			
Variable Contract						
ENGAGE PEO - ACH	8/28/2026	126962	\$1,151.43			PAYROLL P/E 8/22/26
ENGAGE PEO - ACH	9/11/2026	127243	\$1,399.95			PAYROLL P/E 9/5/26
Variable Contract Subtotal			\$2,551.38			
Utilities						
TECO TAMPA ELECTRIC ACH	8/20/2026	082026-6275-ACH	\$23.27			BILL PRD 07/17-08/14/26
TECO TAMPA ELECTRIC ACH	9/3/2026	090326-5924-ACH	\$3,187.83			BILL PRD 07/17-08/14/26
Utilities Subtotal			\$3,211.10			
Regular Services						
ADP, Inc.	9/4/2026	730479031	\$20.40			ADP FEES P/E 8/20/26
BDI ENGINEERING	8/31/2026	2590	\$1,140.00			ENGINEER
BERGER, TOOMBS, ELAM & FRANK	9/11/2026	377750	\$6,525.00			AUDIT FY 2025 SVCS
BUSINESS OBSERVER	9/11/2026	26-03309H	\$83.13			BOS MEETING AD
FINN OUTDOOR	9/15/2026	3057	\$1,850.00			EROSION RESTORATION 11932 SUNBURST MARBLE DR
INFRAMARK LLC	9/1/2026	188601	\$833.33			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	9/1/2026	188601	\$5,150.00		\$5,983.33	MANAGEMENT FEE APRIL 2024
INNERSYNC STUDIO, Ltd	9/1/2026	INV-SN-1698	\$1,599.07			10/1/26-9/30/27 WEBSITE
NEWLEAF HORTICULTURE	9/1/2026	11127	\$265.87			IRRIG REPAIRS

SOUTH FORK III CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
NEWLEAF HORTICULTURE	9/1/2026	11123	\$1,650.00			PINE BARK MULCH
NEWLEAF HORTICULTURE	9/1/2026	11119	\$20,998.16			SEPT 2026 LANDSCAPE MAINT
NEWLEAF HORTICULTURE	9/1/2026	11122	\$1,475.00			TREE REMOVAL/STUMP GRINDING
SAFETOUCH	9/1/2026	22275	\$981.00			SEPT 2026 VIDEO MONITORING
SOUTH FORK III C/O U.S. BANK	9/24/2026	09242026	\$6,346.62			SERIES 2016 ASSESSMENTS COLLECTIONS
SOUTH FORK III C/O U.S. BANK	9/24/2026	09242026	\$7,901.03			SERIES 2018 ASSESSMENTS COLLECTIONS
SOUTH FORK III C/O U.S. BANK	9/24/2026	09242026	\$4,777.59	\$19,025.24	\$19,025.24	SERIES 2019 ASSESSMENTS COLLECTIONS
TRIANGLE POOL SERVICES	9/1/2026	0576187	\$2,425.00			SEPT 2026 POOL MAINT
TRIANGLE POOL SERVICES	9/22/2026	090006681	\$103.45			HAYWARD FACE PLATE GRATE
TRUIST BANK	8/2/2026	080226-9047-ACH	\$67.99			CREDIT CARD PURCHASES
Regular Services Subtotal			\$64,192.64			
Additional Services						
TRUIST BANK	7/2/2026	070226-9047-ACH	\$450.86			CREDIT CARD CHARGES
Additional Services Subtotal			\$450.86			
TOTAL			\$80,039.31			

August 21, 2026
 Invoice Number: 2503623082126
 Account Number: 8337 12 029 2503623
 Security Code: 3034
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

NEWS AND INFORMATION

Contact Us

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

Summary Service from 08/21/26 through 09/20/26
 details on following pages

Previous Balance	240.38
Payments Received -Thank You!	-240.38
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Other Charges	15.00
Taxes, Fees and Charges	0.38
Current Charges	\$245.38
Total Due by 09/07/26	\$245.38

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8833 2390 DY RP 21 08222026 NNNNNYNN 01 000761 0003

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



August 21, 2026
SOUTH FORK III CCD

Invoice Number: 2503623082126
 Account Number: 8337 12 029 2503623
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

Total Due by 09/07/26	\$245.38
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250362300245381

Invoice Number: SOUTH FORK III CCD
 Account Number: 2503623082126
 Security Code: 8337 12 029 2503623
 3034

Contact Us

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

8633 2390 DY RP 21 08222026 NNNNNYNN 01 000761 0003

Charge Details

Previous Balance	240.38
Check Payment-thank You	08/18 -240.38
Remaining Balance	\$0.00

Payments received after 08/21/26 will appear on your next bill.

Service from 08/21/26 through 09/20/26

Spectrum Business™ Internet

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

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

Other Charges

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

Taxes, Fees and Charges

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

Current Charges	\$245.38
Total Due by 09/07/26	\$245.38

Billing Information

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

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

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

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

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

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

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

Continued on the next page...

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

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

Simplify your life with Auto Pay!

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

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

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

Visit: spectrumbusiness.net/payment
 (My Account login required)

**Payment Options**

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

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

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



September 10, 2026

Invoice Number: 2542969091026

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

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.

Summary

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

Previous Balance	209.24
Payments Received -Thank You!	-209.24
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 09/27/26	
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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 09112026 NNNNNNNN 01 001995 0010

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



September 10, 2026

S FORK 3 CDD

Invoice Number: 2542969091026

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

Invoice Number: S FORK 3 CDD
 Account Number: 2542969091026
 Security Code: 8337 12 029 2542969
 7807

Contact Us

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

8633 2390 DY RP 10 09112026 NNNNNNNN 01 001995 0010

Charge Details

Previous Balance	209.24
EFT Payment 08/27	-209.24
Remaining Balance	\$0.00

Payments received after 09/10/26 will appear on your next bill.

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

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$160.00**

Spectrum Business™ Voice

Phone number (813) 443-6062

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$35.00**

Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.72
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

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Continued on the next page....

