

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 11, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

South Fork East Community Development District

Board of Supervisors

Karen Gagliardi, Chairperson
Laura Green, Vice Chairperson
Mona Dixon, Supervisor
Frank Gagliardi, Supervisor
Thaddeus Moss, Supervisor

District Staff

Alba Sanchez, District Manager
Vivek Babbar, District Counsel
Frederick Levatte, On-Site Manager
Robert Dvorak, District Engineer
Jason Liggett, Field Inspection
Sandra MacGregor, District Accountant
Crystal Yem, District Admin

Final Meeting Agenda Thursday, December 11, 2025, at 6:00 P.M.

Teams Information

Call in Number: 646-838-1601 Conference ID: 901 837 414#

- 1. Pledge of Allegiance**
- 2. Call to Order**
- 3. Motion to Approve the Agenda**
- 4. Audience Comments on Agenda (3) Minute Time Limit**

There are two opportunities for audience comments on any CDD matter during the course of the meeting, as noted in the agenda. Additionally, audience comments are permitted on any matter being discussed by the Board, at the Board's request. In order to maintain order and in the interest of time and fairness to other speakers, each speaker must be recognized by the Chairman and/or the Secretary, and comments are limited to three minutes per person. This time may be extended at the discretion of the Chairman and/or the Secretary. Only one person may speak at a time. Although Supervisors may not necessarily respond to the comments, they will be taken into consideration by the Supervisors.

- 5. Staff Reports**
 - A. Accountant Report**
 - B. Aquatics Report**
 1. Solitude – Waterway Inspection Report.....Page 3
 2. SOLitude Lake Management – 11/24/25.....Page 11
 3. Consideration of MidgeFly Treatment ProposalPage 12
 - C. Field Inspection Report.....Page 19**
 - D. Landscape Report.....Page 27**
 - E. On-Site Manager's Report**
 - F. Attorney's Report**
 - G. Engineer's Report**
 - H. District Manager's Report**
- 6. Business Items**
 - A. Consideration of Reserve Study Proposals.....Page 32**
 - B. Consideration of Fence ProposalsPage 60**
 - C. Consideration of Pressure Washing Proposal.....Page 64**
 - D. Presentation of Strength and Stability Flyer.....Page 75**
- 7. Consent Agenda**
 - A. Approval of the Minutes of the November 13, 2025, Meetings.....Page 77**
 - B. Acceptance of the Check Register for October 2025 with Invoice.....Page 82**
- 8. Old Business**
- 9. Supervisors' Comments**
- 10. Audience Comments (3) Minute Time**
- 11. Adjournment**

The next regularly scheduled meeting is on Thursday, January 8, 2026, at 6:00 p.m.

District Office

Inframark
11555 Heron Bay Blvd.
Coral Springs, Florida 33076
954-603-0033

Meeting Location

Christ the King Lutheran Church
11421 Big Bend Road
Riverview, Florida 33579
813-677-1332

SOLITUDE

LAKE MANAGEMENT



South Fork East Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-11-18

Prepared for:

South Fork East CDD

Prepared by:

Kevin Wilt, Service Manager

Sun City Field Office

SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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1

Comments:

Treatment in progress

Minor algae growth in site. Minor shoreline weed growth observed. Some trash seen around parameter, will collect next time site is treated. Algae treatment in progress.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November 2025



November 2025

18

Comments:

Normal growth observed

Normal growth was seen in site. Treatment for shoreline weeds will continue. Ditchline completely dry.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

6

Comments:

Normal growth observed

Minor shoreline weed growth. Open water looks good. Some trash seen around site, will collect when Site is treated next.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

7

Comments:

Normal growth observed
Site has minor shoreline weed growth. Also noted some submerged vegetation growth. Will treat during next visit. Trash seen around pond. Will pick up trash next time site is treated.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November 2025



November 2025

8

Comments:

Normal growth observed
Minor erosion noted along with decreased water levels. Minor shoreline weed growth. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

13

Comments:

Treatment in progress
Minor algae growth. Minor shoreline weed growth observed. Treatment for algae in progress.

Action Required:

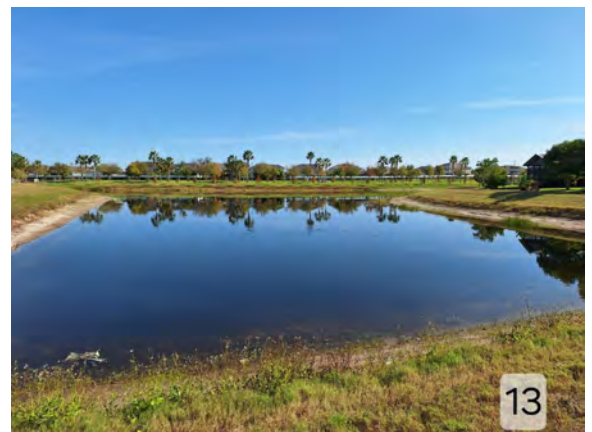
Routine maintenance next visit

Target:

Surface algae



November 2025



November 2025

Site: 21

Comments:

Treatment in progress
Minor algae growth. Minor shoreline weed growth observed. Healthy parameter of gulf spike rush. Minor submerged vegetation growth.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



21

November 2025



21

November 2025

Site: 22

Comments:

Treatment in progress
Minor algae growth. Minor shoreline weed growth observed. Treatment in progress. Open water looks good. Healthy parameter of gulf spike rush.

Action Required:

Routine maintenance next visit

Target:

Surface algae



22

November 2025



22

November 2025

Site: 12

Comments:

Treatment in progress
Minor algae growth. Normal shoreline weed growth. Vegetation in littoral shelf dying off. Will continue to treat the littoral shelf shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



12

November 2025



12

November 2025

Site: 25

Comments:

Treatment in progress

Minor algae noted. Minor growth of shoreline weeds. Gulf spikerush around the parameter of site looks good. Treatment for algae in progress.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November 2025



November 2025

Management Summary

Inspection for ponds was completed on November 18th the following is a summary of the findings:

Pond 1: Minor algae growth in site. Minor shoreline weed growth observed. Some trash seen around parameter, will collect next time site is treated. Algae treatment in progress.

Pond 18: Normal growth was seen in site. Treatment for shoreline weeds will continue. Ditchline completely dry.

Pond 6: Minor shoreline weed growth. Open water looks good. Some trash seen around site, will collect when Site is treated next.

Pond 7: Site has minor shoreline weed growth. Also noted some submerged vegetation growth. Will treat during next visit. Trash seen around pond. Will pick up trash next time site is treated.

Pond 8: Minor erosion noted along with decreased water levels. Minor shoreline weed growth. Open water looks good.

Pond 13: Minor algae growth. Minor shoreline weed growth observed. Treatment for algae in progress.

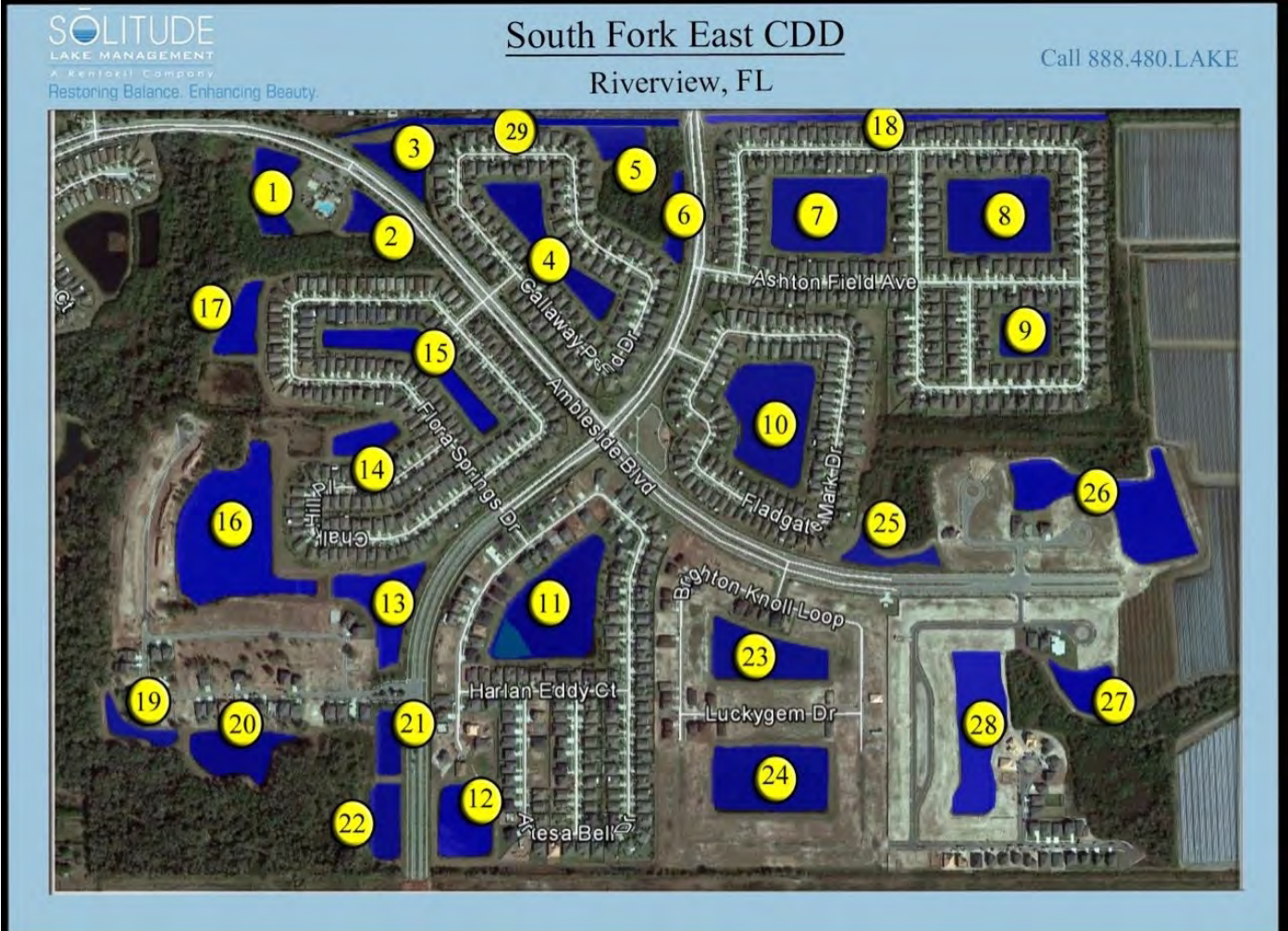
Pond 21: Minor algae growth. Minor shoreline weed growth observed. Healthy parameter of gulf spike rush. Minor submerged vegetation growth.

Pond 22: Minor algae growth. Minor shoreline weed growth observed. Treatment in progress. Open water looks good. Healthy parameter of gulf spike rush.

Pond 12: Minor algae growth. Normal shoreline weed growth. Vegetation in littoral shelf dying off. Will continue to treat the littoral shelf shoreline weeds.

Pond 25: Minor algae noted. Minor growth of shoreline weeds. Gulf spikerush around the parameter of site looks good. Treatment for algae in progress.

Site	Comments	Target	Action Required
1	Treatment in progress	Surface algae	Routine maintenance next visit
18	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Submersed vegetation	Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
13	Treatment in progress	Surface algae	Routine maintenance next visit
21	Treatment in progress	Submersed vegetation	Routine maintenance next visit
22	Treatment in progress	Surface algae	Routine maintenance next visit
12	Treatment in progress	Shoreline weeds	Routine maintenance next visit
25	Treatment in progress	Surface algae	Routine maintenance next visit





Work Order	00904644	Account	South Fork East CDD
Work Order	00904644	Contact	Alba Sanchez
Number		Address	11341 Ambleside Blvd. Riverview, FL 33579 United States
Created Date	11/24/2025		

Work Details

Specialist Comments to Customer	Treated ponds 12, 13, 16, and 18-22 for torpedo grass, Alligator weed, pennywort, primrose, sesbania, and cattails. Treated ponds 13, 16, and 19 for algae. Collected trash from ponds 12, 13, 16, and 18-22.	Prepared By	Tabbitha Carter
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Work Order Assets

Asset	Status	Product Work Type
South Fork East Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
South Fork East Cdd-Lake-ALL	LITTORAL SHELF	Treated littoral shelf for shoreline weeds
South Fork East Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Collected trash from ponds 12, 13, 16, and 18-22
South Fork East Cdd-Lake-ALL	SHORELINE WEED CONTROL	Treated ponds 12, 13, 16, and 18-22 for shoreline weeds
South Fork East Cdd-Lake-ALL	LAKE WEED CONTROL	Treated ponds 12, 13, 16, and 18-22 for submerged and floating weeds
South Fork East Cdd-Lake-ALL	ALGAE CONTROL	Treated ponds 13, 16, and 19 for algae
South Fork East Cdd-Lake-ALL		

SERVICES AGREEMENT

PROPERTY NAME: South Fork East CDD - Acct #: 6405

CUSTOMER NAME: South Fork East CDD

SERVICE DESCRIPTION: Midge Fly treatment for Site 10

EFFECTIVE DATE: October 21, 2025

SUBMITTED TO: Alba Sanchez

SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

South Fork East CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

MidgeFly Control Services:

1. **Three (3) separate treatments two weeks apart**, biological larvicides will be applied to the lake(s) when midge larvae are identified.
2. This insect biological larvicide has no effect on midges that have reached the pupa state prior to treatments. As midges can travel some distances and are attracted to light, we suggest reducing problems around homes and inhabited locations by turning off outside lighting if possible.
3. Company can not guarantee the certainty of the midge locations but can reduce the outbreaks, although cannot guarantee full control of the midges.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$990.00** Price is valid for 60 days from the Effective Date

Due upon completion of each task: 100% of the Task Price

Task 1: First Treatment	\$330.00	Upon signature
Task 2: Second Treatment	\$330.00	2 weeks after last treatment
Task 3: Third Treatment	\$330.00	2 weeks after last treatment



South Fork East

Monday, 24 November 2025

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator

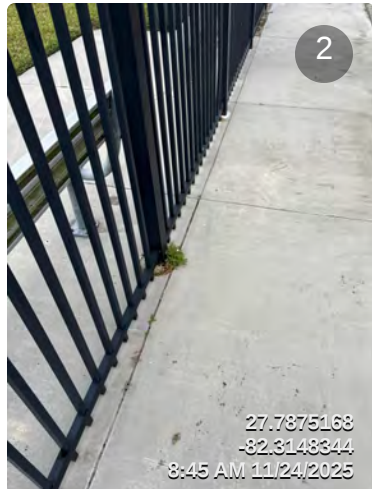


SCAN HERE
For Our Services

Items 1

Assigned To: New Leaf

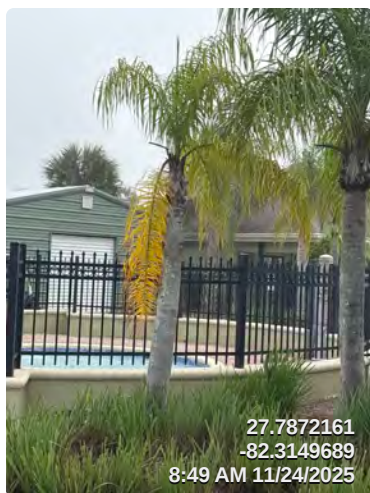
Please be sure to spray for weeds along the fence line at the amenity center.



Items 2

Assigned To: New Leaf

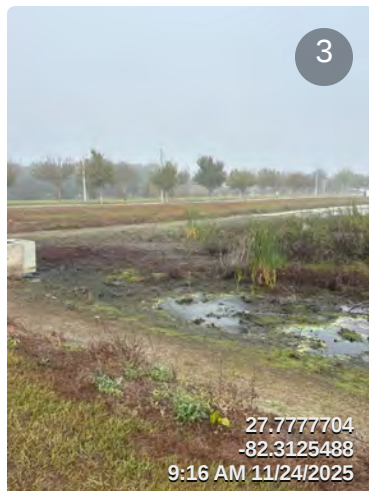
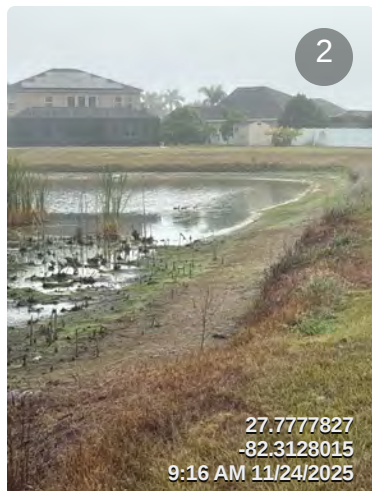
Please trim the dead palm on the tree next to the pool.



Items 3

Assigned To: Solitude

Pond 12, please spray to control the cattails outside the large main cluster of cattails. They don't want them taking over the entire corner of the pond.



Items 4

Assigned To: New Leaf

Please spray for weeds along the east fence line of Clement Pride around the Highland entrance.



Items 5

Assigned To: New Leaf

Please spray for weeds in the plant beds on the east side of Clement Pride between Ambleside and Flora Springs.



Items 6

Assigned To: New Leaf

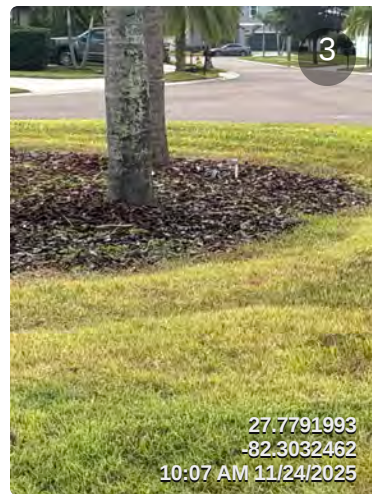
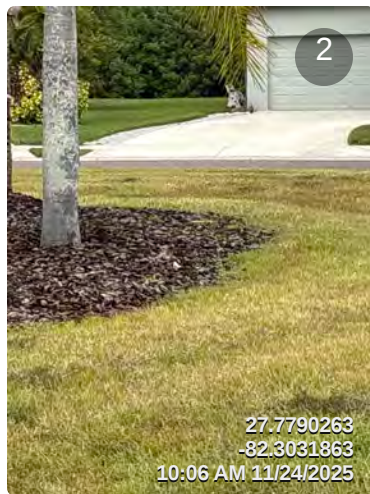
Please spray for weeds in the plant beds along both sides of Ambleside. Are these areas due to be mulched or have new plants put in?



Items 7

Assigned To: New Leaf

Please spray for weeds and soft edge the island in the Windy Knoll Dr cul-de-sac.



Items 8

Assigned To: New Leaf

Please pick up the debris on the fence line along Felix Will Rd.



Items 9

Assigned To: New Leaf

Please check the irrigation lines along the front sidewalk at the amenity center. Onsite reports large amounts of water flowing out onto the sidewalk and puddling up.