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

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



September 21, 2026
Invoice Number: 2503623092126
Account Number: **8337 12 029 2503623**
Security Code: **3034**
Service At: 11771 AMBLESIDE BLVD
RIVERVIEW FL 33579

Contact Us

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

Summary *Service from 09/21/26 through 10/20/26
details on following pages*

Previous Balance	245.38
Payments Received -Thank You!	-245.38
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Other Charges	15.00
Taxes, Fees and Charges	0.38
Current Charges	\$245.38
Total Due by 10/08/26	\$245.38

NEWS AND INFORMATION

Important Service Notification

Spectrum has updated the labeling for the following service(s) to better reflect what is included in your package.

- Internet Service

While the service names on your bill may appear different, there have been no changes to your actual service.



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 09222026 NNNNNYNN 01 000756 0003

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

SEP 28 2026

September 21, 2026
SOUTH FORK III CCD

Invoice Number: 2503623092126
Account Number: 8337 12 029 2503623
Service At: 11771 AMBLESIDE BLVD
RIVERVIEW FL 33579

Total Due by 10/08/26	\$245.38
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029250362300245381

Invoice Number: 2503623092126
 Account Number: 8337 12 029 2503623
 Security Code: 3034

Contact Us

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

8633 2390 DY RP 21 09222026 NNNNNYNN 01 000756 0003

Charge Details

Previous Balance	245.38
Check Payment-thank You 09/16	-245.38
Remaining Balance	\$0.00

Payments received after 09/21/26 will appear on your next bill.

Service from 09/21/26 through 10/20/26

Spectrum Business™ Internet

Spectrum Business Internet 750	200.00
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$230.00

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

Other Charges

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

Taxes, Fees and Charges

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

Current Charges	\$245.38
Total Due by 10/08/26	\$245.38

Billing Information

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

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

Continued on the next page...

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

Simplify your life with Auto Pay!

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

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

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

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

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

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

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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

188601

CUSTOMER ID

C2309

PO#**DATE**

9/1/2026

NET TERMS

Due On Receipt

DUE DATE

9/1/2026

BILL TO

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

Services provided for the Month of: September 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	3	Ea	277.78		833.33
District Management	1	Ea	5,150.00		5,150.00
Personnel Services	1	Ea	7,828.33		7,828.33
Subtotal					13,811.66

Subtotal	\$13,811.66
Tax	\$0.00
Total Due	\$13,811.66

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11119	09/01/2026	\$21,733.09	09/16/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/01/2026	SouthFork 3 CDD	Contracted Monthly maintenance for South Fork 3 CDD September 2026	1	20,998.16	20,998.16
09/01/2026	fuel charge	3.5	1	734.93	734.93

Ways to pay



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

[View and pay](#)



INVOICE

Customer ID:

26-23402-83004

Customer Name:

SOUTH FORK III CDD

Service Period:

09/01/26-09/30/26

Invoice Date:

08/27/2026

Invoice Number:

0280247-2206-9

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (813) 621-3055

Your Payment is Due

Sep 26, 2026

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

Your Total Due

\$370.07

If payment is received after
09/26/2026: **\$ 379.32**

Previous Balance

370.07

+

Payments

(370.07)

+

Adjustments

0.00

+

Current Invoice Charges

370.07

=

Total Account Balance Due

370.07

DETAILS OF SERVICE

Details for Service Location:

South Fork Iii Cdd, 11771 Ambleside Blvd, Riverview FL 33579

Customer ID: 26-23402-83004

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	09/01/26		1.00	30.75
Disposal 4 Yard Dumpster 1X Week	09/01/26		1.00	158.63
4 Yard Dumpster 1X Week	09/01/26		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)
08/27/2026	0280247-2206-9	26-23402-83004
Payment Terms	Total Due	Amount
Total Due by 09/26/2026	\$370.07	
If Received after 09/26/2026	\$379.32	

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

2206000262340283004002802470000003700700000037007 6

10290C16

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

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

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

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



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us

Visit wm.com/MyWM

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

...

Your Payment Is Due

10/25/2022

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

Your Total Due

\$123.45

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

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location:
Seymour, John, Town and Country Way, Saint Paul MN 55106 2627

Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount	
36 Gallon Toler	10/01/22		1.00		88.00
MN STATE SOLID WASTE TAX 9.75%					25.45
COUNTY ENVIRONMENTAL CHARGE					10.00
Total Current Charges					123.45

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

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

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

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

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or 800 Capitol St. Ste 3000, Houston TX 77002. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

South Fork III CDD
2005 Pan Am Circle

Invoice 126962

Date 08/28/2026

Tampa, FL 33607-

For the Pay Period Ending 08-22-2026
Control Number 202618-722

--

GROSS WAGES	992.00
SOCIAL SECURITY & MEDICARE	75.90
FEDERAL UNEMPLOYMENT	5.95
STATE UNEMPLOYMENT	26.78
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,151.43
-----------	----------

TOTAL INVOICE	1,151.43
---------------	----------

PAID - Ref	XXXXXXXXXXXXXXXXX694	1151.43
Do Not Remit Payment		

From: donotreply@engagepeo.com
To: inframarkcms@payableslockbox.com
Subject: Invoice 127243

<html><body><pre>
South Fork III CDD
2005 Pan Am Circle

Tampa, FL 33607-

Invoice 127243

Date 09/11/2026

For the Pay Period Ending 09-05-2026
Control Number 202619-722
--

GROSS WAGES	1,216.00
SOCIAL SECURITY & MEDICARE	93.02
FEDERAL UNEMPLOYMENT	7.30
STATE UNEMPLOYMENT	32.83
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,399.95

TOTAL INVOICE	1,399.95

PAID - Ref XXXXXXXXXXXXXXX694 1399.95
Do Not Remit Payment

</pre></body></html>



SOUTH FORK III COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Amount Due: \$23.27

Due Date: September 10, 2026

Account #: 211038206275

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	\$29.31
Payment(s) Received Since Last Statement	-\$29.31

Current Month's Charges	\$23.27
--------------------------------	----------------

Amount Due by September 10, 2026 \$23.27

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

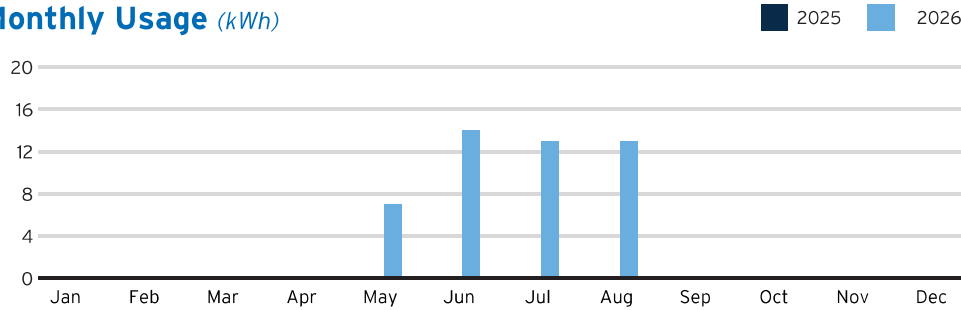


Your average daily kWh used was **0% higher** than it was in your previous period.



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



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.

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

Account #: 211038206275

Due Date: September 10, 2026

Amount Due: \$23.27

Payment Amount: \$ _____

674841258623

Your account will be
drafted on September 10, 2026

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: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Service Period: Jul 17, 2026 - Aug 14, 2026

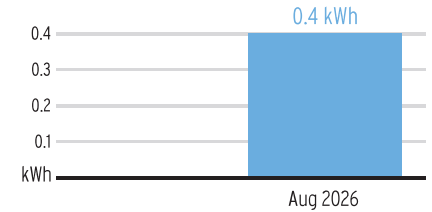
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555922	08/14/2026	779		766		13 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	13 kWh @ \$0.09202/kWh	\$1.20
	Fuel Charge	13 kWh @ \$0.03516/kWh	\$0.46
	Storm Protection Charge	13 kWh @ \$0.00568/kWh	\$0.07
	Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.46
	State Tax		\$1.81
	Total Electric Cost, Local Fees and Taxes		\$23.27

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

Total Current Month's Charges

\$23.27

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Amount Due: \$3,187.83

Due Date: September 18, 2026

Account #: 321000025924

DO NOT PAY. Your account will be drafted on September 18, 2026

Account Summary

Previous Amount Due	\$3,499.33
Payment(s) Received Since Last Statement	-\$3,499.33
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,187.83

Amount Due by September 18, 2026 \$3,187.83

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

Your Locations With The Highest Usage



11771 AMBLESIDE BL,
 RIVERVIEW, FL 33579

**11,005
 KWH**



11920 BRIGHTON
 KNOLL LOOP,
 FOUNTAIN,
 RIVERVIEW, FL
 33579-2200

**3,649
 KWH**



Scan here to interact
 with your bill online.

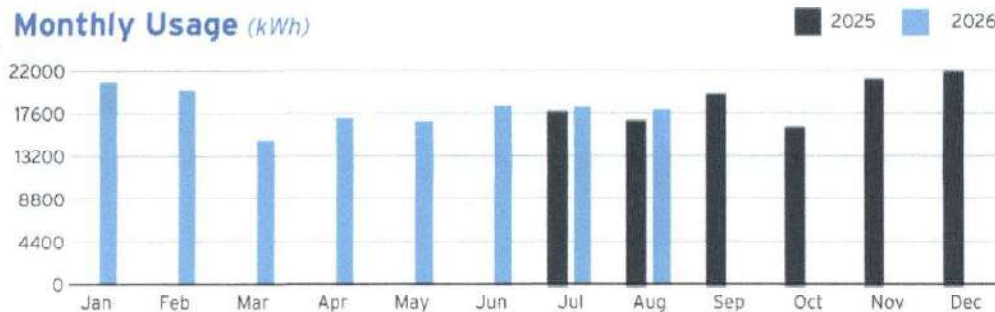


**DOWNED IS
 DANGEROUS!**

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

Visit TampaElectric.com/Safety
 for more safety tips.

Monthly Usage (kWh)



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

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



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.



Account #: 321000025924

Due Date: September 18, 2026

Amount Due: \$3,187.83

Payment Amount: \$ _____

700500003808

Your account will be
 drafted on September 18, 2026

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

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

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

Summary of Charges by Service Address

Account Number: 321000025924

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211019161192

Amount: \$195.17

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	08/14/2026	190		187		3 kWh	1	29 Days	\$20.06
									 0.0%

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

Sub-Account Number: 211023108395

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835921	08/14/2026	194		187		7 kWh	1	29 Days	\$20.62
									 133.3%

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

Sub-Account Number: 211024423298

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835994	08/14/2026	5,611		5,528		83 kWh	1	29 Days	\$31.30
									 19.4%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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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	08/14/2026	8,963		6,909		2,054 kWh	1	29 Days	\$679.44	▼ 4.2%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000555994	08/14/2026	1,632		1,609		23 kWh	1	29 Days	\$22.87	= 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	08/14/2026	1,394		1,370		24 kWh	1	29 Days	\$23.01	= 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	08/14/2026	2,903		2,868		35 kWh	1	29 Days	\$24.55	▼ 2.8%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Sub-Account Number: 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
1000345731	08/14/2026	20,848		9,843		11,005 kWh	1	29 Days	\$1,017.26	
1000345731	08/14/2026	20.14		0		20.14 kWh	1	29 Days		▲ 1.4%

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	08/14/2026	57,255		53,606		3,649 kWh	1	29 Days	\$532.51	▲ 1.4%

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

Sub-Account Number: 221007876271

Amount: \$515.02

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	08/14/2026	587		577		10 kWh	1	29 Days	\$21.04
									 0.0%

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

Sub-Account Number: 221008114482

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597963	08/14/2026	910		899		11 kWh	1	29 Days	\$21.18
									 22.2%

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	08/14/2026	768		757		11 kWh	1	29 Days	\$21.18
									 10.0%