Items 10

Assigned To: New Leaf

Please check the irrigation at the park entrance on Clement Pride, there is a significant puddle.



Items 11

Assigned To: New Leaf

Please spray for weeds again at the community park sign on Clement Pride/Ambleside.



Items 12

Assigned To: New Leaf

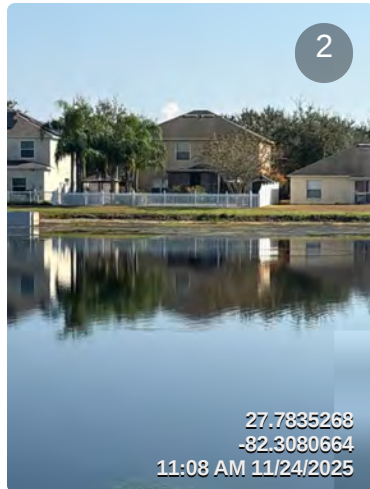
Please remove any dead plant material from the plant bed on Clement Pride between the dog park and August Briggs Way.



Items 13

Assigned To: Solitude

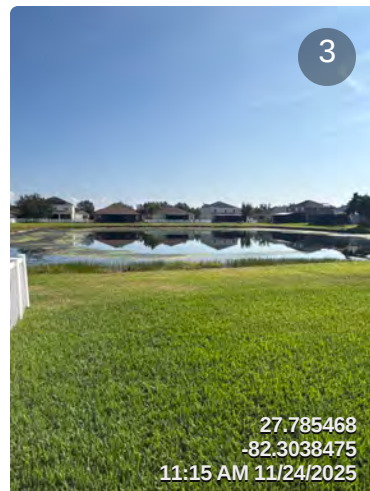
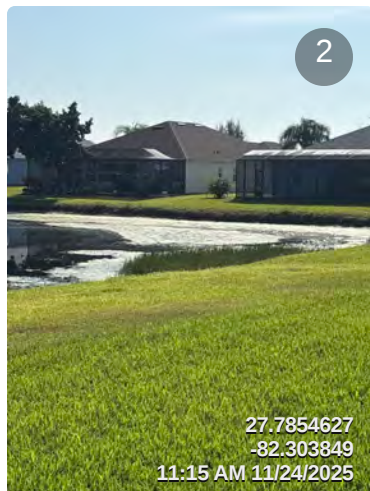
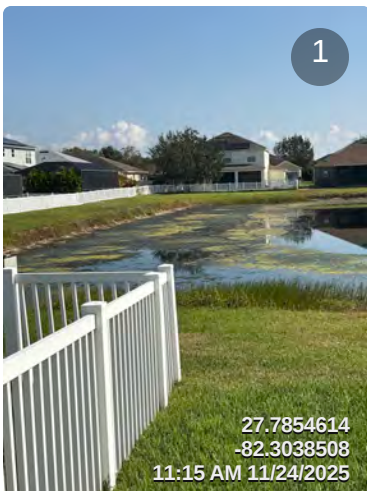
Pond 10 there is a decent amount of algae.



Items 14

Assigned To: Solitude

Pond 9 there is significant algae.



Items 15

Assigned To: Solitude

Garbage pickup around the pond edges is still an issue.



South Fork East CDD Landscape & Irrigation Maintenance Report

December 2025

*South Fork
East*

DEED RESTRICTED NO SOLICITING



Dustin Heflin
NewLeaf Horticulture
04 Dec 2025

Irrigation Maintenance



Status: Fixed

Description:

1. Mainline Repair.
2. Valve Replacement
3. Solenoid Replacement
4. Wet Checks
5. General Maintenance Repairs

Assigned To: Irrigation Tech

Reviewed By: Dustin

Comments:

1. Irrigation team repaired a three inch main line break on Clement Pride near the four way stop. This was the cause of flooding across the sidewalk.
2. A defective valve on an Ambleside Blvd median was replaced. This was what was causing the road to flood near the Flagstone entrance.
3. Multiple solenoids were replaced along Clement Pride, north of the four way stop, and on Ambleside Blvd.
4. Irrigation team conducted community-wide wet checks.
5. Various small-scale repairs were made, to include pop up head replacements and drip line repairs.

Proposal for Zone Expansion



Status: New

Description: South Clement Pride Irrigation Trouble

Assigned To: CDD Board of Supervisors

Reviewed By: Not Defined

Comments: This area has four zones worth of irrigation on one zone. Pressure is lacking causing lack of proper water dispersion. We cannot fertilize this area of Clement Pride without proper irrigation pressure.

PCO Spray Technician

Status: New

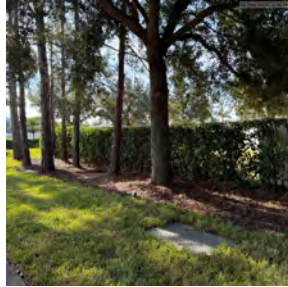
Description: Glyphosate application

Assigned To: Pest Control Operator (PCO)

Reviewed By: Not Defined

Comments: Glyphosate has been applied again in needed areas. Please be advised without mulch in certain areas, we have to apply glyphosate 4x more often than mulched areas.

Ground Crew



Status: In Progress

Description: Detail work throughout community.

Assigned To: Crew Leaders

Reviewed By: Not Defined

Comments:

1. Ground crews have completed detail work along Ambleside Blvd and Clement Pride, to include the hedge along Ambleside Blvd. Rotational detail work will continue to be conducted.
2. Pruning of palm trees along Ambleside Blvd and Clement Pride are underway and will be completed before Christmas.

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California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

November 17, 2025

Proposal #58352-0

Southfork East CDD, Inc.

c/o Alba Sanchez

Inframark Management Services

11341 Ambleside Blvd.

Riverview, FL 33579

Subject: Reserve Study Proposal

Dear Alba,

Thank you for requesting a Reserve Study proposal from Association Reserves. It would be our privilege to serve as your Reserves planning partner! We recognize that you have a choice of Reserve Study providers and want to make sure you understand the many benefits of working with our company. To that end, we have prepared this proposal document which clearly defines the process and scope of work of our Reserve Studies, provides background about our firm and key employees, and even includes answers to many Frequently Asked Questions.

We have also enclosed the Standard Terms and Conditions which sets forth the terms of the services that Association Reserves-Florida, LLC ("Association Reserves", "us", "our" or "we") will provide to **Southfork East CDD, Inc.** ("Client", "you" or "your").

When you're ready for the next step, simply follow the instructions listed in the last section, "Schedule, Terms and Fees." Our office will then contact you regarding the next steps in the process, such as scheduling the site inspection, obtaining required background information, etc. Please don't hesitate to contact us if you have any questions or concerns or would like any additional information. We hope to hear from you soon!

Sincerely,

Will Simons, RS

President

Florida/Southeast Regional Office



Introduction to Reserve Studies

What's a Reserve Study?

A Reserve Study is a document used by community associations (or any other type of common interest real estate development) to help determine the relative strength of its existing financial Reserve funds, and to provide forecasts and recommended funding plans for major repair, replacement, or restoration projects over a long period of time.



Are Reserve Studies really that important?

Absolutely. It's fairly easy to plan and prepare for recurring costs like management fees, insurance premiums, landscaping contracts, and utilities, but what about the projects and expenses that DON'T happen every year? That's our specialty...identifying and forecasting those projects that are *certain* to occur, but are often overlooked or underestimated. There's no question that setting aside Reserve funds over a long period of time is the simplest, most cost-effective, and most responsible way to plan for major projects.

The work will need to be done; it's up to the property and its representatives to plan accordingly. Without adequate Reserves, properties will have to make a tough decision: take out costly loans? Push for recurring special assessments? Or worst, accept a drop in property values due to deteriorating conditions and deferred maintenance? A current, reliable Reserve Study is the first step toward long-term financial strength for every property. Without one, property owners and stakeholders will be misinformed, underprepared, and left exposed to serious financial consequences. A current, reliable Reserve Study is a hallmark of well-managed properties, and an important part of a Board of Directors' fiduciary duty to act in the best interest of their ownership.

What components are included in a Reserve Study?

[Reserve Study Standards](#) as published by the Community Associations Institute specify the following criteria for inclusion in a Reserve Study:

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs

Our studies typically include funding for projects such as: roof replacement, painting/waterproofing, pavement sealing and resurfacing, elevator modernization, balcony and deck sealing and restoration, major mechanical systems (HVAC, fire alarm, hot water, etc.), major pool and spa expenses, interior/amenity area remodeling, and many more. The bottom line is that every property is different, and will require a thorough inspection to determine what belongs in your study. State requirements vary on what types of projects should be addressed through Reserves (and therefore included in a Reserve Study). Our studies will always meet and usually exceed these requirements, ensuring that our clients are acting in accordance with legal requirements and sound fiduciary responsibility.

The Reserve Study Process

Our Reserve Studies are prepared in accordance with [Reserve Study Standards](#), originally established in 1998 by the Community Associations Institute. Per these standards, a Reserve Study engagement generally consists of the following:

1. Component Inventory & Condition Assessment

The component inventory is the task of selecting and quantifying Reserve components. This task can be accomplished through on-site visual observations, review of property design and organizational documents, a review of established precedents, and discussion with appropriate representative(s) of the Client. The condition assessment is “the task of evaluating the current condition of the component based on observed or reported characteristics.” As part of our inspection, we review any available building documents including site plans, building plans, fire alarm inspection records, equipment schedules and any other data that may be informative regarding component details, project history or expectations for upcoming work. We then measure/quantify, inspect and document all areas or components to be included.

→ For Update, With Site Visit (Level 2) Reserve Studies, the component inventory is for verification purposes only, using previously-established component quantities from a prior Reserve Study. However, the condition assessment is re-established based on current conditions. For Update, No Site Visit (Level 3) Reserve Studies, there is no physical inspection of the property. We review the component inventory and condition assessments from the most recent study, communicate with the Client about any relevant project history and updated financial information, then proceed with the Life and Valuation Estimates and Financial Analysis.



2. Life & Valuation Estimates

Our team begins by organizing and interpreting the raw data gathered during the site inspection, reviewing all measurements, notes and photographs for key details and insights. Next, we establish the component list structure, and determine the life and cost estimates for each Reserve component. Our standard procedure is to use any historical information provided to us by the Client (such as when certain projects were done, and what they cost), and to review any bids or estimates for upcoming work. We review our findings with your current vendors for their insights, and also check their input against information we've gathered working with other comparable properties in the area. We constantly consult our own internal databases, comprised of data collected from over 45,000 Reserve Studies. As a supplement, we also make use of various guidebooks, publications and manufacturer's recommendations to supplement our knowledge base. The end result is a complete, thorough set of estimates that are accurate, current, Client-specific, and generated by a qualified, independent third party.

3. Financial Analysis, Report Preparation & Delivery

Once the component list is established and we've reviewed your current annual budget and Reserve fund balance(s), we will make a determination of relative current Reserve fund strength and created a recommended funding plan covering the next 30 fiscal years, including a schedule of projected annual income and expenses.

Why should we choose Association Reserves?

Association Reserves was established in 1986 as a professional consulting firm serving community associations and other clients throughout the United States and abroad. To date, our firm has completed over **80,000** Reserve Studies and Capital Plans for properties of all types, including condominium and homeowners associations, community development districts, timeshare and resort properties, commercial facilities, worship facilities, schools and more. Over the years, our firm has been instrumental in defining and advocating the National Reserve Study Standards endorsed by the Community Associations Institute (CAI).

Each Reserve Study we provide is conducted with special consideration for the unique characteristics of the Client property, especially age, regional weather patterns, local pricing factors, and input from the Client's representatives. Our time-tested approach involves research of key factors, especially project history, projected useful life and cost data, and aesthetic standards in the local area. Our staff members earn and maintain the Reserve Specialist credential administered by the Community Associations Institute (CAI), the international authority on all aspects of community association living.

We don't take a one-size-fits-all approach to our work, because we know that every property is different, and we take the time and care to ensure our results will help you to make wise decisions regarding the long-term care of your physical and financial assets. From our first phone call to final delivery of your study, we hold ourselves to the highest standards of professionalism. We pride ourselves on delivering a first-rate product, because we know you're putting your trust in our hands.



*We're proud to announce that for **12 years in a row (2013-2024)** we have been selected as a Reader's Choice Award winner by the readers of the Florida Community Association Journal. We attribute this achievement to a combination of hard work, attention to detail and an unwavering commitment to serving our clients.*

Qualifications and Key Staff Members

All of our project staff members have college degrees and many come from construction, engineering, architecture and related backgrounds. We do not use sub-contractors to conduct our inspections—all staff members inspecting your property are company employees trained specifically in the field of preparing Reserve Studies. As of 2024, 10 staff members on our Florida team have earned the prestigious Reserve Specialist credential.

Please [click this link](#) to learn more about our Florida team!



Robert M. Nordlund, PE, RS, EBP is the founder, owner and CEO of Association Reserves. Robert is a Professional Engineer, Reserve Specialist, and former board president of his own homeowners association. In addition, he is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of the Association of Professional Reserve Analysts, past President of CAI's Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States. He obtained his Bachelor's degree from the University of Washington in Mechanical Engineering, and is a member of the prestigious engineering honors society Tau Beta Pi.

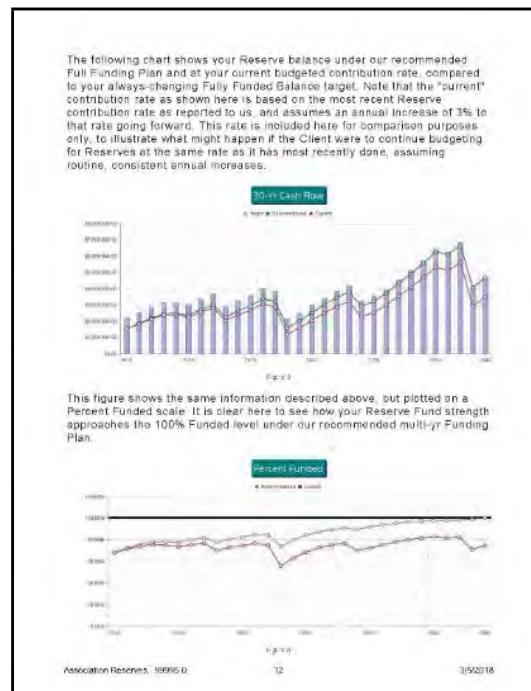


Will Simons, RS, EBP is the President of our Florida regional office. Will has completed and overseen more than 3,000 Reserve Studies for property types including residential developments, schools, historic buildings, commercial developments, country clubs, worship facilities, marinas and more. Will has earned the Reserve Specialist designation (#190) and is also a frequent author and speaker in the industry. He is a licensed Continuing Education Provider (#0005433) for Florida Community Association Managers, having designed and taught coursework related to Reserve funds and Reserve Studies. He served as the Vice President and Treasurer of his own homeowners association in South Florida, serving a community of over 600 homes and helping to oversee an annual budget of over \$1 million. Will earned a Bachelor's degree in Business administration from the University of Southern California.

Simple, concise summary of recommendations, with a clear, organized listing of Reserve components.



Large, color-coded charts and tables to illustrate long-term implications



Comp #: 2343 Building Exteriors - Seal/Paint Location: Building exteriors Funded?: Yes.	Quantity: Approx 156,000 GSF
<p>History: Per records provided, exterior building was painted in 2015 for \$250,000</p> <p>Evaluation: Approximately 23,400 LF of sealants. Overall condition noted to be fair; Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.</p> <p>There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including: type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.</p>	
<p>Useful Life: 7 years</p> <p>Remaining Life: 4 years</p> <p>Easy-to-find details</p>	<div data-bbox="589 789 982 1085">  </div> <p>Descriptive, thorough observations</p> <p>Full-color photographs</p>
<p>Best Case: \$ 320,000</p>	<p>Worst Case: \$ 400,000</p>
<p>Lower estimate to seal/repaint</p>	<p>Higher estimate</p>
<p>Cost Source: AR Cost Database/Client Cost History</p>	

What's Included with your Reserve Study?

Upon completion of the Reserve Study, the Client will receive the following:



Electronic copy: A digital version of the entire Reserve Study document is delivered by email in PDF form. We also post the completed study to a complimentary, private (password-protected) account on the Client Center of our website, where Client representatives can view and download all relevant documents.



Free Software: Enjoy a complimentary subscription to “uPlanIt,” our online Reserve Study software. (Subscription will be active upon completion of your Reserve Study and terminates 90 days after the start of the initial fiscal year included in the financial analysis.) uPlanIt allows Clients to consider a variety of conditions throughout the reserve budget process, forecast the potential impact on the funding plan, and test and validate their budget decisions. Whether you want to change the contribution level, adjust replacement costs, or postpone certain projects, you’ll be able to foresee the outcome. Results are delivered in an assortment of insightful charts & tables. With uPlanIt, the power to control your property’s physical & financial future is entirely in your hands! (More information on following page.)



Virtual Meetings/Presentations: we will gladly host a virtual meeting via Zoom to help explain the process, outcomes, and other key details found within a Reserve Study. The Reserve Study document is shown on-screen, and our staff will walk you through the document, explaining key terminology, reviewing the component list and explaining how we formulate our recommendations in a study. **Note: unless approved in advance, Zoom meetings will be limited to a maximum of 60 minutes.**

Other Benefits:

Complimentary hard copy: Upon the Client’s request to us, one printed and bound full-color copy is available upon request upon completion of the Reserve Study at no cost. Additional copies may be requested but will be billed in addition to the Reserve Study fee at \$150.00 each.

Complimentary revision: In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client’s written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and potentially at an additional cost of \$200/hour.

On-Site Meeting attendance: In lieu of a virtual meeting, our staff may be available to attend meetings at the Client property. Due to our volume of requests, meeting attendance requests must be made at least 30 days prior to the actual meeting date and are subject to staff availability. Attendance fees will be billed based on actual meeting time plus “door to door” travel time for our staff at a rate of \$200.00/hour, with a one hour minimum. For properties located greater than 200 miles from our Fort Lauderdale, FL office address, additional travel costs for flight, hotel, rental car and per-diem allowances may apply. If interested in meeting attendance, please contact us directly for more specific options and costs for your property.

Enjoy Free Access to our Online Software!

(Click [here](#) for an online demo of uPlanIt)



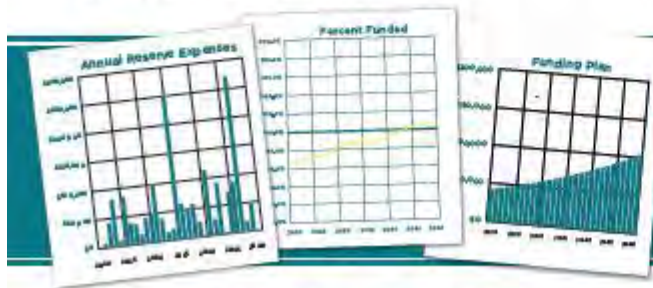
MORE ANSWERS, LESS HEADACHES



uPlanIt is a powerful interactive online tool that allows our Clients to run faster, jump higher, and leap tall buildings in a single bound!