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

Sub-Account Number: 221008126676

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000803036	08/14/2026	884		872		12 kWh	1	29 Days	\$21.31
									 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	08/14/2026	881		869		12 kWh	1	29 Days	\$21.31
									 0.0%

Total Current Month's Charges

\$3,187.83



Sub-Account #: 211019161192
Statement Date: 08/31/2026

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

Meter Location: WELL

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Charge Details



Electric Charges

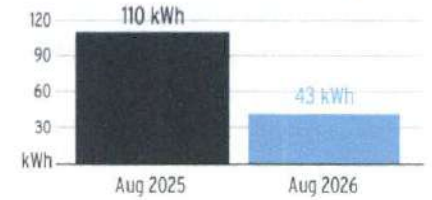
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,249 kWh @ \$0.09202/kWh	\$114.93
Fuel Charge	1,249 kWh @ \$0.03516/kWh	\$43.91
Storm Protection Charge	1,249 kWh @ \$0.00568/kWh	\$7.09
Clean Energy Transition Mechanism	1,249 kWh @ \$0.00418/kWh	\$5.22
Florida Gross Receipt Tax		\$4.88
Electric Service Cost		\$195.17

Current Month's Electric Charges

\$195.17

Billing information continues on next page →

Avg kWh Used Per Day





Sub-Account #: 211023108387
Statement Date: 08/31/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835942	08/14/2026	190	187	3 kWh	1	29 Days

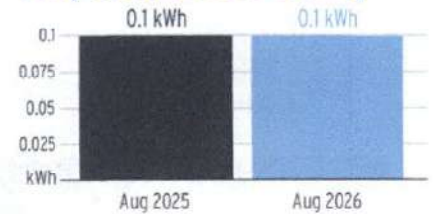
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.06

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.06

Billing information continues on next page →



Sub-Account #: 211023108395
Statement Date: 08/31/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	08/14/2026	194	187		7 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
	Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
	Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
	Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.62

Billing information continues on next page →



Sub-Account #: 211024423298
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835994	08/14/2026	5,611		5,528		83 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	83 kWh @ \$0.09202/kWh	\$7.64
Fuel Charge	83 kWh @ \$0.03516/kWh	\$2.92
Storm Protection Charge	83 kWh @ \$0.00568/kWh	\$0.47
Clean Energy Transition Mechanism	83 kWh @ \$0.00418/kWh	\$0.35
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.30

Avg kWh Used Per Day



Current Month's Electric Charges

\$31.30

Billing Information continues on next page →



Sub-Account #: 211027012791
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/17/2026 - 08/14/2026

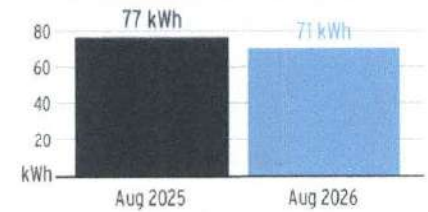
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000581259	08/14/2026	8,963		6,909		2,054 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,054 kWh @ \$0.09202/kWh	\$189.01
Fuel Charge	2,054 kWh @ \$0.03516/kWh	\$72.22
Storm Protection Charge	2,054 kWh @ \$0.00568/kWh	\$11.67
Clean Energy Transition Mechanism	2,054 kWh @ \$0.00418/kWh	\$8.59
Florida Gross Receipt Tax		\$7.71
Electric Service Cost		\$308.34

Avg kWh Used Per Day



Current Month's Electric Charges

\$308.34

Billing information continues on next page →



Sub-Account #: 211027012791
 Statement Date: 08/31/2026

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

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Florida Gross Receipt Tax		\$0.29

Lighting Charges **\$371.10**

Current Month's Electric Charges

\$371.10

Billing information continues on next page →



Sub-Account #: 221000137812
Statement Date: 08/31/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 07/17/2026 - 08/14/2026

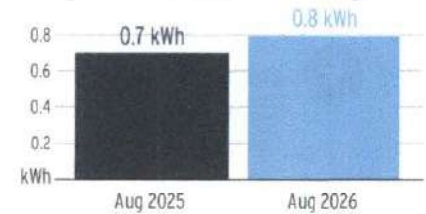
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555994	08/14/2026	1,632		1,609		23 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	23 kWh @ \$0.09202/kWh		\$2.12
Fuel Charge	23 kWh @ \$0.03516/kWh		\$0.81
Storm Protection Charge	23 kWh @ \$0.00568/kWh		\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh		\$0.10
Florida Gross Receipt Tax			\$0.57
Electric Service Cost			\$22.87

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.87

Billing information continues on next page →



Sub-Account #: 221000137846
Statement Date: 08/31/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

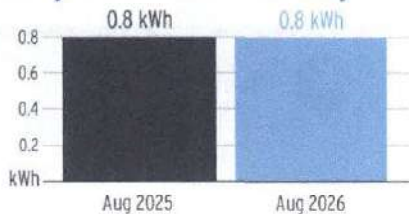
Service Period: 07/17/2026 - 08/14/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000832120	08/14/2026	1,394		1,370		24 kWh	1	29 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
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
Florida Gross Receipt Tax			\$0.58
Electric Service Cost			\$23.01

Avg kWh Used Per Day



Current Month's Electric Charges \$23.01

Billing information continues on next page →

00000028-0000307-Page 14 of 24



Sub-Account #: 221002769828
Statement Date: 08/31/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	08/14/2026	2,903		2,868		35 kWh	1	29 Days

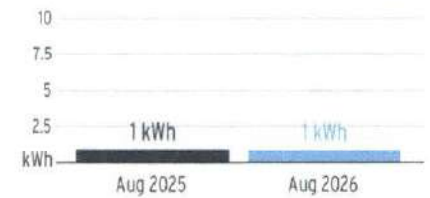
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	35 kWh @ \$0.09202/kWh	\$3.22
Fuel Charge	35 kWh @ \$0.03516/kWh	\$1.23
Storm Protection Charge	35 kWh @ \$0.00568/kWh	\$0.20
Clean Energy Transition Mechanism	35 kWh @ \$0.00418/kWh	\$0.15
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.55

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.55

Billing information continues on next page →



Sub-Account #: 221002798967
Statement Date: 08/31/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000345731	08/14/2026	20,848	9,843	11,005 kWh	1	29 Days
1000345731	08/14/2026	20.14	0	20.14 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	20 kW @ \$19.06000/kW	\$381.20
Energy Charge	11,005 kWh @ \$0.00815/kWh	\$89.69
Fuel Charge	11,005 kWh @ \$0.03516/kWh	\$386.94
Capacity Charge	20 kW @ \$0.72000/kW	\$14.40
Storm Protection Charge	20 kW @ \$2.02000/kW	\$40.40
Energy Conservation Charge	20 kW @ \$0.79000/kW	\$15.80
Environmental Cost Recovery	11,005 kWh @ \$0.00072/kWh	\$7.92
Clean Energy Transition Mechanism	20 kW @ \$1.15000/kW	\$23.00
Florida Gross Receipt Tax		\$25.43

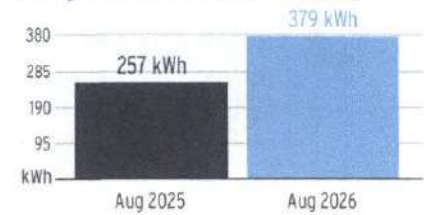
Electric Service Cost \$1,017.26

Current Month's Electric Charges

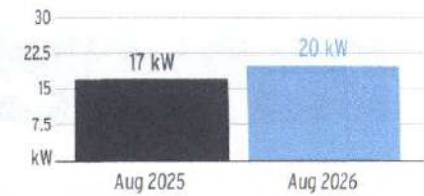
\$1,017.26

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.



Sub-Account #: 221007645890
Statement Date: 08/31/2026

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

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 07/17/2026 - 08/14/2026

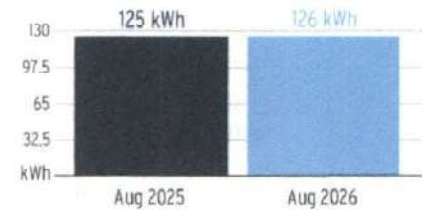
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000490200	08/14/2026	57,255	53,606		3,649 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	3,649 kWh @ \$0.09202/kWh	\$335.78
	Fuel Charge	3,649 kWh @ \$0.03516/kWh	\$128.30
	Storm Protection Charge	3,649 kWh @ \$0.00568/kWh	\$20.73
	Clean Energy Transition Mechanism	3,649 kWh @ \$0.00418/kWh	\$15.25
	Florida Gross Receipt Tax		\$13.31
	Electric Service Cost		\$532.51

Avg kWh Used Per Day



Current Month's Electric Charges

\$532.51

Billing information continues on next page →



Sub-Account #: 221007876271
Statement Date: 08/31/2026

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

Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	270 kWh @ \$0.03411/kWh	\$9.21
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03452/kWh	\$9.32
Storm Protection Charge	270 kWh @ \$0.00574/kWh	\$1.55
Clean Energy Transition Mechanism	270 kWh @ \$0.00043/kWh	\$0.12
Florida Gross Receipt Tax		\$0.52
Lighting Charges		\$515.02

Current Month's Electric Charges	\$515.02
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Billing information continues on next page →



Sub-Account #: 221008114474
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/17/2026 - 08/14/2026

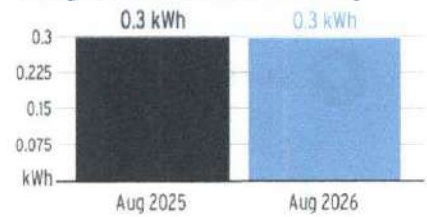
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597986	08/14/2026	587		577		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
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.04

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.04

Billing information continues on next page →



Sub-Account #: 221008114482
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/17/2026 - 08/14/2026

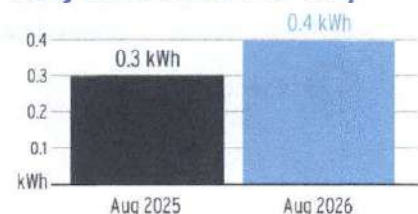
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597963	08/14/2026	910	899	11 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	11 kWh @ \$0.09202/kWh		\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh		\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh		\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh		\$0.05
Florida Gross Receipt Tax			\$0.53
Electric Service Cost			\$21.18

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.18

Billing information continues on next page →



Sub-Account #: 221008114490
Statement Date: 08/31/2026

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

Meter Read



Service Period: 07/17/2026 - 08/14/2026

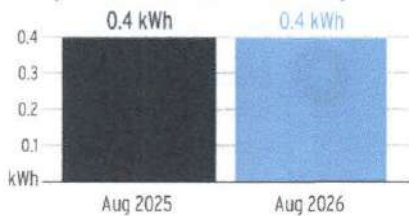
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597988	08/14/2026	768		757		11 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.18

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.18**

Billing information continues on next page →



Sub-Account #: 221008126676
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/17/2026 - 08/14/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	08/14/2026	884	872		12 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	12 kWh @ \$0.09202/kWh		\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh		\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh		\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh		\$0.05
Florida Gross Receipt Tax			\$0.53
Electric Service Cost			\$21.31



Current Month's Electric Charges \$21.31

Billing information continues on next page →

00000028-0000311-Page 22 of 24



Sub-Account #: 221008511331
Statement Date: 08/31/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

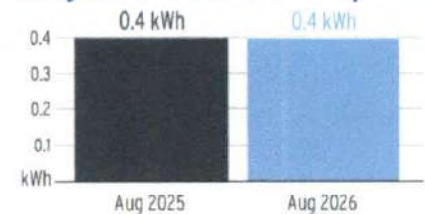
Service Period: 07/17/2026 - 08/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838853	08/14/2026	881		869		12 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	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
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.31

Current Month's Electric Charges

\$21.31

Total Current Month's Charges

\$3,187.83



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

ADVICE OF DEBIT

Page 94

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 730479031
Advice of Debit Date	: 09/04/2026
Advice of Debit Due Date	: 09/11/2026
Total Debited This Invoice	: \$20.40