Okay, maybe we're exaggerating a bit, but in the always stressful and often divisive Reserve budget process, uPlanIt can facilitate collaboration, build consensus and eliminate guesswork for Managers and Boardmembers.

Designed by experts and available FREE to our Clients with every professional Reserve Study engagement, uPlanIt gives instant answers to all your "what-if" Reserve funding scenarios. Whether you face "pushback" to funding Reserves, objections about the life expectancies or costs of certain projects, or outrage for a proposed special assessment, you'll be able to instantly foresee the outcome of alternative budget strategies.



Results are delivered in an assortment of insightful charts & tables. With uPlanIt, you can validate budget decisions, respond quickly and confidently to uncertainties, and prevent misunderstandings.

- Free for our professional Reserve Study clients during their budget season
- Year-to-Year (and Board-to-Board) continuity with one centralized data bank
- 24-7 access to play with the numbers during budget meetings!

References and Testimonials

You don't get to be in business for 30 years and counting without building a great reputation. Here's what some of our clients have had to say about us recently:

- *"As the owner of a fairly large property management company, I have been using Association Reserves since the firm was founded. Excellent staff, timely responses, easy to understand reports, and changing reports has never been problematic! I cannot recommend Association Reserves highly enough."*
- *"Association Reserves provides incredible service, knowledge and professionalism."*
- *"Until now, I had yet to see a Reserve Study whose overview so "user" friendly. Any novice may pick it up and understand the concepts behind a Reserve Study. Very impressive. To add to that, our Project Manager could not be more responsive in answering any of our questions and bending over backwards to work with us."*
- *"I have been in this business since 1998 and not everyone understands how HOAs and Boards work. Association Reserves employees do, which makes my job easier."*
- *"Our Board could not be more pleased with the report we have received and the manner in which the study was conducted. We highly recommend Association Reserves to prepare your Reserve Study."*
- *"We have worked with Association Reserves for several years. This is a process which can be very cumbersome to say the least, but Association Reserves has streamlined the process and with their help it has been painless and very successful."*
- *"Association Reserves far exceeded my expectations in terms of ease of access to our Reserve Study report on the internet, and quality of service."*
- *"The Association Reserves representatives have been very friendly and professional and have been very responsive to our needs."*



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Standard Terms and Conditions

The following terms and conditions, and the summary of included benefits (“What’s Included?”, page 8) “Scope of Work,” (page 15) “Schedule & Fees” (page 16), (collectively, “Agreement”) set forth the terms of the services that Association Reserves-Florida, LLC (“Association Reserves”, “us”, “our” or “we”) will provide to **Southfork East CDD, Inc.** (“Client”, “you” or “your”). By accepting this Agreement, Client hereby agrees to all of the terms and conditions set forth below.

1. Professional Services

William G. Simons, RS is the President of Association Reserves-Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves-Florida, LLC is performed under Mr. Simons’ Responsible Charge and is performed in accordance with CAI Reserve Study Standards (RSS) and statutory requirements. Association Reserves will provide oversight and assume responsibility for all work performed. The scope of work for this Agreement includes visual inspection of accessible areas and components and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, code-compliance or other latent issues. Information provided to us about historical or upcoming projects, including information provided by the Client’s vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment, and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total reserve account balance(s) presented in the Reserve Study will be based upon information provided and such information is not audited by Association Reserves. Because the physical condition of the Client’s components, the Client’s reserve balance, the economic environment, and the legislative environment are subject to change, the Reserve Study is limited by such outside influences and changes. Accordingly, Association Reserves expects that after the completion of the Reserve Study, a number of adjustments may be necessary to the cost and timing of our expense projections and the funding necessary to prepare for those estimated expenses. Because Association Reserves has no control over future events or outside influences, we do not expect that all the events we anticipate for purposes of the Reserve Study will occur exactly as planned.

2. Cooperation and Information

In connection with our work, Client agrees to cooperate with us and to promptly provide, to the extent reasonably possible, all relevant information as requested. Client agrees to notify us in writing if Client learns that any information provided to us is inaccurate or incomplete in any material respect. Client also agrees to continuously advise us of any material developments or facts that occur or come to its attention which might reasonably be considered to affect our work.

3. Professional Fees

Our fees and expenses are in no way contingent upon the results of our analysis, the content or conclusions in our report, the consummation of an event or transaction, or your acceptance or rejection of our opinions, reports or conclusions. Any undisputed invoice remaining unpaid for 30 days shall bear interest at the rate of 1% per month or the maximum rate permitted by law. We reserve the right to defer rendering further services until payment is received on undisputed past due invoices.

4. Limitation on Warranties

Association Reserves warrants that it will perform services under the Agreement in good faith, with qualified personnel in a competent and workmanlike manner in accordance with applicable industry standards. Association Reserves disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and fitness for a particular purpose. Association Reserves does not warrant or predict results or final developments in this matter.

5. Undue Influence / Right to Withdraw

If the Client directs us to act in a manner inconsistent with professional standards or legal requirements, Association Reserves reserves the right to withdraw.

6. Confidentiality

Except as required in the performance of our services and work under this Agreement, we agree to keep confidential all information provided to us by you unless such information (a) is already known to us before disclosure by you, (b) is subsequently disclosed to us by a third party not known by us to be violating a duty of confidentiality to you, (c) becomes publicly available through no fault of ours or (d) is required by law, court order or regulatory authority or agency to be disclosed. We may also disclose information to our officers, members, employees, agents, contractors and advisors for purposes of providing our services. This Agreement may be disclosed to any court in connection with any attempt by us to enforce the terms of this Agreement, including seeking payment for services rendered to Client. Client gives Association Reserves the right to discuss this matter with attorneys, accountants, representatives, and other agents for the Client. This extends to other parties that we may designate as well as other individuals designated by Association Reserves including any colleagues of Association Reserves from whom professional information or services are sought.

7. Association Reserves' Reliance

In performing our work, we will be relying on the accuracy, reliability, and completeness of the information Client or its agents provide, including contracts, financial, and non-financial information. We will attempt to obtain and compile the data used in this engagement from reliable sources but cannot guarantee the accuracy or completeness of third party information. In accordance with National Reserve Study Standards, information provided by Client or its agents regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the Client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals or firms.

8. Client's Reliance

Our engagement is not intended to and cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations that may exist. Client understands that we will not audit, review, or compile any financial statements, forecasts or other information, and we will not express an opinion or any form of assurance on them.

9. Limitations on Use of Our Work

Any documents and work product (regardless of form) generated by Association Reserves pursuant to this engagement are the sole and exclusive property of Association Reserves. Such documents and work product are not intended for general circulation or publication, but may be shared with the Client's ownership/membership at its discretion without obtaining permission from Association Reserves. Client is granted a non-exclusive license to use, reproduce, modify and incorporate the contents of the Reserve Study for internal planning and budgeting purposes.

10. Document/Evidence Retention

It is not our practice to retain working papers, notes, or data files that have been updated or superseded. If you wish us to follow a different retention practice, please indicate your specific request(s) in writing when returning a copy of this Agreement. The working papers and other materials created by us during this engagement are our property. Association Reserves shall have no duty to retain any copies of documents provided to us for more than 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier. At the Client's expense, we will return original materials and documents supplied to us by the Client if a written request to do so is received by Association Reserves within the 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier.

11. Termination

Our engagement is terminable at any time upon written notice by you or by Association Reserves. Additionally, we will refuse to perform any requested act that we deem a violation of law, public policy, or our professional ethical standards, and may, as a result withdraw from the engagement without penalty. If we withdraw from this engagement, or the Client terminates our services for any reason or for no reason, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If we are unable to complete the engagement for any reason caused by the Client, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If this Agreement is terminated prior to the commencement of any site inspection or the performance of substantial services by Association Reserves, any unused portion of the initial deposit shall be refunded to the Client within ten (10) business days of termination.

12. Limitation on Damages; Contribution and Limitation on Actions

- a) Association Reserves will not be liable to the Client for any actions, damages, claims, liabilities, costs, expenses or losses in any way arising out of or relating to the services performed under the Agreement for an aggregate amount in excess of the fees paid or owing to Association Reserves for services rendered by Association Reserves under the Agreement. In no event will Association Reserves be liable to the Client for consequential, special, indirect, incidental, punitive or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits and opportunity costs). The provisions of this Section will apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort or otherwise.
- b) In circumstances where all or any portion of the foregoing provisions of this Section are finally judicially determined to be unavailable, Association Reserves' aggregate liability for any actions, damages, claims, liabilities, costs, expenses or losses arising out of or relating to the services performed under the Agreement will not exceed an amount that is proportional to the relative fault that Association Reserves' conduct bears to all other conduct giving rise to such actions, damages, claims, liabilities, costs, expenses or losses.
- c) No action, regardless of form, arising out of or relating to this Agreement, may be brought by the Client against Association Reserves more than one year after the cause of action has accrued.
- d) To the fullest extent of the law, each party shall indemnify and hold harmless the other from losses arising out of its own negligence or willful misconduct.
- e) You agree to pay our attorneys' fees and costs incurred in the event we have to retain an attorney and/or initiate litigation to collect any unpaid balance for our services.
- f) In the event that Association Reserves is requested pursuant to subpoena, or other legal process, to provide testimony or produce its documents relating to this engagement in judicial or administrative proceedings to which Association Reserves is not a party, Client shall reimburse us at standard billing rates for our professional time and expenses, including reasonable and necessary attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s). We reserve the right to engage our own counsel to respond, resist, and/or comply with such request(s), and Client shall reimburse Association Reserves for such attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s).

13. Force Majeure.

Association Reserves will not be liable for any delays resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.

14. Governing law.

The laws of the State of Florida shall govern the construction, interpretation and enforcement of this Agreement. You agree that venue and jurisdiction for any suit arising under this Agreement shall be exclusively in the state courts located in Broward County, Florida, to the exclusion of all other courts, federal or otherwise.

15. Waiver of Jury Trial.

To the fullest extent permitted by law, the parties knowingly, voluntarily, and irrevocably waive their right to a trial by jury in any legal proceeding arising out of or relating to this Agreement or the services provided. However, either party may opt to resolve disputes through alternative dispute resolution methods (such as mediation or arbitration), if mutually agreed upon in writing.

16. Non-Waiver.

There is to be no change or waiver of any provisions of this Agreement unless the change is in writing and signed by all parties to this Agreement.

17. Miscellaneous.

- a) Communications. Association Reserves may communicate with the Client by electronic mail or otherwise transmit documents in electronic form during the course of this engagement. The Client accepts the inherent risks of these forms of communication, including the security risks of interception of or unauthorized access to such communications, the risks of corruption of such communications and the risks of viruses or other harmful devices.
- b) A facsimile or electronic copy hereof shall be considered binding and legally sufficient for all purposes. The terms of this Agreement are subject to change if not executed and returned to us within 180 days of the date of this Agreement.
- c) Independent Contractor. It is understood and agreed that each of the parties hereto is an independent contractor and that neither party is or will be considered an agent, distributor or representative of the other. Neither party will act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create

any obligation on behalf of, or in the name of, the other.

(d) Entire Agreement. This Agreement constitutes the entire agreement between Association Reserves and the Client with respect to this engagement and supersedes all other oral and written representations, understandings or agreements concerning the subject matter hereof.

(e) Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement.

18. Revision policy

In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client's written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and at an additional cost to the Client. If approved, revisions will be billed at the rate of \$200.00/hour with a one-hour minimum.

19. Proposal expiration date

Pricing shown here is valid for up to 90 days after the date of this proposal. After that date, Association Reserves may at its discretion honor the proposal, or reserves the right to offer a new proposal to the Client.

Scope of Work, Schedule & Fees

Option A: Full Reserve Study

Full Reserve Study: **\$4,960**



A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

- **Note:** If your property has had a prior Reserve Study (even if conducted by another provider) that you wish to have updated, please contact our office for Reserve Study Update pricing options. A complete copy of the prior study must be available for our review prior to submitting a new proposal.

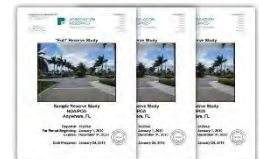
Option B: Full Reserve Study with Loyalty Update Plan

(3-year Agreement)

Year 1: Full Reserve Study: **\$4,464 (includes 10% discount!)**

Year 2: Update, No-Site-Visit Reserve Study: **\$2,800**

Year 3: Update, No-Site-Visit Reserve Study: **\$2,800**



Updating your Reserve Study on a regular basis helps your property stay on track financially. This option helps you do that! Take advantage of a discounted fee on your initial Reserve Study, plus save money by locking in the price of your future updates!

This option is a three-year plan, including your initial Full Reserve Study (see Full Reserve Study description above), plus two No-Site-Visit updates performed over the following two consecutive fiscal years. Each No-Site-Visit update consists of the same general process and resulting report as a Full Reserve Study, except that in lieu of re-visiting the property, we will review all recent project history and financial information with the Client in order to properly update the component list and create an updated Financial Analysis.

Scope of Work, Schedule & Fees

Proposal Date: November 17, 2025

Client Name: Southfork East CDD, Inc.

Proposal Number: 58352-0

Scope of Work:

A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

Schedule & Next Steps:

Once we receive your signed proposal, our office will provide you with a deposit invoice and Reserve Study Information Forms for you to complete. Inspections will be scheduled in the order in which payment and Information Forms are received by our office. Delivery of the completed Reserve Study would be within six weeks of completion of the site inspection. Please contact our office for more specific information regarding potential dates and timelines for completion.

Payment Terms:

Payment is required in two installments: 50% of the fee will be invoiced upon acceptance of this proposal. The remaining 50% balance will be invoiced following initial delivery of the Reserve Study.

Choose One Option:

Full Reserve Study

☐ **\$4,960**

Full Reserve Study (w/ Loyalty Update Plan)*

☐ **\$4,464** *Cost of subsequent updates to be billed in second and third years of the Plan.

By signing below, the person signing this agreement on behalf of Client represents and warrants that he/she has the authority to do so, and agrees to the Standard Terms and Conditions attached hereto. Signed proposals can be emailed to wsimons@reservestudy.com, or faxed to (954) 210-7926.

Approved, Accepted and Agreed to on behalf of Southfork East CDD, Inc.:

Print Name:

Title:

Signature:

Date:



Property Wellness Reserve Study Program Proposal Level II Reserve Study

Matt Kuisle, Regional Executive Director
(813) 536-7201
matt@reserveadvisors.com

South Fork East Community Development District
Riverview, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why districts turn to Reserve Advisors. As your property wellness consultants, our reserve study helps districts understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

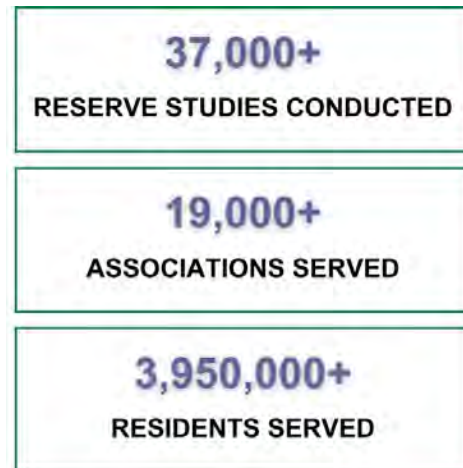


Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty districts nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.



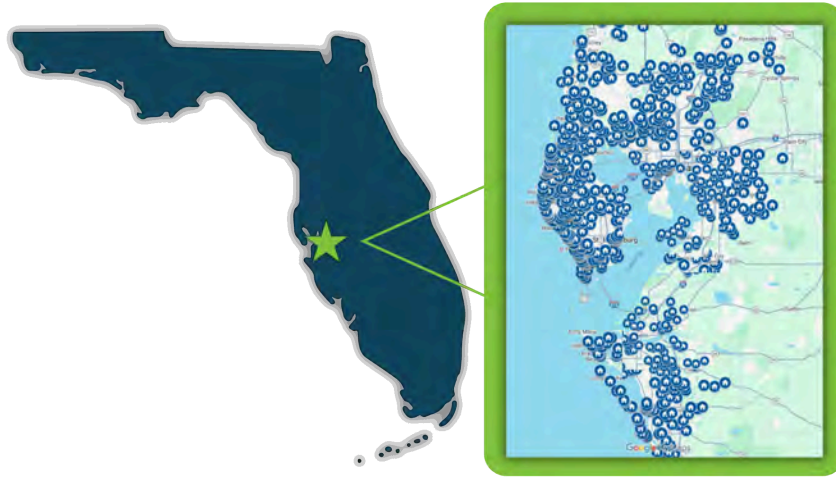
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"Tamara is very communicative and easy to talk to. She always answers my questions and continues to take my calls. She showed authentic empathy for our homeowners and worked with us to adjust the report due to the upcoming work we have going on at my property. Based on my experience with her alone, I would recommend Reserve Advisors."



Keanna Moss, General Manager
Ventana Condominium Association, Inc.
Tampa, Florida



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President
The Beacon on 3rd Street Condominium Association, Inc.
St. Petersburg, Florida

Level II Reserve Study Update With Site-Visit

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		 RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

South Fork East Community Development District comprises 1,176 units.

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study [linked here](#).

Scope of work includes all property owned-in-common as defined in your district's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your district's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

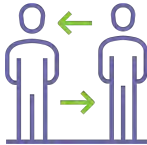
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II)	\$6,400.00
Your Reserve Study Includes: <ul style="list-style-type: none">• Pre-project Collaboration: Meeting with management and the board on community priorities and goals.• Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community.• Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures.• Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away.• Revision Period: One complimentary update within 6 months of delivery.• Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$6,400.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: South Fork East Community Development
District

Ref: 142390

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 11/18/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof. The purpose of our Insurance Appraisal is to identify the reconstruction cost value to ensure appropriate property insurance coverage.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



Wimauma Fencing Corp

16617 Windmill Forge Pass | Wimauma, Florida 33598
813-578-0000 | sales@wimaumafencing.com | www.wimaumafencing.com

RECIPIENT:

Nathan Neidlinger

11341 Ambleside Boulevard

Riverview, Florida 33579

Phone: (813) 499-8725

Estimate #64

Sent on

Oct 31, 2025

Total

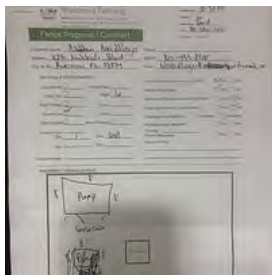
\$1,043.39

Product/Service	Description	Qty.	Unit Price	Total
Three rail aluminum 6 x 6 gate		1	\$350.00	\$350.00
Install 3 Rail Fence Aluminum 6H		26	\$25.50	\$663.00

Subtotal	\$1,013.00
Credit Card Processing fee (3.0%)	\$30.39
Total	\$1,043.39

Images

View online <https://l.jbbr.io/J5oaR0l>



This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



Wimauma Fencing Corp

16617 Windmill Forge Pass | Wimauma, Florida 33598
813-578-0000 | sales@wimaumafencing.com | www.wimaumafencing.com

RECIPIENT:

Nathan Neidlinger

11341 Ambleside Boulevard

Riverview, Florida 33579

Phone: (813) 499-8725

Estimate #65

Sent on Oct 31, 2025

Total \$1,805.08

Product/Service	Description	Qty.	Unit Price	Total
6 x 6 gate three rail aluminum		1	\$350.00	\$350.00
Install 3 Rail Fence Aluminum 6H		55	\$25.50	\$1,402.50

Subtotal	\$1,752.50
Credit Card Processing fee (3.0%)	\$52.58
Total	\$1,805.08

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



FENCE COMPANY

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3209

BALLFERFENCE.COM

OFC: (813) 331-3323

CP: (305) 303-5567

1517 S US HWY-41, Suite 102
Ruskin, FL 33570

Name: South Fork East CDD (Inframark)
Address: 11341 Ambleside Blvd Riverview FL
Date: 11/25/25 Phone: (813) 499 8725 Referred: _____

PVC	WOOD	ALUMINUM	CHAIN LINK
Feet _____	Wood feet _____	Aluminum Feet <u>32' / 48'</u>	Chain Link Feet _____
Color _____	Cypress <input type="checkbox"/> PT Pine <input type="checkbox"/>	Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input checked="" type="checkbox"/>	Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/>
Height _____	BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSB <input type="checkbox"/>	Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/>	Other Height _____
Style _____	Domed <input type="checkbox"/> Scalloped <input type="checkbox"/>	Municipal <input type="checkbox"/> Industrial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/> Commercial <input type="checkbox"/>
Feet _____	Other Style _____	Black <input checked="" type="checkbox"/> White <input type="checkbox"/> Other <input type="checkbox"/>	LT Comm <input type="checkbox"/> Industrial <input type="checkbox"/>
Color _____	Height 6' <input type="checkbox"/> 8' <input type="checkbox"/>	Post size <u>2 1/2"</u>	Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/>
Height _____	Picket 1/2" x 4" <input type="checkbox"/> 1"x4" <input type="checkbox"/>	3 Flat Top <input checked="" type="checkbox"/> 3 Box Spear <input type="checkbox"/>	Green Vinyl <input type="checkbox"/>
Style _____	Runner 2" x 4" <input type="checkbox"/>	3 Spear Top <input checked="" type="checkbox"/> 2 Pool Code <input type="checkbox"/>	Gate _____ Size _____
Gate _____ Size _____	Good Side <input type="checkbox"/> In <input type="checkbox"/> Out <input type="checkbox"/>	Gate <u>1</u> Size <u>6'w</u>	Gate _____ Size _____
Gate _____ Size _____	Gate _____ Size _____	Gate <u>1</u> Size <u>6'w</u>	Gate _____ Size _____

Remove existing Fence 0 FT. No ☐

Fence Line to be cleared by Ballfer Service ☐

Fence Line to be cleared by Owner ☒

Corner Lot Yes ☐ No ☒

Permit Needed Yes ☐ No ☒

Jurisdiction _____

Subdivision _____

NOTES: Iron World Aluminum
Post set w/ concrete

HOA Needed: Yes ☐ No ☐

HOA Approved: Yes ☐ No ☐

Residential \$ 1,990⁰⁰

Commercial \$ 2,250⁰⁰

Industrial \$ 2,890⁰⁰

Residential w/ 2 1/2 Post. \$ 2,190⁰⁰

Total: \$ 2190 + (option Selected)

D. Payment: \$ 50%

Balance: \$ 50%

Sale Price Credit/Debit: \$ +3%

Sale Price Check/Cash: \$ +0%

Customer/Buyer Signature

Customer will assume the responsibility for locating underground cables and utilities before installation calling 811. Ballfer Service Corp is not responsible, for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain on the property of Ballfer Service Corp until payment is received in full. Right of access and removal is granted to Ballfer Service Corp in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, buyer agrees to paid seller liquidated damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Customer assumes full responsibility for obtaining permits approval for the type and location of fence.

Contract



McConnie Fence Co.
4707 South 30th Ave. • Tampa, Florida 33619
(813) 247-3827 - Fax (813) 247-2546
PRESSURE TREATED CARIBBEAN PINE FENCE
P.V.C. • ALUMINUM • CHAIN LINK • WROUGHT IRON



FAMILY
OWNED & OPERATED
SINCE 1973

PROPOSAL SUBMITTED TO INFRAMARK		BUYER IS: <input type="checkbox"/> Property Owner <input type="checkbox"/> Not Property Owner		DATE 5-7-24
STREET		JOB NAME 13858 MOONSTONE CANYON DR.		
CITY, STATE AND ZIP CODE ALBA, SAN JUAN, INFRAMARK.COM		Riverview Fla 33579		
PHONE 482-1614	PHONE	PHONE	CONTACT ALBA SAN JUAN	

We hereby submit specifications and estimates for

WOOD (P.V.C./ALUM./CHAIN LINK FENCE

NO. OF FEET **34**
HEIGHT **6'**
STYLE **1-6" PVC**
W. GATE **1-4'**
DRIVE GATE
PICKET **7/8" x 6"**
RAIL
POST **5x5x9**

☒ ONE YEAR WARRANTY ON LABOR PROVIDING
McCONNIE FENCE SIGN REMAINS ON FENCE.

One (1) YEAR LIMITED WARRANTY AGAINST
TERMITE & ROTTING FOR PRESSURE TREATED
WOOD ONLY AS LONG AS FENCE IS NOT BURIED.
SEE MANUFACTURER'S WARRANTY FOR PVC
AND ALUMINUM. WARRANTY MUST BE FILED
WITH MANUFACTURER.

ADD'L SPEC.

POST SPACED
TOP RAIL
TERMINAL POST
LINE POST
WALK GATE POST
DRIVE GATE POST
GATE FRAME
BARB WIRE
TENSION WIRE
GAUGE
KNUCKLED UP

☐ 9 ☐ 11 1/2
☐ BARB UP ☐

TOP OF FENCE TO
FOLLOW GROUND

TO BE LEVEL WITH
LOWEST GRADE

TO BE LEVEL WITH
HIGHEST GRADE

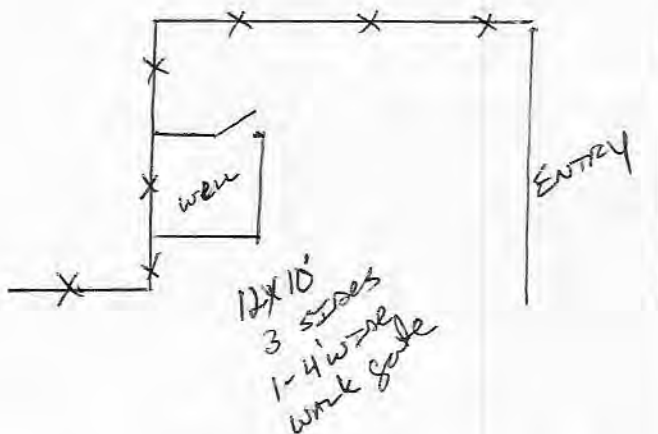
ALL SIDES TO FACE OUT

ALL SIDES TO FACE IN
EXCEPT SIDES THAT
FACE STREET

FENCE TO FACE AS
NOTED BELOW

NOTE: NOT Responsible for cut or breakage to sprinkler lines, heads, wiring, electrical, cable, telephone or anything else not marked by Sunshine One or Customer. Owner is responsible for ensuring that fence meets deed or historical restrictions. X INIT.*

QUANTITY	
34'	INSTALL 0.6 HIGH
	WHITE PVC T&G
1	INSTALL 4' WIDE
	WALK GATE
8	ALL POSTS CONCRETE
8	CUSTO



FENCE LINE CLEAR OF OBSTRUCTION ☐

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Dollars (\$ **1650⁰⁰**)

Payment to be made as follows: **30** % Down, and Balance Due on Completion

Deposit = \$ **500⁰⁰** Visa, Mastercard, Discover, cash or check. 3% convenience fee for CC.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Not responsible for underground sprinklers, or water, electrical and cable lines. **Owner responsible for locating property markers.**

Authorized **Darryl Green 813-997-8854**

Signature

This Proposal may be withdrawn by us within **14** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as Specified. If McConnie Fence comes out to perform the work and the job is not ready, there will be a \$150.00 trip charge added to the contract amount. Payment will be made as outlined above. If paid by Mastercard or Visa, the signature below will also act as the authorized signature for credit card payment. Please specify which direction the fence is to face, if not indicated on drawing, the fence will be installed with the good side out on all sides. **Before signing, Please Initial the (2) Asterisks.**

Signature X

Date: X

All sales are not final and all material remains the property of McConnie Fence Company, until paid in full. In default of any payment by the purchaser, the seller may take possession of goods without legal process. If seller requires an attorney's services in order to institute legal action of any kind, in the event of default, then buyer agrees to pay attorney's fees of seller, including all costs of collection. Unpaid invoices more than 2 weeks past due will be assessed a \$25.00 late fee plus interest (1 1/2% monthly). Warranty work can not be performed until fence is paid in full.

X INIT



The enclosed proposal is presented by
Riptide Pressure Washing, LLC

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE:		
RIPTIDE SUPPLIES ALL OF THE WATER.	✓	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	✓	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	✓	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	✓	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	✓	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	✓	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	✓	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

OUR EQUIPMENT:

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.



PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

OUR CLEANING METHOD FOR CONCRETE:

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner



Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

HOW WE DETERMINE OUR PRICING:

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. **This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.**

HOW WE PROTECT YOUR ASSETS:

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. **Your property will be named as an additional insured upon acceptance of our cost proposal.** Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared “apples to apples” with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



South Fork East CDD

Island 1
2,698.09 ft

1 - Walk, Curb, Storm Drains
1,068.5 ft

RIPTIDE PRESSURE WASHING, LLC

5 - Walk, Curb, Storm Drains
2,195.46 ft

Island 2
1,886.06 ft

2 - Walk, Curb, Storm Drains
956.17 ft

RIPTIDEPRESSUREWASHING.COM

4 - Walk, Curb, Storm Drains
862.25 ft

Island 3
1,692.97 ft

3 - Walk, Curb, Storm Drains
862.04 ft



Cost proposal for:

Riptide Pressure Washing, LLC

South Fork East CDD
Ambleside Blvd
Riverview, FL 33579
c/o Inframark

Property Manager:
Nathan Neidlinger

Item	Description	Quan.	Cost	Total
	Map is included on page 4.			
Sidewalk and Curbing	Supplying the water, cleaning of the sidewalks, adjacent curbing, and storm drains highlighted in red. 5,944 LF	5,944	1.30	7,727.20
Island Curb	Supplying the water, cleaning of the island cubing highlighted in yellow 6,277 LF	6,277	0.50	3,138.50
	PLEASE NOTE THE FOLLOWING: 1) Riptide supplies the water, see page 2. 2) Please view our cleaning demonstration video at riptidepressurewashing.com 3) Riptide carriers FULL WORKERS COMPENSATION, general liability, 5-million dollar umbrella policy, and commercial auto insurance for your protection.			

Proposal total = \$10,865.70

*Signature and date of approval.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Risk Management, Inc. dba One Source Advisory 203 Crystal Grove Blvd Lutz FL 33549		CONTACT NAME: Cody Cribbs PHONE (A/C, No, Ext): (813) 949-8636 E-MAIL ADDRESS: cody@onesourceadvisory.com FAX (A/C, No): (813) 909-8743	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern-Owners Insurance Company	
		INSURER B: Auto-Owners Insurance Co	
		INSURER C: FCBI	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 25-26 Term**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			20388929	05/21/2025	05/21/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4919265803	05/21/2025	05/21/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 500,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 500,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			4919265801	05/21/2025	05/21/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A			10666515-2024	02/06/2025	02/06/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Equipment - Rented Equipment			20388929	05/21/2025	05/21/2026	100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		
	2 Business name/disregarded entity name, if different from above.		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)	
	6 City, state, and ZIP code		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Robert C. Byrnes</i>	Date January 3, 2025
------------------	---------------------------------------------------------	-----------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

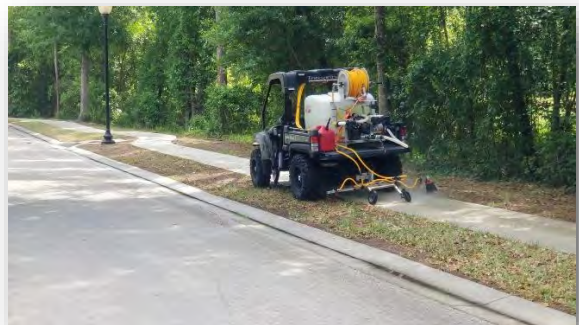
Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



How Integrity Can Meet Your Property's Needs:

- Competitive pricing
- Schedules that flow with your community's demands
- Minimize disruption to community
- Preventative maintenance programs for concrete surfaces and roofs
- Full-time, professional employees that are friendly and courteous with medical and retirement plan benefits
- Established contractor since 2004 with a full-time office staff and 4 crews
- **Protect your owners** from lawsuits:
 - No subcontractors, all workers are our employees and are covered by Worker's Comp in the roofing code
- State-of-the-art equipment to help streamline maintenance and increase production



Proposal of Services



Micah Valladares Jr.

VP of Sales

(813) 732-2041

Micahjr@integritypressurecleaning.com

11/18/2025

Southfork East CDD

11341 Ambleside Blvd.

Riverview, FL 33510

Scope of Work

Concrete Cleaning & Treatment

Pressure clean all sidewalks, curbs, storm drains and island curbs along **RED** lines using Zambonis to remove mold, dirt and loose oils from surfaces. Treat concrete with mild bleach solution to remove stubborn mold and keep concrete clean longer.

TOTAL = \$3,450

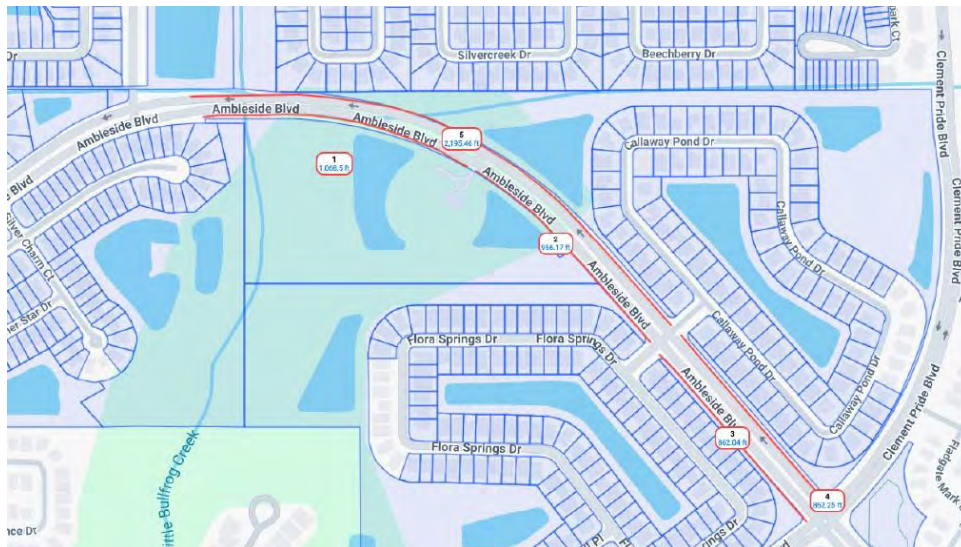
Hydrant Meter

Hydrant meter installation (Hillsborough County Utilities)

TOTAL = \$350

GRAND TOTAL = \$3,800

Exhibits



Site Plan

- Water source to come from hydrant meter
- 3-4-man crew onsite to perform work
- Client to ensure residents are noticed regarding schedule

Project Duration & Payment

➤ 1 day

➤ Net 30

Terms & Conditions

General. This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to **INTEGRITY PRESSURE CLEANING, INC.** ("Contractor"). If Customer cancels this prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement, Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (d) singular words include plural and vice versa.

Access. Customer shall provide Contractor with adequate access to electricity, water and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the cleaning and/or work identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with all information necessary to prepare any necessary permitting. Customer and/or owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Customer and/or Customer's failure to fulfill its obligations under this paragraph.

Payment Terms. Contractor reserves the right to require a deposit in excess of 10%, and Customer hereby waives the requirements of Florida Statute 489.123. Customer agrees to pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. Contractor reserves the right to terminate the Agreement for convenience.

Site Conditions. Should the Contractor discover concealed or unknown conditions at the site that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.

Restrictions and Requirements. Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the work contemplated under this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.

Customer Protection of Property. Customer shall be solely responsible for any pre-existing damages to curbs, walkways, driveways, structures, HVAC, utility lines, pipes, gutters, landscaping, appurtenances, or other real or personal property at the project location during work. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner.

Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida**. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

Jury Trial Waiver. In the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

Damage Limitation. Customer understands that the services contemplated under this Agreement involve pressure washing and other actions that may cause physical alteration to the site. Customer understands and accepts the risks inherent in the actions used to provide the services and holds Company harmless for any damages resulting from spraying of water or bleach onto areas requested to be cleaned by Customer. Customer also understands and accepts that performance of the work is no guarantee of the removal of stains, mold, mildew or other issues associated with the site and Contractor is in no way liable for any pre-existing conditions that are unable to be cleaned. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits.

Warranties. Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** The sole warranty associated with the work will be issued by Roof-A-Cide US, Inc. or one of its affiliates or subsidiaries. This warranty is not issued by Contractor and any claim under the warranty must be made directly to Roof-A-Cide US, Inc. under the terms of the warranty.

Claims. It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

Acts of God. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

Customer Delay. The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

Working Hours. The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

Notification. Customer shall be responsible for notifying its residents of any work performed by Contractor. Customer shall be liable for any delay in work resulting from a resident obstructing or delaying the work.

Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Statutory Warnings," and "Work Authorization" (if applicable), as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, the order of precedence is Work Authorization (to the extent it exists) followed by these terms and conditions.

Note: Signing this proposal indicates the proposed scope and any sketch outlines above have been reviewed thoroughly. Any additional scope will require an additional cost. This contract may be withdrawn if not accepted in 90 days.