0006338 01 L2 0.707 01 TR 00026 R2BDDC11 000000



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

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-JSE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 08/20/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-JSE

\$20.40

Total Debited

\$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX8694 on 09/11/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

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 2590
DATE 08/31/2026
TERMS Net 30
DUE DATE 09/30/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[August 12]	5:00	120.00	600.00
Project Manager II	[August 12 - August 31]	3:00	180.00	540.00

BALANCE DUE **\$1,140.00**



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Aug-26

<u>CDD Activities</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	3.00	\$180	K. Wagner	\$540.00
Aug 12th - Assessment Report report for 6x12 decorative wood trim on entrance monuments	5.00	\$120	K.Wagner	\$600.00
INVOICE TOTAL	8.00			\$1,140.00



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

Agenda Page 97

SEP 14 2026

By _____

*SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607*

Invoice No. 377750
Date 09/11/2026
Client No. 40469

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 6,525.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Business Observer

Agenda Page 98

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

INVOICE

Legal Advertising

Invoice # 26-03309H

Date 09/11/2026

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

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

Description

Amount

Serial # 26-03309H

\$83.13

Notice of Fiscal Year 2027 Meetings

RE: South Fork III CDD Board of Supervisors Meetings at 5:30 PM

Published: 9/11/2026

Important Message

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

Paid

()

Total

\$83.13

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

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

NOTICE

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

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

INVOICE

Legal Advertising

Notice of Fiscal Year 2027 Meetings South Fork III Community Development District

The Board of Supervisors of the South Fork III Community Development District will hold their meetings for Fiscal Year 2027 at the South Fork III Clubhouse, located at 11771 Ambleside Boulevard, Riverview, Florida 33579, on the third Thursday of every month at 5:30 p.m. as follows:

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

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place to be specified on record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez, District Manager
September 11, 2026

26-03309H

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

NOTICE

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

INVOICE

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

Invoice details

Invoice no.: 3057
Terms: Due on receipt
Invoice date: 09/15/2026
Due date: 09/15/2026

#	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.



South Fork III CDD
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Invoice # INV-SN-1698
Invoice Date: 9/1/2026
Due Date: 10/1/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$633.45
SchoolNow CDD ADA-PDF		\$965.62

Subscription start: 10/1/2026
Subscription end: 9/30/2027

Subtotal: \$1,599.07
Tax Total:
Total: \$1,599.07
Amount Paid: \$0.00

Direct Deposit Instruction:

Amount Due: \$1,599.07

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11127	09/01/2026	\$265.87	09/16/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/10/2026	Irrigation Repair	Multiple nozzles replaced to create better coverage .	26	7.10	184.60
08/21/2026	Irrigation Repair	Broken pipe repaired next to street sign. Flex line and Tee.	1	81.27	81.27

Ways to pay



SUBTOTAL	265.87
TAX	0.00
TOTAL	265.87
BALANCE DUE	\$265.87

View and pay



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11123	09/01/2026	\$1,650.00	10/01/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/22/2026	pine bark	Pine Bark Mulch 1 pallet = 70 bags for Gallant Man Park and Dog Park	3	550.00	1,650.00

Ways to pay



SUBTOTAL	1,650.00
TAX	0.00
TOTAL	1,650.00
BALANCE DUE	\$1,650.00

[View and pay](#)



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11122	09/01/2026	\$1,475.00	10/01/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Tree Removal dead palm tree	1	550.00	550.00
	Tree Removal	Tree Removal dead pine tree	1	300.00	300.00
	stump grinding	Stump Grinding	1	200.00	200.00
	live oak	Live Oak	1	425.00	425.00

Ways to pay



SUBTOTAL	1,475.00
TAX	0.00
TOTAL	1,475.00
BALANCE DUE	\$1,475.00

View and pay



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:

Mon #:

RMR
**VID0214/06
26**

Invoice No: **22275**

Status: **Open**

Invoice Date: **9/01/2026**

Due Date: **10/01/2026**

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!

SOUTH FORK III CDD

DISTRICT CHECK REQUEST

Today's Date	<u>9/24/2026</u>
Payable To	<u>V00063 - South Fork III CDD c/o U.S. Bank</u>
Invoice #	09242026
G/L #	200.103200
Check Amount	<u>\$6,346.62</u>
Check Description	<u>Series 2016 - FY 26</u>
G/L #	202.103200
Check Amount	<u>\$7,901.03</u>
Check Description	<u>Series 2018 - FY 26</u>
G/L #	203.103200
Check Amount	<u>\$4,777.59</u>
Check Description	<u>Series 2019 - FY 26</u>
Special Instructions	<u>Please FedEx check with DS directional letter</u>

Sergio Inguanzo

 Authorization

(Please attach all supporting documentation: invoices, receipts, etc.)

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607
Office (813) 873-7300 ♦ Fax (813) 873-7070

September 24, 2026

U.S. Bank N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Debt Service Check for Deposit

To whom it may concern:

South Fork III Community Development District is requesting the enclosed check be deposited into our Revenue accounts as follows:

Series 2016 Revenue account # 250240000 in the amount of \$6,346.62

Series 2018 Revenue account # 245568000 in the amount of \$7,901.03

Series 2019 Revenue account # 227614000 in the amount of \$4,777.59

If you have any questions, please do not hesitate to contact me directly at 954-753-7837 or singuanzo2@azuria.com.