Authorized Signature _____

Date _____

**STABLE. STRONG.
FOCUSED ON YOU.**



BankUnited (NYSE:BKU) is a leading commercial bank with more than \$35 billion in assets focused on delivering financial solutions to individuals, families and businesses. Headquartered in Miami Lakes, Florida, we serve communities with operations across Florida, New York, Dallas, Atlanta, Morristown, New Jersey, and Charlotte, North Carolina.

Our offerings span a full range of consumer and commercial banking products and services designed for individuals, small businesses, middle-market companies, large corporations, and institutions. We also deliver certain specialized lending and treasury management solutions nationwide, tailored to unique business needs.

We're driven by a passion to help the clients and communities we serve unlock their full potential with capital and sound advice.

FINANCIAL HIGHLIGHTS AT-A-GLANCE

September 30, 2025 | BankUnited, Inc.

\$35.1

**BILLION
TOTAL ASSETS**

\$28.6

**BILLION
TOTAL DEPOSITS**

\$23.7*

**BILLION
TOTAL LOANS**

54

**BANKING
CENTERS**

STRONG CAPITAL BASE POSITION

9.0%

**Tier-1
Leverage Ratio**

14.4%

**Total Risk-Based
Capital Ratio
(TRBC)**

12.5%

**Common Equity
Tier-1 Capital Ratio**



**SOLID
CREDIT
QUALITY**



**STABLE
PERFORMANCE**



**HEALTHY
LIQUIDITY**

NATIONALLY RECOGNIZED STATISTICAL RATINGS

BankUnited, Inc.

Baa3 Moody's
Issuer Rating

BBB Fitch
Issuer Rating

A- Kroll
Issuer Rating

BankUnited, N.A.

P-2 Moody's Short-Term Deposit

A3 Moody's Long-Term Deposit

F2 Fitch Short-Term Deposit

BBB+ Fitch Long-Term Deposit

K2 Kroll Short-Term Deposit

A- Kroll Long-Term Deposit

**#1 South
Florida's**

fastest-growing
banks by deposits,
*South Florida
Business Journal*,
April 2025

**5 Star
BauerFinancial
Rating**



**World's Most Trustworthy
Companies (Banking)**

Newsweek, September 2025



Gain confidence and assurance when you partner with BankUnited's Government Banking Team. We get to know you and your goals and then tailor banking solutions to help you operate more efficiently while helping to protect your accounts from day-to-day risks. We offer a full range of products and services to manage your public funds.

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- Dedicated team offering concierge-style service
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- Competitive interest rates
- Wide array of deposit and lending products

**TO LEARN MORE,
CONTACT ME TODAY**

TREASURY SOLUTIONS

- ACH Services
- Controlled Disbursement
- Fraud Prevention
- Remote Deposit Capture (RDC)
- Positive Pay Services
- Balance Reporting
- Account Reconciliation
- Lockbox Services
- Commercial Card Program
- Merchant Services

LENDING SOLUTIONS

- General Obligation Bonds
- Revenue Bonds
- Special Obligation Refunding Revenue Bonds
- Certificate of Participation
- Equipment Leasing and Financing

NAME

PHONE

EMAIL

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork East Community Development District was held on Thursday, November 13, 2025, at 6:00 p.m. at Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579.

Present and constituting a quorum were:

Karen Gagliardi	Chairperson
Laura Green	Vice Chairperson
Frank Gagliardi	Assistant Secretary
Mona Dixon	Assistant Secretary
Thaddeus Moss	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Vivek Babbar	District Counsel
Kirk Wagner	District Engineer
Frederick Levatte	On-Site Manager
Nathan Neidlinger	Field Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Call to Order

The roll was called at 6:00 p.m. A quorum was established.

THIRD ORDER OF BUSINESS

Motion to Adopt the Agenda

On MOTION by Mrs. Green, seconded by Mr. Gagliardi, with all in favor, the South Fork East November 13, 2025, agenda was approved.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda

There were no audience member comments.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Accountant Report

There were no updates.

B. Solitude – Waterway Inspection Report**1. SOLitude Lake Management – 10/21/25-11/3/25**

Mr. Sparks attended the meeting in person to address concerns regarding trash and debris in the pond. As a resolution moving forward, the technician will document each visit by taking photographs of the trash collected.

2. Consideration of MidgeFly Treatment Proposal

Tabled for the next meeting.

3. Consideration of Planting Site 26 Proposal

Tabled for the April 2026 meeting.

C. Field Service Manager's Report

Mr. Montagna provided his Field inspection report.

1. Consideration of Tree Removal from Wetlands Proposal

It was determined that Mr. Levatte will address the matter; therefore, there is no need to approve the proposal presented by New Leaf. The Field Team was directed to obtain two additional pressure-washing proposals to ensure a comparable, “apples-to-apples” evaluation with the proposal presented at the meeting.

The Field Team was also instructed to secure two additional bids for the Reserve area well.

Furthermore, the Field Team will coordinate with the Engineer to photograph the properties contributing to erosion by discharging pool backwash into the conservation area. Once the responsible addresses are confirmed, the photographs will be forwarded to Ms. Sanchez, who will issue a formal notice directing the homeowners to cease backwashing and to restore the affected area to its original condition.

D. Landscape Report

Concerns were raised regarding the landscape vendor directing grass clippings into the ponds. A video documenting the issue will be forwarded to New Leaf Landscaping for review and corrective action.

On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all in favor, the South Fork East Community Development District approved to move forward with Estimate 1286.

E. On-Site Manager's Report

On MOTION by Ms. Green, seconded by Mr. Gagliardi, with all in favor, the South Fork East Community Development District approved to replenish Mr. Levatte's petty cash in the amount of \$250.

F. Attorney's Report

For the January agenda, the Attorney will present language for the Board's review regarding pool rules and the distribution of access cards, including associated fees.

G. Engineer's Report

Mr. Wagner from BDI provided a high-level overview of the findings from the walk-through conducted last week with staff and Ms. Sanchez.

H. District Manager's Report

Ms. Sanchez informed the Board that the next meeting is on December 11, 2025.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Pool Contract Agreement**

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District proceeds with the execution of the Pool Contract Agreement as presented.

B. Consideration of Fence Proposal

Tabled for next month's agenda.

C. Consideration of Motion to Assign Funds

The Board approved to assign funds.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Approval of the Minutes of the October 9, 2025, Meeting**

On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all in favor, the South Fork East Community Development District approved the October 9, 2025, meeting minutes as presented.

B. Acceptance of the Check Register for September 2025 with Invoice

The sales tax is still being added to the invoice bill.

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District approved to accept the September Check Register with the sale taxes being removed and reimbursed back to the CDD.

EIGHTH ORDER OF BUSINESS**Old Business**

There were no old business items to discuss.

NINTH ORDER OF BUSINESS**Supervisor's Comments**

Mr. Gagliardi presented a proposal from Living Water for pressure washing from Summerfield to Clement Pride. The vendor will only use water and no chemicals. The proposal was tabled pending the Field Team securing two additional proposals for comparison.

The Board acknowledged and commended the HOA and Frederick for their efforts during the Halloween event, noting it was a great success.

Ms. Gagliardi requested that Inframark provide guidance on Certificate of Deposit (CD) options for the Reserve funds.

On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all in favor, the South Fork East Community Development District provided the Supervisor in charge of Pool house/Clubhouse operations a spending allowance of \$3,000.

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District provides the supervisor in charge of landscape approvals a spending allowance of \$3,000 for any services they deem necessary.

Ms. Gagliardi requested that the Field Team coordinate with Solitude on Pond 19 to implement non-lethal algae treatments for a six-month period to assess whether there is a difference in the intensity of chemical spraying.

TENTH ORDER OF BUSINESS**Audience Comments (3) Minute Time**

The owner of 11618 Iris Spring Court (Enclave) attended the meeting to request a status update regarding her request for the Assessment Team to review her assessment methodology. Ms. Sanchez will send a follow-up email to the team to obtain a response and provide the owner with an update.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Dixon, seconded by Ms. Green, with all in favor, the South Fork East Community Development District adjourned the meeting at 8:45 p.m.

Secretary

President

(Sorted by Check / ACH No.)

GENERAL FUND - 001

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100186							
001	10/23/25	SOUTH COUNTY LANDCARE INC	10778	OCT 25 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$20,998.16
001	10/23/25	SOUTH COUNTY LANDCARE INC	10800	Remvoal of north side of Ambleside EAST OF Clement pride October 2025	R&M Landscape	546259-53901	\$3,850.00
001	10/23/25	SOUTH COUNTY LANDCARE INC	10799	Tree removal October 2025	R&M Landscape	546259-53901	\$1,010.00
001	10/23/25	SOUTH COUNTY LANDCARE INC	10801	Irrigation valve replacement October 2025	R&M-Irrigation	546041-53901	\$925.54
Check Total							\$26,783.70
CHECK # 100187							
001	10/23/25	INFRAMARK LLC	160737	Monthly Base Management Contract October 2025	ProfServ-Mgmt Consulting	531027-51201	\$4,291.67
001	10/23/25	INFRAMARK LLC	160737	Monthly Base Management Contract October 2025	ProfServ-Field Management	531016-53901	\$1,458.33
001	10/23/25	INFRAMARK LLC	160737	Monthly Base Management Contract October 2025	Miscellaneous Services	549001-51301	\$15.00
Check Total							\$5,765.00
CHECK # 100188							
001	10/27/25	STRALEY ROBIN	27384	Legal services September 2025	ProfServ-Legal Services	531023-51301	\$1,377.00
Check Total							\$1,377.00
CHECK # 100189							
001	10/27/25	FEDEX	9-037-79967	FED EX 10/14/25	Communication/Freight - Gen'l	541001-51301	\$60.13
Check Total							\$60.13
CHECK # 100190							
001	10/27/25	INFRAMARK LLC	161860	Postage	Communication/Freight - Gen'l	541001-51301	\$0.74
001	10/27/25	INFRAMARK LLC	161861	Go Daddy domain renewal for 2025/2026	Website Compliance	534397-51301	\$22.19
Check Total							\$22.93
CHECK # 2444							
001	10/24/25	VERIZON	6125656991	BILL PRD 09/11 - 10/10/25	Telephone/Fax/Internet Services	541009-57201	\$73.60
Check Total							\$73.60
CHECK # 300035							
001	10/22/25	BOCC	100125-ACH	SERVICE FOR 8/21-9/22/25	Utility - Water & Sewer	543021-53601	\$1,467.80
Check Total							\$1,467.80
CHECK # DD566							
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Telephone/Fax/Internet Services	541009-57201	\$52.00
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Office Supplies	551002-57201	\$59.71
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Office Supplies	551002-57201	\$43.98
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Pools	546074-57201	\$10.20
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Pools	546074-57201	\$47.72
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Office Supplies	551002-57201	\$26.85
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Telephone/Fax/Internet Services	541009-57201	\$100.86
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Telephone/Fax/Internet Services	541009-57201	\$160.00
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	\$348.60
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	\$65.51
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	(\$16.82)
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	\$16.82
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Office Supplies	551002-57201	\$4.30
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	\$73.72
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	Telephone/Fax/Internet Services	541009-57201	\$117.10
001	10/23/25	VALLEY NATIONAL BANK	090925-7164-ACH	PURCHASES 8/14-9/5/25	R&M-Facility	546024-57201	\$74.91
Check Total							\$1,185.46
CHECK # DD567							
001	10/16/25	TECO	091925-8329-ACH	SERVICE FOR 8/15-9/15/25	Utility - Electric	543041-53100	\$939.03
Check Total							\$939.03

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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CHECK # DD568

001	10/16/25	TECO	25.09-25-ACH	SERVICE FOR 8/21-9/19/25	Utility - Electric	543041-53100	\$21,100.45
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Check Total	<u>\$21,100.45</u>
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Fund Total	<u>\$105,472.82</u>
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Total Checks Paid	\$105,472.82
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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Fork East CDD
ATTN; INFRAMARK- ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

September 26, 2025
Client: 001335
Matter: 000001
Invoice #: 27187

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/19/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.5	\$152.50
8/19/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$35.00
8/27/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
8/28/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	3.8	\$1,159.00
Total Professional Services			5.1	\$1,503.50

September 26, 2025
Client: 001335
Matter: 000001
Invoice #: 27187

Page: 2

Total Services	\$1,503.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,503.50
Previous Balance		\$1,699.50
Less Payments		(\$1,699.50)
PAY THIS AMOUNT		\$1,503.50

Please Include Invoice Number on all Correspondence



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI205373
Invoice Date: 10/1/2025

Bill
To: South Fork East CDD
Inframark Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

Ship
To: South Fork East CDD
Inframark Management Services
2654 Cypress Ridge Boulevard, Suite
Wesley Chapel, FL 33544

Ship Via
Ship Date 10/1/2025
Due Date 10/31/2025
Terms Net 30

Customer ID 6405
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2025 - 10/31/2025 South Fork East Cdd-Lake-ALL		1	1	2,261.75	2,261.75

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,261.75

Subtotal: 2,261.75
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 2,261.75



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

South Fork East Community
Development District
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States

INVOICE#

159305

CUSTOMER ID

C1986

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	3,000.00		3,000.00
Mail notices sent on 8-6-25 \$1,998.96	1	Ea	1,998.96		1,998.96
Postage	2	Ea	0.74		1.48
Subtotal					5,000.44

Subtotal \$5,000.44

Tax \$0.00

Total Due \$5,000.44

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

South Fork East CDD - 210 N. University Drive Suite 702

Bill to
South Fork East CDD
210 N. University Drive
Suite 702
Coral Springs, FL 33701

Invoice details

Invoice no.: 8217
Terms: Net 15
Invoice date: 10/01/2025
Due date: 10/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$2,000.00	\$2,000.00

Total

\$2,000.00

Mail to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
9/28/25-9/28/25	SOUTH FORK EAST	
Billing Date	Sales Rep	Customer Account
9/28/2025	Deirdre Bonett	TB204804
Total Amount Due		Invoice Number
\$585.00		57861-092825

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/28/25	9/28/25	57861	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meetings Schedule Affidavit Fee	2	1.00x55.00 L	\$583.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
9/28/25-9/28/25	SOUTH FORK EAST	
Billing Date	Sales Rep	Customer Account
9/28/2025	Deirdre Bonett	TB204804
Total Amount Due		Invoice Number
\$585.00		57861-092825

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOUTH FORK EAST
11555 Heron Bay Blvd Ste 201
C/O Inframark
Coral Springs, FL 33076-3361

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 09/28/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

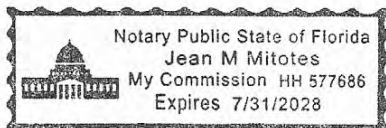


Sworn to and subscribed before me this 09/28/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



NOTICE OF MEETINGS

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Fork East Community Development District will hold their meetings for Fiscal Year 2025-2026 on the second Thursday of every month at 6:00 p.m. at the Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579, as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026 App. Budget
June 11, 2026
July 9, 2026
August 13, 2026 Adopt Budget
September 10, 2026

There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional notice of publication. Please check the District's website for the latest information: <https://www.southforkeastcdd.com/>.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure 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 28, 2025

57861

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



South Fork East CDD
11341 Ambleside Boulevard
Riverview, FL, United States 33579

Invoice #	17814
Invoice Date	10-01-25
Balance Due	\$65.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	- Network -	\$0.00	1.0	\$0.00
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network firmware updates - Network downtime monitoring - Discount on labor if onsite technician is required for networking	\$65.00	1.0	\$65.00

Subtotal	\$65.00
Tax	\$0.00
Invoice Total	\$65.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$65.00





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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10787	10/01/2025	\$2,250.00	10/01/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	rain bird controler	Rain Bird ESP Modular Outdoor Controller south fork east cdd new controller clement pride and amble side intersection	1	2,250.00	2,250.00

SUBTOTAL	2,250.00
TAX	0.00
TOTAL	2,250.00
BALANCE DUE	\$2,250.00



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10790	10/01/2025	\$21,184.53	10/01/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SOUTHFORK EAST CDD	Landscape Maintenance for monthy for SouthFork East October Revised Invoice	1	21,184.53	21,184.53

SUBTOTAL	21,184.53
TAX	0.00
TOTAL	21,184.53
BALANCE DUE	\$21,184.53

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

South Fork East CDD - 210 N. University Drive Suite 702

Bill to
Thaddeus
South Fork East CDD
210 N. University Drive Suite 702
Coral Springs, FL 33701

Invoice details
Invoice no.: 8102
Terms: Net 15
Invoice date: 08/29/2025
Due date: 09/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump	You need 2 chemical pumps to pump in the acid and chlorine into the pool.	2	\$650.00	\$1,300.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Total\$1,300.00

Overdue09/13/2025



INVOICE

Alltech Services LLC

Our technical savvy is your stress relief

19046 Bruce B Downs Blvd.

Ste B6 PMB2074

Tampa, FL 33647

813-860-0489

Info@alltechservs.com

www.alltechservs.com

132815

10/10/2025

TO South Fork East
11341 Ambleside Blvd., Riverview, FL 33579

This invoice is for four completed monuments on Ambleside.
(Flagstone, Savannah)

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	4"x 8' Galvanized pole	\$45.00	\$45.00
1	Box of 5/16" x 2-1/4 Tapcon Screws	\$25.00	\$25.00
4	Labor hours	\$125.00	\$500.00
SUBTOTAL			\$570.00
MONUMENTS COMPLETED			4
TOTAL			\$2,280.00

Payment Terms: Net 15 days from the invoice date.

- Due Date: **October 25, 2025.**
- A late fee of 5% will be applied to any overdue balance after the 15-day grace period.
- Interest of 18% APR will be charged on overdue invoices, as permitted by Florida law.
- Payments can be made via bank transfer, credit card, or check.

Thank you for your business!

Hanley Pools LLC
Po Box 6004
Sun City Center, FL 33571 US
8139409875
hanleypoolsllc@gmail.com

Invoice 1066



BILL TO Southfork East Moss 11341 Ambleside Blvd Riverview, FL 33579	DATE 08/01/2025	PLEASE PAY \$1,687.50	DUE DATE 08/01/2025

DESCRIPTION	AMOUNT
Repair suction side of the filtration pump 6" PVC and flange The worked was conducted in August for plumbing modifications.	1,687.50

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or call 813-839-7665 during business hours. Zelle to 813-940-9875

If paying by check:

Make checks payable to: Hanley Pools LLC Mail to Po Box 6004, Sun City Center, 33571

TOTAL DUE	\$1,687.50
-----------	------------

THANK YOU.

Pay invoice



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 7/23/2025
Invoice # 22139

Bill To

South Fork East CDD Riverview
Brletic Dvorak Inc.
436 4th Ave. S., Unit 4
St. Petersburg, FL 33701

Project Info

P.O. #

Terms

Net 30

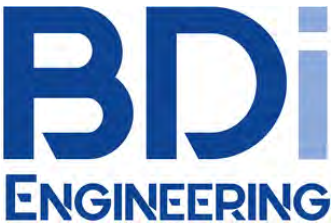
Ship/Pick Up Date 7/23/2025

Due Date 8/22/2025

Description	Qty	Price	Amount
South Fork East CDD Debris Removal Provide all labor, equipment, and materials needed to complete the removal of one (1) approximately 40' x 6' agricultural fiberglass storage tank out of the wetland area. This cost includes removal and disposal. Access for large equipment will be needed for the removal. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.**	1	5,500.00	5,500.00
Thank you for your business Crosscreek Environmental Inc.			Subtotal \$5,500.00 Sales Tax (0.0%) \$0.00 Total \$5,500.00 Payments/Credits \$0.00 Balance Due \$5,500.00

Brletic Dvorak Inc

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



INVOICE

BILL TO
South Fork East CDD
c/o Inframark IMS
210 North University Drive
Suite 702
Coral Springs, Florida 33071

INVOICE 2128
DATE 09/30/2025
TERMS Net 30
DUE DATE 10/30/2025

PROJECT NAME
South Fork East CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[September 23 - September 30]	4:00	180.00	720.00
Senior Inspector	[September 23 - September 25]	3:00	120.00	360.00

BALANCE DUE \$1,080.00

Pay invoice



**SOUTH FORK EAST CDD
SEPTEMBER 2025**

<u>CDD Activities</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	1.00	\$180	K. Wagner	\$180.00
	2.00	\$180	J. Whited	\$360.00
RFP Doc for 6" irrigation main removal and shoreline restoration on Pond 7	0.00	\$210	R. Dvorak	\$0.00
	0.00	\$180	J. Whited	<u>\$0.00</u>
	2.00	\$120	K. Wagner	<u>\$240.00</u>
Communication and Site Visit for Ditch Vegetation Removal.	0.00	\$210	R. Dvorak	\$0.00
	1.00	\$180	J. Whited	<u>\$180.00</u>
	1.00	\$120	K. Wagner	<u>\$120.00</u>
INVOICE TOTAL	7.00			<u>\$1,080.00</u>



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10778	10/01/2025	\$20,998.16	10/01/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SouthFork East 3 CDD	Contracted Monthly maintenance for South Fork 3 CDD oct2025	1	20,998.16	20,998.16

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



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10800	10/17/2025	\$3,850.00	10/31/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	landscape removal	Landscape Removal for north south side of Ambleside east of clement pride	11	350.00	3,850.00

SUBTOTAL	3,850.00
TAX	0.00
TOTAL	3,850.00
BALANCE DUE	\$3,850.00

Pay invoice



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10799	10/15/2025	\$1,010.00	11/14/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/30/2025	Tree Removal	Tree Removal large Brazilian pepper behind power lines	1	800.00	800.00
	landscape removal	Lemongrass	7	30.00	210.00

SUBTOTAL	1,010.00
TAX	0.00
TOTAL	1,010.00
BALANCE DUE	\$1,010.00

Pay invoice



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 Fl Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10801	10/17/2025	\$925.54	10/31/2025	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	irrigation valve	Hunter 1.5 " Irrigation valve one valve was reported by Jason the field manager and the second valve was reported by Frank CDD board member. Valve one was on the southside Ambleside. Second Valve northside Ambleside.	2	462.77	925.54

SUBTOTAL	925.54
TAX	0.00
TOTAL	925.54
BALANCE DUE	\$925.54

Pay invoice



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160737

CUSTOMER ID

C1986

PO#**DATE**

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

South Fork East Community
Development District
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	4,291.67		4,291.67
Field Operations 001-531016-51301-5000	1	Ea	1,458.33		1,458.33
Record Storage Fee	1	Ea	15.00		15.00
Subtotal					5,765.00

Subtotal \$5,765.00

Tax \$0.00

Total Due \$5,765.00

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Fork East CDD
ATTN; INFRAMARK- ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

October 22, 2025

Client: 001335

Matter: 000001

Invoice #: 27384

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/11/2025	VKB	REVIEW AND REPLY TO EMAILS RE: ASSESSMENT ROLL AND CERTIFICATE FOR TAX COLLECTOR'S OFFICE.	0.2	\$61.00
9/12/2025	MS	REVIEW STATUS OF 2026 GENERAL ELECTION QUALIFIED ELECTORS.	0.2	\$35.00
9/24/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; REVIEW AND REPLY TO EMAILS RE: RESIDENT'S (11632 IRIS SPRING CT) CORRESPONDENCE TO CDD DEMANDING REIMBURSEMENT FOR ALLEGED HAZARDOUS TREE AND MAINTENANCE.	0.8	\$244.00
9/25/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	2.8	\$854.00
9/26/2025	VKB	REVIEW AND REPLY TO RESIDENT'S (11632 IRIS SPRING CT) EMAIL DEMANDING REIMBURSEMENT FOR ALLEGED HAZARDOUS TREE AND MAINTENANCE AND NOTIFYING HIM OF UNAUTHORIZED BACKWASHING OF POOL ONTO CDD PROPERTY.	0.6	\$183.00
Total Professional Services			4.6	\$1,377.00

October 22, 2025
Client: 001335
Matter: 000001
Invoice #: 27384

Page: 2

Total Services	\$1,377.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,377.00
Previous Balance		\$1,503.50
Less Payments		(\$1,503.50)
PAY THIS AMOUNT		\$1,377.00

Please Include Invoice Number on all Correspondence



Invoice Number	Invoice Date	Account Number	Page
9-037-79967	Oct 21, 2025	XXXX-X113-6	1 of 2

Billing Address:

SOUTH FORK EAST
CORAL SPRINGS FL 33076

Shipping Address:

SOUTH FORK EAST
CORAL SPRINGS FL 33071-7320

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$60.13
TOTAL THIS INVOICE	USD	\$60.13

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Payments not received by Nov 05, 2025 are subject to a late fee.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
9-037-79967	Oct 21, 2025	XXXX-X113-6	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		41.68	18.45			60.13
Total FedEx Express	1		\$41.68	\$18.45			\$60.13

TOTAL THIS INVOICE

USD

\$60.13

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 14, 2025	Cust. Ref.: South Fork East CDD	Ref.#2: 8105
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 3

Automation	INET	Sender	Recipient
Tracking ID	885160971485	ANNA CIFELLI	FEDRICK LEVATTE
Service Type	FedEx Priority Overnight	Inframark, LLC.	South Fork East CDD
Package Type	FedEx Envelope	POMPANO BEACH FL 33076 US	RIVERVIEW FL 33579 US
Zone	03		
Packages	1		
Rated Weight	N/A	Transportation Charge	41.68
Delivered	Oct 15, 2025 10:21	Fuel Surcharge	9.04
Svc Area	A2	Residential Delivery	6.55
Signed by	F.Fred	Third Party Billing	2.86
FedEx Use	000000000/197/_	Total Charge	USD \$60.13
Third Party Subtotal			USD \$60.13
Total FedEx Express			USD \$60.13

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

South Fork East Community
Development District
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States

INVOICE#

161860

CUSTOMER ID

C1986

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
Subtotal					0.74

Subtotal

\$0.74

Tax

\$0.00

Total Due

\$0.74

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

South Fork East Community
Development District
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States

INVOICE#

161861

CUSTOMER ID

C1986

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra Demarco- 7-25-25 DNH*GODADDY#: Domain Renewals \$22.19	1	Ea	22.19		22.19
Subtotal					22.19

Subtotal	\$22.19
Tax	\$0.00
Total Due	\$22.19

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.



PO BOX 489
NEWARK, NJ 07101-0489

Account: 442033747-00001
Invoice: 6125656991
Billing period: Sep 11 - Oct 10, 2025
Due date: 11/09/25



INFREMARK
SOUTH FORK EAST COMMUNITY
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076-3361

00104411
M102

Manage your account at
verizon.com/mybusiness

We updated the design of your bill. Learn
more about these updates at
verizon.com/business/billupdates

We appreciate your business with this account since 12/10/2013.

Snapshot of your bill

(details on page 5)

Balance from last bill	\$73.60
Payment - Thank You	-\$73.60
Balance Forward	\$0.00
This month's charges due by Nov 09, 2025	\$73.60
Total due	\$73.60

Save time & money when you enroll in paper-free billing and Auto Pay. See page 2 for details.

Review your bill online

Scan QR code with your camera app
or go to verizon.com/business/bill



INFREMARK
SOUTH FORK EAST COMMUNITY
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076-3361

Bill Date October 10, 2025
Account Number 442033747-00001
Invoice Number 6125656991

Total Amount Due by November 09, 2025

Make check payable to Verizon Wireless.
Please return this remit slip with payment.

\$73.60

\$.

PO BOX 16810
NEWARK, NJ 07101-6810



61256569910104420337470000100000007360000000073602

NOTICE: Bank account and routing numbers will be retained to enable future payments by phone or online. To opt out, call 1-866-544-0401.



Payment Summary

Previous Balance	\$73.60
Payment - Thank You	
Payment Received 09/29/25	-\$73.60
Total Payments	-\$73.60
Balance Forward	\$0.00

Account: 442033747-00001
Invoice: 6125656991
Billing period: Sep 11 - Oct 10, 2025
Due date: 11/09/25

Questions about your bill?
verizon.com/business/support
800-922-0204

You may be eligible for a discount by enrolling in Auto Pay and paper-free billing, depending on your plan.

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

1. Logging in or Registering for My Business at verizon.com/mybusiness.
2. Calling our Automated Payment Option Enrollment system at 866-868-3882.
3. Signing the remit slip below and mailing with check.

You can enroll in paper-free billing by:

1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 442033747-00001 SOUTH FORK EAST COMMUNITY

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Account: 442033747-00001
 Invoice: 6125656991
 Billing period: Sep 11 - Oct 10, 2025
 Due date: 11/09/25

Explanation of Charges: Account Charges and Line Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-310-5866 Theddeus Moss	4	\$69.00	--	--	\$4.60	--	--	\$73.60	--	--	1.744GB	--	--	--
Total Charges		\$69.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$73.60						



Account: 442033747-00001
Invoice: 6125656991
Billing period: Sep 11 - Oct 10, 2025
Due date: 11/09/25

Charges by line details

Theddeus Moss
813-310-5866
Business Internet Gateway Xc46 **\$73.60**

Monthly Charges **\$69.00**

Plan

5G Business Internet 100Mbps	10/11 - 11/10	\$69.00
------------------------------	---------------	---------

Features & Add Ons

5g BI 10 Year Price Guarantee*

*Includes a price guarantee thru 3/25/2035

5G products aren't eligible for the access fee discounts generally offered through your employer or organization.

Equipment Charges **\$0.00**

Business Internet Gateway Xc46Be	\$9.72
Device Payment Agreement 1334892865 - Payment 7 of 36	
Paid \$48.67	
Past Due \$9.72	
Balance (after this month's current payment) \$281.88	
Device Promotional Credit (7 of 36)	-\$9.72

Surcharges and Other Charges **\$4.60**

Surcharges

Regulatory Charge	\$0.02
Administrative Charge	\$1.60

Other Charges and Credits

Economic Adjustment Charge	\$2.98
----------------------------	--------

Total Current Charges for 813-310-5866	\$73.60
-----------------------------------------------	----------------

Your Plan

5G Business Internet 100Mbps

\$69.00 monthly charge

Unlimited Data

Unlimited monthly gigabyte

Usage and Purchase Charges

Usage and Purchase Charges consist of charges resulting from usage outside of your plan or feature allowance. It may also include international charges.

Account: 442033747-00001
Invoice: 6125656991
Billing period: Sep 11 - Oct 10, 2025
Due date: 11/09/25

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956 or online at vzw.com/myprivacy.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy charges. You should not pay pre-bankruptcy amounts; they are for your information only. In the event Verizon receives notice of a bankruptcy filing, pre-bankruptcy charges will be adjusted in future invoices. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

Effective January 11, 2023, the definition of the Administrative Charge will be modified to help defray and recover certain direct and indirect costs we or our agents incur, including: (a) costs of complying with regulatory and industry obligations and programs, such as E911, wireless local number portability, and wireless tower mandate costs; (b) property taxes; and (c) costs associated with our network, including facilities (e.g. leases), operations, maintenance and protection, and costs paid to other companies for network services.

Please note that this surcharge is a Verizon Wireless charge, not a tax or government-imposed fee. This charge, and what's included, is subject to change from time to time.

Economic Adjustment Charge

Our number one priority is to provide exceptional service to your business and consistently deliver the quality Business.

Just as you are seeing in your business, Verizon Business is seeing a wide range of increases in its costs to provide service. As these challenges have continued to mount, we have made the decision to add an Economic Adjustment Charge.

On June 8, 2023, Verizon Business began adding the charge to new LTE Business Internet and 5G Business Internet lines. And starting in August 2023, the charge will apply to existing LTE Business Internet and 5G Business Internet lines where the applicable price guarantee has already ended and thereafter on a rolling basis as your applicable price guarantee ends. The amount of the charge is \$2.98 or \$3.97 per month, for each qualifying LTE or 5G Business Internet line.

On June 16, 2022, Verizon Business began adding the charge to newly activated and upgraded lines, existing lines that have completed a contract-based line term, and lines that have twelve (12) months or fewer remaining on a Device Payment Plan Agreement. The amount of the charge is \$2.98 or \$3.97 per month/line for each smartphone and data device, and \$0.98 per month/line for each basic phone and tablet device.

As lines meet these criteria, the charge will be automatically added to your bill. You can find the Economic Adjustment Charge in the Other Charges & Credits section of your bill.

California - Questions About Your Bill?

Call Customer Service at 800.922.0204. Send written disputes to: Verizon, PO Box 409, Newark, NJ 07101-0409. If you are disputing a charge because you contend it was not authorized, and we need time to investigate the complaint, you are not required to pay the disputed amount while our investigation is pending. If you have a complaint you cannot resolve with us, submit a complaint to the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave. Rm. 2003, San Francisco, CA 94102, or at <http://www.cpuc.ca.gov/complaints>, or call 800.649.7570. If you have hearing or speaking limitations and need California Relay Service, dial 711 (visit <http://ddtp.cpuc.ca.gov/> for further information). If you need to contact your wireless phone insurance provider, call 888.881.2622.

Device Payment Schedule

Listed below are the dates of your future payments for device payment VZEDGE_NEW_AGREEMENT_NUMBER.

Schedule Of Future Payments Due VZEDGE_NEW_SCHEDULE_DATES



Account: 442033747-00001
Invoice: 6125656991
Billing period: Sep 11 - Oct 10, 2025
Due date: 11/09/25

Need-to-Know Information (continued)

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On October 1, 2025, the FUSC decreased to 38.1% of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges decreased 38.1%. For more details, please call 1-888-684-1888.

DISTRICT **SOUTHFORK EAST CDD**
VENDOR **BOCC**
INV DATE **10/01/25**
INV # **100125-ach**

<u>G/L Acct</u>	<u>OrgUnit</u>	<u>Meter</u>	<u>Acct #</u>	<u>Service Address</u>	<u>Service</u>	<u>8/21-9/22/25</u>
543021	53601	67028058	5095899908	13580 Clement Pride Blvd	water	\$ 20.58
543021	53601	94932402	5095899906	13801A Felix Will Rd (IRRI)	water	\$ 20.80
543021	53601	53505784	5095899906	13942 Felix Will Rd (IRRI)	water	\$ 827.32
543021	53601	68120664	5095899906	13901A Windy Knoll Dr (IRRI)	water	\$ 20.80
543021	53601	32996226	5095899906	11341 Ambieside Blvd.	water	\$ 578.30
Bill corrections						
001.543021.53601.5000						\$ 1,467.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

11-Page 1 of 4

Summary of Account Charges

Previous Balance	\$1,615.20
Net Payments - Thank You	\$-1,615.20
Total Account Charges	\$1,467.80
AMOUNT DUE	\$1,467.80

This is your summary of charges. Detailed charges by
premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 5095899906



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



SOUTH FORK EAST CDD
C/O INFRAMARK
CORAL SPRINGS FL 33076

4900

DUE DATE 10/22/2025

**Auto Pay Scheduled
DO NOT PAY**





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

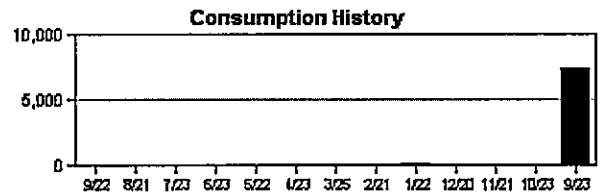
Service Address: 13801A FELIX WILL RD (IRRI)

10-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94932402	08/21/2025	6095	09/22/2025	6095	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$14.77
Total Service Address Charges	\$20.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

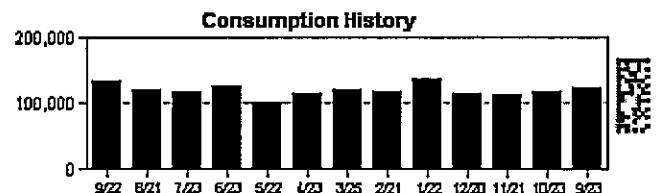
Service Address: 13942 FELIX WILL RD (IRRI)

10-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53505784	08/21/2025	72720	09/22/2025	74060	134000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$404.68
Water Base Charge	\$127.08
Water Usage Charge	\$289.53
Total Service Address Charges	\$827.32





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

Service Address: 13901A WINDY KNOLL DR (IRRI)

IR-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
68120664	08/21/2025	9742	09/22/2025	9742	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$14.77
Total Service Address Charges	\$20.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

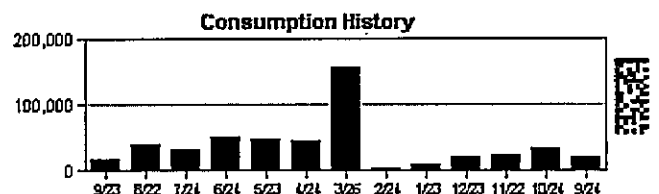
Service Address: 11341 AMBLESIDE BLVD

IR-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
32996226	08/22/2025	67526	09/23/2025	67694	16800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$50.74
Water Base Charge	\$115.18
Water Usage Charge	\$17.30
Sewer Base Charge	\$279.51
Sewer Usage Charge	\$109.54
Total Service Address Charges	\$578.30





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/01/2025	10/22/2025

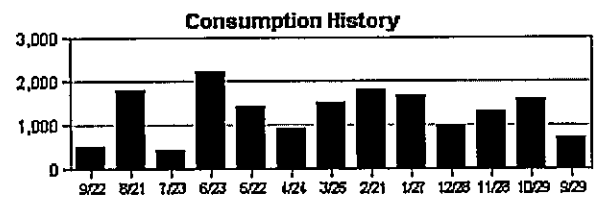
Service Address: 13580 CLEMENT PRIDE BLVD

W-Page 4 of 6

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
67028058	08/21/2025	2291	09/22/2025	2296	500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.51
Water Base Charge	\$12.52
Water Usage Charge	\$0.52
Total Service Address Charges	\$20.58





STEPHEN J BLOOM

SOUTH FORK EAST COMMUNITY DEVELOP

Account Number XXXX XXXX XXXX 7164

Monthly Statement 09/2025

Page 1 of 4

Account Summary

Credit Limit	\$5,000.00
Total Available Credit	\$3,814.54
Cash Credit Limit	\$1,500.00
Available Cash Credit	\$1,500.00
Statement Closing Date	09/09/25
Days in Billing Cycle	29
Previous Balance	\$3,624.94
Payments	- \$3,624.94
Other Credits	- \$16.82
Purchases and Adjustments	+ \$1,202.28
Cash Advances	+ \$0.00
Fees Charged	+ \$0.00
Interest Charged	+ \$0.00
New Balance	\$1,185.46

Account Inquiries



-973-305-8800



VALLEY NATIONAL BANK
925 ALLWOOD ROAD
CARD SERVICES, 2ND FLOOR
CLIFTON, NJ 07012-



Visit us online at:

Rewards Summary

Previous Balance	\$124.44
Earned	+ \$11.87
Redeemed	- \$0.00
Other Adjustments	+ \$0.00
Current Balance	\$136.31

Payment Information

New Balance	\$1,185.46
Minimum Payment Due	\$25.00
Payment Due Date	10/06/25

Late Payment Warning:

If we do not receive your minimum payment by the date listed above, you may have to pay a late fee up to \$39.00 and your APRs may be increased up to the Penalty APR of 21.80%.