Sincerely,

Sergio Inguanzo

Sergio Inguanzo

District Accountant

SOUTH FORK III CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 1,360,213.78	42.77%	0.427680
Net DS 16	\$ 607,204.77	19.09%	0.190920
Net DS 18	\$ 755,916.43	23.77%	0.237680
Net DS 19	\$ 457,094.48	14.37%	0.143720
Net Total	3,180,429.46	100.00%	100.00%

100%

200

202

203

Date Received	Amount Received	42.77%	19.09%	23.77%	14.37%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue			
11/7/2025	26,846.13	11,481.55	5,125.46	6,380.79	3,858.33	(0.00)	748 11/07/2025	2985
11/14/2025	73,444.11	31,410.58	14,021.95	17,456.20	10,555.39	0.01	749 11/14/2025	2986
11/21/2025	45,261.94	19,357.63	8,641.41	10,757.86	6,505.05	0.01	750 11/21/2025	2987
12/3/2025	140,803.43	60,218.81	26,882.19	33,466.16	20,236.27	-	751 12/03/2025	2988
12/5/2025	2,717,133.61	1,162,063.70	518,755.15	645,808.32	390,506.44	-	753 12/05/2025	2989
12/19/2025	68,114.40	29,131.17	13,004.40	16,189.43	9,789.40	-	755 12/19/2025	2991
1/6/2026	31,623.59	13,524.78	6,037.58	7,516.29	4,544.94	-	758 01/06/2026	2997
2/4/2026	29,228.07	12,500.26	5,580.22	6,946.93	4,200.66	-	761	
3/5/2026	20,739.80	8,870.00	3,959.64	4,929.44	2,980.72	-	765 03/05/2026	
4/7/2026	20,221.65	8,648.40	3,860.72	4,806.28	2,906.26	0.01	769 04/07/2026	
5/7/2026	3,204.34	1,370.43	611.77	761.61	460.53	-	772 05/07/2026	
6/17/2026	9,816.30	4,198.24	1,874.13	2,333.14	1,410.80	0.01	777 06/17/2026	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	3,186,437.37	1,362,775.53	608,354.62	757,352.43	457,954.78	0.04		
Net Total on Roll	3,180,429.46							
Collection Surplus / (Deficit)	6,007.91							



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: **0576187**

Status: **Open**

Invoice Date: **9/01/2026**

Due Date: **10/01/2026**

Total: **\$2,425.00**

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

Thank you for doing business with us!



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

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

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

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

Thank you for doing business with us!



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: **090006681**
Status: **Open**
Invoice Date: **9/22/2026**
Due Date: **10/22/2026**
Total: **\$103.45**

Service Date	Product/Service	Quantity	Unit Price	Total
9/21/2026	SPX1425C HAYWARD FACE PLATE GRATE	1.00	\$15.95	\$15.95
	Labor / Service Call Labor / Service Call	0.50	\$175.00	\$87.50

Notes

Installed new cover grate Hayward
9-21-26

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.

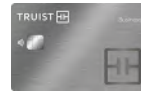
Subtotal: \$103.45
Tax: \$0.00
Invoice Amount: \$103.45
Previous Payment(s): \$0.00
Amount Due (USD) **\$103.45**

Thank you for doing business with us!



SOUTH FORK III COMMUNITY DEVELOPMEN

Business Visa



Page 1 of 4

Billing cycle 07/03/26 - 08/02/26

Account number ending in 9047

Account summary

Previous balance		\$450.86
Payments & other credits	-	\$450.86
Purchases & other charges	+	\$67.99
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$67.99

Credit limit	\$10,000.00
Available credit	\$9,932.01
Available for cash advance	\$0.00
Statement closing date	08/02/2026
Days in billing cycle	31

Payment information

New balance	\$67.99
-------------	---------

Minimum payment due	\$20.00
Payment due date	08/27/26

Questions?

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

Important information

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

- A

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	9047
Statement closing date	08/02/26
New balance	\$67.99
Minimum payment due	\$20.00
Payment due Date	08/27/26
Amount enclosed	\$

480000502206900000000000000020000000000006799

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

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

559047411156130175614118715904711



SOUTH FORK III COMMUNITY DEVELOPMENT

Business Visa

Page 2 of 4

Billing cycle 07/03/26 - 08/02/26

Account number ending in 9047

Important contact details

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

Address Change? Call us at 844-487-8478

Making payments

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

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

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

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

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

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

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

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

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

In your letter, give us the following information:

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

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

Sharing of information

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

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SOUTH FORK III COMMUNITY DEVELOPMEN

Business Visa**Page 3 of 4**

Billing cycle 07/03/26 - 08/02/26

Account number ending in 9047

Important information - continued**Important Update to Scheduled Automatic Payments**

We're changing how some scheduled automatic payments are handled on Truist Small Business Credit Card accounts. Beginning in September 2026, if you make another payment before your statement due date, your scheduled automatic payment may be reduced to reflect your earlier payment.

What this means for you

This change may help prevent more money from being withdrawn than needed for your scheduled Statement Balance or **Minimum Payment Due**.

Why this matters

Your scheduled payment may be adjusted based on payments you make before the due date. This means the amount withdrawn will reflect any payments already made toward your statement balance.

Here's an example

You may have scheduled your automatic payment to pay the Statement Balance. Say your Statement Balance is \$1,500 and is due on October 25. Then, you make a separate payment of \$500 on October 15; your remaining Statement Balance would be \$1,000. In this case, we will withdraw \$1,000 from your deposit account on October 25 (instead of \$1,500). This automatic withdrawal amount reflects the \$500 payment you made earlier.

Next steps

No action by you is needed. This change will happen automatically beginning in September 2026.

We're here to help

If you have questions about how this change may affect your account, please call us at 844-4 TRUIST (844-487-8478). Thank you for banking with Truist.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SOUTH FORK III COMMUNITY DEVELOPMEN			Account number ending in 9047	Total: -\$450.86
07/27	07/27	0626072705570604	PAYMENTS - THANK YOU	-\$450.86

Cardholder activity**Total cardholder new activity: \$67.99**

Tran date	Post date	Reference number	Transaction description	Amount
ERIC FRAZER			Account number ending in 8346	Total: \$67.99
07/31	08/02	24692166212407673808724	LOWES #00907* 866-483-7521 NC	\$67.99



SOUTH FORK III COMMUNITY DEVELOPMEN
Business Visa

Page 4 of 4
Billing cycle 07/03/26 - 08/02/26
Account number ending in 9047

Interest charge calculation

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

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

(V) = Variable Rate
(D) = Daily, (M) = Monthly

Go paperless.
Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at [Truist.com](https://truist.com).