Minimum Payment Warning:

If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay ...	You will pay off the balance shown on this statement in about ...	And you will end up paying an estimated total of ...
Only the Minimum Payment	8 years	\$1,791
\$41	3 years	\$1,476 (Savings = \$315)

If you would like information about credit counseling services, call -973-305-8800.

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

DETACH HERE: To ensure proper credit, please include lower portion with your payment. Please write your account number on your check.



VALLEY NATIONAL BANK
925 ALLWOOD ROAD
CLIFTON NJ 07012-

VALLEY NATIONAL BANK
PO BOX 950
WAYNE NJ 07474-0950

STEPHEN J BLOOM
SOUTH FORK EAST COMMUNITY DEVELOP
STE 702
210 N UNIVERSITY DR
CORAL SPRINGS FL 33071-7320

** 0000223

Account Number XXXX XXXX XXXX 7164
New Balance \$1,185.46
Minimum Payment Due (Total) \$25.00
Payment Due Date 10/06/25

Mail
Payments
To

Amount Enclosed \$

--	--	--	--	--	--	--	--	--	--

US Dollars only



Please check here and complete address change form on reverse side.

Mail this coupon along with your check payable to:
VALLEY NATIONAL BANK
or to make a payment online, visit:

475028000017716400025000118546



STEPHEN J BLOOM

SOUTH FORK EAST COMMUNITY DEVELOP

Account Number XXXX XXXX XXXX 7164

Monthly Statement 09/2025

Page 3 of 4

Important Notice Regarding Payment Processing and Credit Availability

Payments made to your account are credited when received. Under the terms of the Cardholder Agreement, Valley has sole discretion in determining when to restore your available credit based on the collection of funds. Please be advised that your available credit may not be restored for up to seven (7) calendar days from the date a payment is received.

Transaction Detail

Post Date	Tran Date	Description	Reference Number	Amount \$
STEPHEN J BLOOM		XXXX XXXX XXXX 7164	Total Activity	-3,624.94
09/08	09/06	PAYMENT RECEIVED -- THANK YOU	00001155	-3,624.94
THADDEUS MOSS		XXXX XXXX XXXX 2900	Total Activity	\$1,185.46
08/14	08/13	Spectrum Mobile 855-707-7328 MO	30780563	52.00
08/15	08/14	M&M PRINTING OBSERVER NEWRUSKIN FL	18055327	59.71
08/15	08/14	M&M PRINTING OBSERVER NEWRUSKIN FL	18043810	43.98
08/18	08/15	LESLIES POOL SPLY 652 RIVERVIEW FL	71139791	10.20
08/18	08/17	LESLIES POOL SPLY 652 RIVERVIEW FL	04155966	47.72
08/19	08/18	IN *BHIVE AWARDS APPAREL 813-6850792 FL	07325733	26.85
08/19	08/18	SAMS CLUB #4801 RIVERVIEW FL	47073211	100.86
08/26	08/25	Spectrum 855-707-7328 MO	48891206	160.00
08/29	08/27	THE HOME DEPOT 6951 RUSKIN FL	83422928	348.60
08/29	08/27	THE HOME DEPOT #6951 RUSKIN FL	81717205	65.51
08/29	08/27	THE HOME DEPOT #6951 RUSKIN FL	81710809	-16.82
08/29	08/27	THE HOME DEPOT #6951 RUSKIN FL	81717940	16.82
08/29	08/28	THE UPS STORE 5215 813-8122629 FL	03591437	4.30
09/01	08/28	ACE HARDWARE OF BIG BEND RIVERVIEW FL	47264750	73.72
09/03	09/02	FRONTIER COMM CORP WEB WWW.FRONTIER.CT	91710372	117.01
09/05	09/04	ANTI-PESTO BUG KILLERS LLLARGO FL	61114869	75.00

2025 Year-To-Date Totals

Total fees charged in 2025	\$1.98
Total interest charged in 2025	\$0.00

Interest Charge Calculation

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

Type of Balance	Annual Percentage Rate (APR)	Balances Subject to Interest Rate	Interest Charge
PURCHASES	15.20% (v)	\$0.00	\$0.00
CASH ADVANCE	18.00% (v)	\$0.00	\$0.00
BALANCE TRANSFER	15.20% (v)	\$0.00	\$0.00

(v) = Variable Rate

SFE Debit Card Purchase:						
\$5000 Limit						
		Date	Vendor Name	Amount	Description	GL Code
		8/13/2025	Spectrum Mobile	\$ 52.00	Cell Phone Line	541009
		8/14/2025	M&M PRINTING	\$ 59.71	Supplies	551002
		8/14/2025	M&M PRINTING	\$ 43.98	Supplies	551002
		8/15/2025	Leslies's Pools	\$ 10.20	Supplies	546074
		8/17/2025	Leslies's Pools	\$ 47.72	Supplies	546074
		8/18/2025	IN BHIVE AWARDS APPAREL	\$ 26.85	Supplies	551002
		8/18/2025	SAMS CLUB #4801	\$ 100.86	Phone Line	541024
		8/25/2025	Spectrum	\$ 160.00	Internet (**)	541009
		8/27/2025	THE HOME DEPOT	\$ 348.60	Supplies	546024
		8/27/2025	THE HOME DEPOT	\$ 65.51	Supplies	546024
		8/27/2025	THE HOME DEPOT	(-16.82)	Supplies	546024
		8/27/2025	THE HOME DEPOT	\$ 16.82	Supplies	546024
		8/28/2025	THE UPS STORE	\$ 4.30	Mail	551002
		8/28/2025	ACE HARDWARE	\$ 73.72	Supplies	546024
		9/2/2025	FRONTIER COMM CORP	\$ 117.10	Internet New service	541009
		9/4/2025	ANTI-PESTO BUG	\$ 75.00	Anti Pesto bug	546024

Mobile

All

▼

October

<div>VISA Autopay</div> <div>10/14/25 • Visa - 2900</div>	\$52.00
-----------------------------------------------------------	---------

September

<div>VISA Autopay</div> <div>09/13/25 • Visa - 2900</div>	\$52.00
-----------------------------------------------------------	---------

August

<div>VISA Autopay</div> <div>08/13/25 • Visa - 2900</div>	\$52.00
-----------------------------------------------------------	---------

July

<div>VISA Autopay</div>	\$52.00
-------------------------	---------

M&M PRINTING OBSERVER NEWS
210 WOODLAND ESTATES AVE
Ruskin, FL, 33570
813-645-4048

08/14/2025

10:08

SALE

Trans #:2 Batch #:180
VISA CHIP
*****2900 **/**
Base Amt: \$57.97
Non-Cash Adjustment:
 \$1.74
Total : \$59.71

Resp: APPROVAL 078624 00
Code: 078624
Ref#: 522614003975
TransId: 385226509689970

App Name: VISA CREDIT
AID: A0000000031010

TVR: 8080008000
TSI: 6800

Cardholder acknowledges
receipt of goods and
obligations set forth by
the cardholder's
agreement with
issuer.

M&M PRINTING OBSERVER NEWS
210 WOODLAND ESTATES AVE
Ruskin, FL, 33570
813-645-4048

08/14/2025

14:15

SALE

Trans #:6 Batch #:180
VISA CHIP
*****2900 **/**
Base Amt: \$42.70
Non-Cash Adjustment: \$1.28
Total : \$43.98

Resp: APPROVAL 083245 00
Code: 083245
Ref#: 522618170865
TransId: 385226657708409

App Name: VISA CREDIT
AID: A0000000031010

TVR: 8080008000
TSI: 6800

Cardholder acknowledges
receipt of goods and
obligations set forth by
the cardholder's
agreement with
issuer.

Signature

MOSS/THADDEUS

CUSTOMER COPY

www.mmprintinc.com

www.observernews.net



RIVERVIEW, FL 638
10651 BIG BEND RD STE 53
RIVERVIEW, FL 33579-7176
813-671-4104

Store: 638 Register: 1
Date: 8/15/25 Time: 10:07 AM
Ticket: 67415
Salesperson: 70203 (Ashley B)
Customer ID: S00638010000047

Item	Qty	Price	Amount
ACID 2X1 (NO DEP 29-32%)			
14015	1	9.49	9.49
		Subtotal	9.49
		Tax	0.71
		Total\$	10.20

Visa Purchase 10.20
Aug 15 2025 10:08 am Trans# 67415

TRANSACTION RECORD

Card Number : *****2900
Card Type : VISA
Card Entry : CHIP
Trans Type : PURCHASE
Amount : \$10.20

Auth # : 027757
Sequence # : 000004
Reference # : 00000004



RIVERVIEW, FL 638
10651 BIG BEND RD STE 53
RIVERVIEW, FL 33579-7176
813-671-4104

Store: 638 Register: 2
Date: 8/17/25 Time: 3:20 PM
Ticket: 108189
Salesperson: 72075 (Maccio G)
Customer ID: S00638010000047

Item	Qty	Price	Amount
CHLOR REFILL 2 1/2 GAL			
14245	4	4.99	19.96
2.5 GAL JUG (EMPTY)			
14271	1	5.45	5.45
ACID 2X1 (NO DEP 29-32%)			
14015	2	9.49	18.98
		Subtotal	44.39
		Tax	3.33
		Total\$	47.72

Visa Purchase 47.72
Aug 17 2025 03:21 pm Trans# 108189

TRANSACTION RECORD

Card Number : *****2900
Card Type : VISA
Card Entry : CHIP
Trans Type : PURCHASE
Amount : \$47.72

Payment confirmation: Invoice #5153-(B Hive Awards Apparel & More)

1 message

QuickBooks Payments <quickbooks@notification.intuit.com>
To: sfeonsiteemployee@gmail.com

Mon, Aug 18, 2025 at 4:57 PM



[Manage payment](#)



You paid \$26.85

to **B Hive Awards Apparel & More** on 08/18/2025

Payment details

Invoice no.	5153
Invoice amount	\$26.85
Total amount	\$26.85
Status	Paid
Payment method	VISA****2900
Authorization ID	MQ0285130945

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

B Hive Awards Apparel & More
8136850792



sam's club

Self Checkout

(813) 371 - 2394

Visit SamsClub.com

08/18/25 14:23 9526 04801 095 9095

X MEMBER 101-*****5299

THANK YOU.

SOUTH

233377	TRASH BAG	21.48	E
233377	TRASH BAG	21.48	E
990339581	PINESOL PIN	14.98	E
990110243	EQPT IND GL	13.98	N
990343447	FLR CLEANER	6.98	E
990285551	FABULOSO	10.98	E
990285551	FABULOSO	10.98	E
SUBTOTAL		100.86	

TOTAL 100.86

VISA TEND 100.86

VISA CREDIT ***** 2900 I 1

APPROVAL # 050753

AID A0000000031010

AAC DF67D2F775855887

TERMINAL # 28396048

*NO SIGNATURE REQUIRED

08/18/25 14:25:03

CHANGE DUE 0.00

ITEMS SOLD 7

TC# 3615 1559 8500 3861 2871 2



Save time. Order ahead.

SamsClub.com/clubpickup

08/18/25 14:25:31

*** MEMBER COPY ***

September 7, 2025



Invoice Number: 2531715090725
Account Number: 8337 12 029 2531715
Security Code: 9838

SOUTH FORK EAST COMMUNITY

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 07 09082025 NNNNNNNN 01 999181

Charge Details

Previous Balance		190.00
Credit Card Payment	08/24	-160.00
Remaining Balance		\$30.00

Payments received after 09/07/25 will appear on your next bill.

Partial Month Charges

Spectrum Business Voice	08/07-09/06	-50.00
Spectrum Business	08/07-09/06	130.00
Spectrum Business	08/07-09/06	30.00
Spectrum Business	08/07-09/06	-200.00
Promotional Discount	08/07-09/06	60.00
Partial Month Charges Total		-\$30.00
Current Charges		-\$30.00
Total Due by Auto Pay		\$0.00



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

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



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





September 7, 2025

Invoice Number: 2531715090725

Account Number: 8337 12 029 2531715

Security Code: 9838

Service At: 11341 AMBLESIDE BLVD
RIVERVIEW FL 33579-2101

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

Summary details on following pages

Previous Balance	190.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$30.00
Partial Month Charges	-30.00
Current Charges	-\$30.00
YOUR AUTO PAY WILL BE PROCESSED 09/24/25	
Total Due by Auto Pay	\$0.00

IMPORTANT ACCOUNT INFORMATION. To avoid being charged for unreturned equipment and additional fees, any Spectrum equipment that you currently have needs to be returned. This includes Spectrum equipment that supports TV, Internet or Voice service. To return your equipment: Bring it to any The UPS Store location. They will package and ship the equipment back to Spectrum at no charge to you. Or, you can also visit Spectrum.net/return for alternative return options. Allow at least 10 days for the equipment to be removed from your account. We hope to have you back in the future.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 09082025 NNNNNNNN 01 999181

SOUTH FORK EAST COMMUNITY
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

September 7, 2025

SOUTH FORK EAST COMMUNITY

Invoice Number: 2531715090725

Account Number: 8337 12 029 2531715

Service At: 11341 AMBLESIDE BLVD
RIVERVIEW FL 33579-2101

Total Due by Auto Pay	\$0.00
------------------------------	---------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029253171500000000

#546024



How doers
get more done.

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00010 31368 08/27/25 05:04 PM
SALE CASHIER LENS

754826044495 1 SCH40 10FT <A>
1 SCHEDULE 40 X 10FT
10@8.45 84.50N

-----Military Discount-----
AYB 1/2X11/2HBLT <A> <M>
HEX BOLT ZINC 1/2 X 1-1/2 (AYB)
20@0.64 12.80N

MAX REFUND VALUE \$11.40/20
616013120262 14G EGALV10' <A> <M>
14 GA STRUT CHANNEL SILVER X 10'
4@33.00 132.00N

MAX REFUND VALUE \$118.80/4
616013120255 12G EGALV10' <A> <M>
12 GA STRUT CHANNEL SILVER X 10'
4@37.35 149.40N

MAX REFUND VALUE \$134.46/4
887480053609 HEX BOLT <A> <M> 5.35N
HEX BOLT GALV 1/4 X 1-1/2 15PC
MAX REFUND VALUE \$4.81

075114014144 1/2INCONENUT <A> <M>
370 1/2" NYLON CONE NUT GOLD PK/5
4@6.53 26.12N
MAX REFUND VALUE \$23.52/4

616013096376 SPRING NUT <A> <M>
300 SPRING NUT 1/4" PK/5
2@6.98 13.96N
MAX REFUND VALUE \$12.56/2

616013069745 SPRING NUT <A> <M> 7.26N
310 SPRING NUT 3/8" PK/5
MAX REFUND VALUE \$6.53
Military Discount -34.81

SUBTOTAL 396.58
SALES TAX 0.00

TAX EXEMPT
TOTAL \$396.58

XXXXXXXXXX5282 STORE CREDIT 47.98
CARD BALANCE 0.00

TA

XXXXXXXXXXXX2900 VISA
USD\$ 348.60



**How doers
get more done.**

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00055 41347 08/27/25 11:57 AM
SALE CASHIER MARIE RONINE

754826044457 1/2 S40 10FT <A>
1/2 SCHEDULE 40 X 10 FT
10@4.90 49.00N

-----Military Discount-----
088700955769 .5 CPL 15 <A> <M> 3.37N

055 COUPLING 1/2" PK15
MAX REFUND VALUE \$3.03

820909997450 1-1/4PVC CUT <A> <M> 14.98N
HUSKY 1-1/4" RATCHETING PVC CUTTER

MAX REFUND VALUE \$13.48
Military Discount -1.84

SUBTOTAL 65.51
SALES TAX 0.00

TAX EXEMPT TOTAL \$65.51
XXXXXXXXXXXX2900 VISA

AUTH CODE 004464/2553633 USD\$ 65.51
Chip Read TA

AID A0000000031010 VISA CREDIT

<M> = Military Appreciation

6951 08/27/25 11:57 AM



6951 55 41347 08/27/2025 9858

RETURN POLICY DEFINITIONS
POLICY-ID DAYS POLICY EXPIRES ON
A 1 90 11/25/2025



**How doers
get more done.**

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00016 99198 08/27/25 01:00 PM
CASHIER MICHAEL

* ORIG REC: 6951 055 41347 08/27/25 TA *

0000-202-959 1/2 S40 10FT
10@4.90 -49.00N

1007-812-611 .5 CPL 15 -3.03N

SUBTOTAL -52.03

SALES TAX 0.00

TOTAL -\$52.03

STORE CREDIT 52.03

REFUND-CUSTOMER COPY TA

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

#546024



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00061 64511 08/27/25 01:07 PM
SALE CASHIER JALYNN

754826044488 3/4 S40 10FT <A>
3/4 SCHEDULE 40 X 10 FT 64.80N
10@6.48

-----Military Discount
088700061033 1 COUPLING <A> <M>
305 COUPLING 1" 4.50N
6@0.75
MAX REFUND VALUE \$4.05/6
-----Military Discount -0.45

	SUBTOTAL	68.85
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$68.85
XXXXXXXXXX5468	STORE CREDIT	52.03
CARD BALANCE	0.00	TA
XXXXXXXXXXXX2900 VISA	USD\$ 16.82	TA
AUTH CODE 008109/2612724		
Chip Read		
AID A0000000031010	VISA CREDIT	