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



SOUTH FORK III COMMUNITY DEVELOPMEN

Business Visa



Page 1 of 4

Billing cycle 06/03/26 - 07/02/26

Account number ending in 9047

Account summary

Previous balance		\$407.49
Payments & other credits	-	\$753.43
Purchases & other charges	+	\$796.80
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$450.86

Credit limit	\$10,000.00
Available credit	\$9,549.14
Available for cash advance	\$0.00
Statement closing date	07/02/2026
Days in billing cycle	30

Payment information

New balance	\$450.86
Minimum payment due	\$20.00
Payment due date	07/27/26

Questions?

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

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Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SOUTH FORK III COMMUNITY DEVELOPMEN Account number ending in 9047				Total: -\$407.49
				- A

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	9047
Statement closing date	07/02/26
New balance	\$450.86
Minimum payment due	\$20.00
Payment due Date	07/27/26
Amount enclosed	\$

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

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TAMPA FL 33607-6008

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

559047851156130175614118715904711



SOUTH FORK III COMMUNITY DEVELOPMENT

Business Visa

Page 2 of 4

Billing cycle 06/03/26 - 07/02/26

Account number ending in 9047

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Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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SOUTH FORK III COMMUNITY DEVELOPMEN

Business Visa

Page 3 of 4

Billing cycle 06/03/26 - 07/02/26

Account number ending in 9047

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
06/27	06/28	0626062705250519	PAYMENTS - THANK YOU	-\$407.49

Cardholder activity

Total cardholder new activity: \$450.86

Tran date	Post date	Reference number	Transaction description	Amount
ERIC FRAZER		Account number ending in 8346		Total: \$450.86
06/10	06/11	24692166161400949127533	AMAZON MKTPL*AS3HZ09V3 Amzn.com/billWA	\$31.04
06/10	06/11	24692166161400996537212	AMAZON MKTPL*KW4UQ13R3 Amzn.com/billWA	\$75.57
06/11	06/12	24692166162402236183434	AMAZON MKTPL*XK7VC8ON3 Amzn.com/billWA	\$394.69
06/12	06/12	24692166163402467206911	AMAZON MKTPL*LC9UR0443 Amzn.com/billWA	\$38.69
06/16	06/16	74692166167406468707208	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$44.68
06/16	06/16	74692166167406345138767	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$29.21
06/17	06/18	24692166168407795014106	LOWES #00907* 866-483-7521 NC	\$218.24
06/24	06/24	74692166175404065806002	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$68.44
06/24	06/24	74692166175404115174534	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$44.68
06/29	06/30	24692166180400081400646	LOWES #00907* 866-483-7521 NC	\$38.57
06/30	07/01	74692166181401009301225	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$60.64
06/30	07/01	74692166181401014587149	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$60.65
06/30	07/01	74692166181401021135189	AMAZON MKTPLACE PMTS Amzn.com/billWA	-\$37.64

Interest charge calculation

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

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

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Go paperless.

 Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at [Truist.com](https://www.truist.com).

Set up automatic payments

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



Fw: SOUTH FORK III - STRONGROOM

From Alba Sanchez <albasanchez@azuria.com>

Date Mon 8/10/2026 2:21 PM

To Teresa Farlow <tfarlow@azuria.com>

Please code to 546015

Get [Outlook for iOS](#)

From: Alba Sanchez <albasanchez@azuria.com>

Sent: Monday, 10 August 2026 13:00:22

To: Sergio Inguanzo <singuanzo2@azuria.com>; Teresa Farlow <tfarlow@azuria.com>; Alexia Felix <z-afelix@azuria.com>

Cc: Natasha Sowani <csowani@azuria.com>; Lucus Mc Donald <lmcdonald@azuria.com>

Subject: Re: SOUTH FORK III - STRONGROOM

Just called Eric Frazier - He has not access to email due to this conversion

He will take pics and send them to me via text ... until they approve the expense of a new laptop that has been requested - text is his only means of communication

Alba M. Sanchez, District Manager

2005 Pan Am Circle

Tampa FL 33607

813 482-1614

From: Sergio Inguanzo <singuanzo2@azuria.com>

Sent: Monday, August 10, 2026 12:42 PM

To: Teresa Farlow <tfarlow@azuria.com>; Alexia Felix <z-afelix@azuria.com>

Cc: Alba Sanchez <albasanchez@azuria.com>; Natasha Sowani <csowani@azuria.com>; Lucus Mc Donald <lmcdonald@azuria.com>

Subject: Re: SOUTH FORK III - STRONGROOM

Receipts are needed to approve this in SR.

Thank you,

Sergio Inguanzo | District Accountant



South Fork III
Cash Flow Projection
9/30/2026

	<u>Balance</u>	<u>Interest Rate</u>
Operating Account - Truist	\$ 1,173,917	1.45%
Less: Current Outstanding AP	<u>(7,506)</u>	
Estimated Cash Available Today	<u>1,166,411</u>	
Outstanding FY 2026 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	<u>1,166,411</u>	
 <u>Projections:</u>		
Monthly Average Spent	71,986	
Total Monthly Average Spend	<u>71,986</u>	
Average budgeted Spend to YE (0 month)	-	
Expected Cash Flow at YE (9/30/26)	<u>1,166,411</u>	
Average budgeted Spend 1st QTR FY 2027	312,964	
Expected Need through 1st QTR FY 2027	<u>853,447</u>	
<i>*Assessments collections begin Nov-Dec 2026</i>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot October 15, 2026

- **Current Cash Balances:**
 - o Truist Operating: \$1,17
- **Assessment collections:**
 - o 100% collected on the tax roll
- **Prepaid Items:**
 - o Truist credit card payment, Jan-Pro of Tampa
- **Deposits:**
 - o Deposit on account
- **Accounts Payable:**
 - o Expenditures paid in the next month
- **Accrued Expenses:**
 - o Complete I.T.
- **Due To Other Funds:**
 - o Debt Service funds transfer to Trustee
- **Expenses:**
 - o Current expenses are approximately 68% compared to 100% budget target.
Total expenses for the FY 2026 are \$929,248.