<M> = Military Appreciation

6951 08/27/25 01:07 PM



6951 61 64511 08/27/2025 6114

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/25/2025

#546024



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00019 53009 08/27/25 04:18 PM
CASHIER DOROTHY
* ORIG REC: 6951 061 64511 08/27/25 TA *

0000-202-967 3/4 S40 10FT
10@-6.48 -64.80N

	SUBTOTAL	-64.80
	SALES TAX	0.00
	TOTAL	-\$64.80
XXXXXXXXXXXX2900 VISA		-16.82
INVOICE 2194607		TA
XXXXXXXXXX5282	STORE CREDIT	-47.98
CARD BALANCE	47.98	

REFUND-CUSTOMER COPY TA

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

The UPS Store #5215
13194 US HWY 301
RIVERVIEW, FL 33578-7410
813-741-1140

~~#546024~~

Terminal....: POS5215A
Employee....: 360703

Date.: 8/28/2025
Time.: 12:58 PM

ITEM NAME	QTY	PRICE	TOTAL
Copies			\$2.00
	1 @	\$2.00	
Tax			\$0.15
8.5x11 Copies			\$2.00
	10 @	\$0.20	
Tax			\$0.15
Subtotal			\$4.00
Shipping/Other Charges			\$0.00
Total tax			\$0.30
Total			\$4.30
Cards			\$4.30

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 5 0 8 2 8 5 2 1 5 A 0 5 9 3 4 8

View The UPS Store, Inc.'s privacy notice at
<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a
\$250 Amazon.com® Gift Card, a \$100 Amazon.com®
Gift Card, or a \$50 Amazon.com® Gift Card each month

#546024



Ace Hardware of Big

Bend

PO Box 1088
Lithia, FL 33547
(813) 236-1885

SOUTH FORK EAST COMM CDD
210 N UNIVERSITY DRIVE
STE 702
CORAL SPRINGS, FL 33871
8136724181 ACCOUNT #: 1000720

ITEM	QTY	SALE/REG	EXT
755625042507	2.00	17.99	35.98
7814635	EACH	19.99	
POST HOLE DIGGR HNDL 48"			
52375	6.00	6.29	37.74
	EA/1	6.99	
QUIKRETE - CONCRETE MIX 60#			

SUBTOTAL \$	73.72
TAX \$	0.00
TOTAL \$	73.72

CREDIT CARD	73.72
-------------	-------

CARD *****2900
AUTH 043912

Aug 06 - Sep 05, 2025



FRONTIER

6670008136724181080625000000000000000117015



Anti-Pesto Bug Killers
13596 66th St N
Largo, FL 33771
(727)-524-6333
antipesto.com

Invoice

September 3, 2025 - #532564

Billing Location: #22617

South Fork East Cdd
Ste 702
210 N University Dr
Coral Springs, FL 33071-7394

Service Location: #22617

South Fork East Cdd
11341 Ambleside Blvd
Riverview, FL 33579-2101

Invoice Total \$75.00

Invoice Balance \$0.00

Amount Enclosed: _____

INVOICE(S)

Please detach and return top portion with payment

Service Address: 11341 Ambleside Blvd, Riverview, FL 33579

Current Invoice #532564					
Date	Work Order	Description	Subtotal	Tax	Total
09/03/2025	W512690	Rodent Stations Program	\$75.00	\$0.00	\$75.00
		Total	\$75.00	\$0.00	\$75.00
		Payments			(\$75.00)
		Balance			\$0.00

Subtotal	Tax	Total	Balance Due
\$75.00	\$0.00	\$75.00	\$0.00

Terms: COD



Local: (727)-524-6333
info@antipesto.com

antipesto.com
Page 1 of 1



SOUTH FORK EAST COMMUNITY
S FORK TRACT D BLVD
RIVERVIEW, FL 33579-0000

Statement Date: September 19, 2025

Amount Due: \$939.03

Due Date: October 10, 2025

Account #: 211031378329

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due \$939.03

Payment(s) Received Since Last Statement -\$939.03

Current Month's Charges \$939.03

Amount Due by October 10, 2025 \$939.03

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211031378329

Due Date: October 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$939.03

Payment Amount: \$ _____

676075626889

Your account will be
drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
S FORK TRACT D BLVD
RIVERVIEW, FL 33579-0000

Account #: 211031378329
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03412/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$657.40
Lighting Fuel Charge	320 kWh @ \$0.03363/kWh	\$10.76
Storm Protection Charge	320 kWh @ \$0.00559/kWh	\$1.79
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.71
State Tax		\$65.77

Lighting Charges

\$939.03

Total Current Month's Charges

\$939.03

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



TEST YOUR KNOWLEDGE

When severe weather leaves a downed or damaged power line in your path, do you know which life-saving steps can keep yourself and your loved ones safe?

- A. Always assumed power lines are energized.
- B. Stay away from the line or anything touching it, warn others to stay away and call **911**.
- C. Don't drive over it, touch it or anything it's touching.
- D. After calling **911**, call Tampa Electric at **877-588-1010**.
- E. All of the above.

If you picked "all of the above," you're right! When it comes to downed or damaged power lines, every second counts—stay clear, call for help and keep others safe.

Visit TampaElectric.com/StormCenter to learn more about power line safety and get essential tips for staying safe and protected in severe weather.



DISTRICT	SOUTH FORK EAST CDD				
VENDOR	TECO - TAMPA ELECTRIC				
INV DATE	25/09/2025				
INV #	25.09.25-ACH				10/16/2025
					<u>SVC DATES</u>
<u>G/L Acct</u>	<u>OrgUnit</u>	<u>Acct #</u>	<u>Meter</u>	<u>Service Address</u>	<u>08/21-09/19/25</u>
543041	53100	211014757960	street lights	South Fork Tract L Blvd (LS-1) (33 poles)	\$ 1,597.42
543041	53100	211014758174	street lights	South Fork Tract M (LS-1) (14 poles)	\$ 657.30
543041	53100	211014758406	street lights	South Fork Tract M (LS-1) (15 poles)	\$ 757.39
543041	53100	211014758646	street lights	11597 Ambleside Blvd (LS-1) (44 poles)	\$ 2,223.64
543041	53100	211014755733	street lights	South Fork, Unit 11 (LS-1) (47 poles)	\$ 2,357.71
543041	53100	211014755931	B24204	11371 Ambleside Blvd	\$ 172.38
543041	53100	211014756160	street lights	South Fork, Unit 8 (LS-1) (40 poles)	\$ 1,997.23
543041	53100	211014756442	street lights	South Fork, Unit 9 (LS-1) (55 poles)	\$ 2,754.06
543041	53100	211014756657	street lights	South Fork, Unit 10 (LS-1) (24 poles)	\$ 1,202.86
543041	53100	211014756913	G95612	11341 Ambleside Blvd.	\$ 971.69
543041	53100	211014757119	C21112	11606 Ambleside Blvd. (Pump)	\$ 182.49
543041	53100	211014757309	K33769	13290 Clement Pride Blvd. (Pump)	\$ 22.93
543041	53100	211014757523	street lights	South Fork Tract L (LS-1) (27 poles)	\$ 1,354.26
543041	53100	211014757721	J97336	11561 Ambleside Blvd.	\$ 28.15
543041	53100	211014758836	street lights	Clement Pride Bl Lighting (LS-1) (32 poles)	\$ 955.46
543041	53100	211014759065	street lights	Ambleside Bl, LT UP (LS-1) (22 poles)	\$ 656.89
543041	53100	221005662947	street lights	Callaway Pond Dr. (LS-1) (27 poles)	\$ 1,280.41
543041	53100	211029262014	IRR WELL	11496 Ambleside Blvd.	\$ 407.08
543041	53100	221000328007	K89578	11651 Ambleside Blvd.	\$ 24.97
543041	53100	221008639702		13334 Graham Yarden Dr, A	\$ 122.64
543041	53100	211031359626 old acct #211004224526	street lights	South Fork Phase 3 (LS-1) *NEW*	\$ 597.18
543041	53100	211031369005 old acct #211004224310	street lights	S Fork Blvd, PH 4 (LS-1) *NEW*	\$ 776.31
543041	53100	Credits Issued		Deposit Returned-11606 Ambleside	\$ -
				Subtotal	\$ 21,100.45
				001.543041.53100.5000	\$ 21,100.45
Electricity-General					

DISTRICT	SOUTH FORK EAST CDD					
VENDOR	TECO - TAMPA ELECTRIC					
INV DATE	25/09/2025					
INV #	25.09.25-ACH				10/16/2025	9/4/2025
					SVC DATES	SVC DATES
G/L Acct	OrgUnit	Acct #	Meter	Service Address	08/21-09/19/25	7/17-8/14/25
543041	53100	211014757960	street lights	South Fork Tract L Blvd (LS-1) (33 poles)	\$ 1,597.42	\$ 1,597.42
543041	53100	211014758174	street lights	South Fork Tract M (LS-1) (14 poles)	\$ 657.30	\$ 657.30
543041	53100	211014758406	street lights	South Fork Tract M (LS-1) (15 poles)	\$ 757.39	\$ 757.39
543041	53100	211014758646	street lights	11597 Ambleside Blvd (LS-1) (44 poles)	\$ 2,223.64	\$ 2,223.64
543041	53100	211014755733	street lights	South Fork, Unit 11 (LS-1) (47 poles)	\$ 2,357.71	\$ 2,358.04
543041	53100	211014755931	B24204	11371 Ambleside Blvd	\$ 172.38	\$ 241.71
543041	53100	211014756160	street lights	South Fork, Unit 8 (LS-1) (40 poles)	\$ 1,997.23	\$ 1,997.23
543041	53100	211014756442	street lights	South Fork, Unit 9 (LS-1) (55 poles)	\$ 2,754.06	\$ 2,754.06
543041	53100	211014756657	street lights	South Fork, Unit 10 (LS-1) (24 poles)	\$ 1,202.86	\$ 1,202.86
543041	53100	211014756913	G95612	11341 Ambleside Blvd.	\$ 971.69	\$ 805.91
543041	53100	211014757119	C21112	11606 Ambleside Blvd. (Pump)	\$ 182.49	\$ 173.14
543041	53100	211014757309	K33769	13290 Clement Pride Blvd. (Pump)	\$ 22.93	\$ 20.82
543041	53100	211014757523	street lights	South Fork Tract L (LS-1) (27 poles)	\$ 1,354.26	\$ 1,354.26
543041	53100	211014757721	J97336	11561 Ambleside Blvd.	\$ 28.15	\$ 25.21
543041	53100	211014758836	street lights	Clement Pride BI Lighting (LS-1) (32 poles)	\$ 955.46	\$ 955.46
543041	53100	211014759065	street lights	Ambleside BI, LT UP (LS-1) (22 poles)	\$ 656.89	\$ 656.89
543041	53100	221005662947	street lights	Callaway Pond Dr. (LS-1) (27 poles)	\$ 1,280.41	\$ 1,280.41
543041	53100	211029262014	IRR WELL	11496 Ambleside Blvd.	\$ 407.08	\$ 487.05
543041	53100	221000328007	K89578	11651 Ambleside Blvd.	\$ 24.97	\$ 22.35
543041	53100	221008639702		13334 Graham Yarden Dr, A	\$ 122.64	\$ 119.57
543041	53100	211031359626 old acct #211004224526	street lights	South Fork Phase 3 (LS-1) *NEW*	\$ 597.18	\$ 597.18
543041	53100	211031369005 old acct #211004224310	street lights	S Fork Blvd, PH 4 (LS-1) *NEW*	\$ 776.31	\$ 776.31
543041	53100	Credits Issued		Deposit Returned-11606 Ambleside	\$ -	\$ -
				Subtotal	\$ 21,100.45	\$ 21,064.21
				001.543041.53100.5000	\$ 21,100.45	\$ 21,064.21
Electricity-General						



SOUTH FORK EAST COMMUNITY
SOUTH FORK PHASE 3
RIVERVIEW, FL 33569-0000

Statement Date: September 25, 2025

Amount Due: \$597.18

Due Date: October 16, 2025

Account #: 211031359626

DO NOT PAY. Your account will be drafted on October 16, 2025

Account Summary

Current Service Period: August 21, 2025 - September 19, 2025

Previous Amount Due \$597.18

Payment(s) Received Since Last Statement -\$597.18

Current Month's Charges \$597.18

Amount Due by October 16, 2025 \$597.18

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



Scan here to view
your account online.

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with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211031359626

Due Date: October 16, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$597.18

Payment Amount: \$ _____

682248463822

Your account will be
drafted on October 16, 2025

00006782 FTECO109252523375110 00000 01 00000000 6782 004

SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
SOUTH FORK PHASE 3
RIVERVIEW, FL 33569-0000

Account #: 211031359626
Statement Date: September 25, 2025
Charges Due: October 16, 2025

Service Period: Aug 21, 2025 - Sep 19, 2025

Rate Schedule: Lighting Service

Important Messages

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03412/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03363/kWh	\$10.76
Storm Protection Charge	320 kWh @ \$0.00559/kWh	\$1.79
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.71
State Tax		\$41.92
Lighting Charges		\$597.18

Total Current Month's Charges

\$597.18

00005792-0013807-Page 2 of 8

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TEST YOUR KNOWLEDGE

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SOUTH FORK EAST COMMUNITY
S FORK BLVD, PH 4
RIVERVIEW, FL 33569-0000

Statement Date: September 25, 2025

Amount Due: \$776.31

Due Date: October 16, 2025

Account #: 211031369005

DO NOT PAY. Your account will be drafted on October 16, 2025

Account Summary

Current Service Period: August 21, 2025 - September 19, 2025

Previous Amount Due \$776.31

Payment(s) Received Since Last Statement -\$776.31

Current Month's Charges \$776.31

Amount Due by October 16, 2025 \$776.31

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



Scan here to view
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from our
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experts.



TampaElectric.com/BizSavingsTips

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

Account #: 211031369005

Due Date: October 16, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$776.31

Payment Amount: \$ _____

682248463823

Your account will be
drafted on October 16, 2025



SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
S FORK BLVD
PH 4, RIVERVIEW, FL 33569-0000

Account #: 211031369005
Statement Date: September 25, 2025
Charges Due: October 16, 2025

Service Period: Aug 21, 2025 - Sep 19, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	416 kWh @ \$0.03412/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$441.22
Lighting Fuel Charge	416 kWh @ \$0.03363/kWh	\$13.99
Storm Protection Charge	416 kWh @ \$0.00559/kWh	\$2.33
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.92
State Tax		\$54.48
Lighting Charges		\$776.31

Total Current Month's Charges

\$776.31

00006782-0013809-Page 6 of 8

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Ways To Pay Your Bill



Bank Draft

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In-Person

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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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SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
SOUTH FORK TRACT M
RIVERVIEW, FL 33569-0000

Statement Date: September 19, 2025

Amount Due: \$657.30

Due Date: October 10, 2025

Account #: 211014758174

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	\$657.30
Payment(s) Received Since Last Statement	-\$657.30

Current Month's Charges	\$657.30
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Amount Due by October 10, 2025 \$657.30

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



Scan here to view
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SEE HOW YOU CAN SAVE

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energy
experts.



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

Account #: 211014758174

Due Date: October 10, 2025



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

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

Amount Due: \$657.30

Payment Amount: \$ _____

668668239822

Your account will be
drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
SOUTH FORK TRACT M
RIVERVIEW, FL 33569-0000

Account #: 211014758174
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$460.18
Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.49
State Tax		\$46.03

Lighting Charges

\$657.30

Total Current Month's Charges

\$657.30

00000004-0000057-Page 8 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

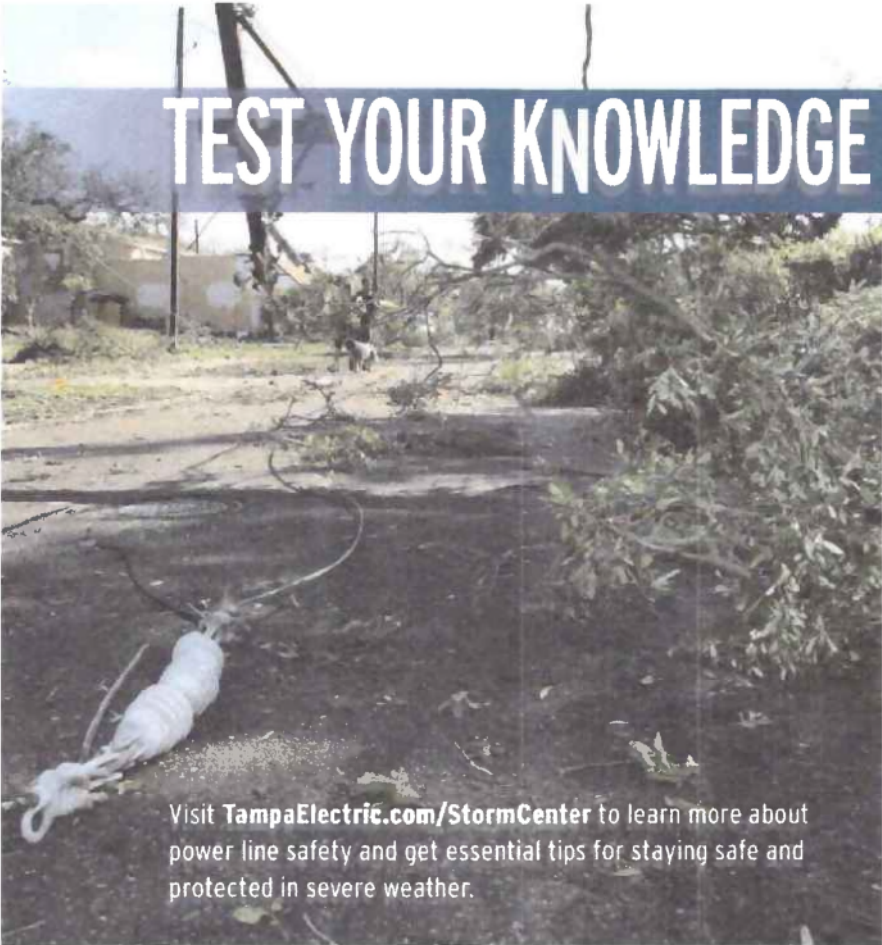
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SOUTH FORK EAST COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: September 19, 2025

Amount Due: \$24.97

Due Date: October 10, 2025

Account #: 221000328007

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	\$22.35
Payment(s) Received Since Last Statement	-\$22.35

Current Month's Charges	\$24.97
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Amount Due by October 10, 2025 \$24.97

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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **25% 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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221000328007

Due Date: October 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$24.97

Payment Amount: \$ _____

621754893102

Your account will be drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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 #: 221000328007
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Meter Read

Service Period: Aug 15, 2025 - Sep 15, 2025

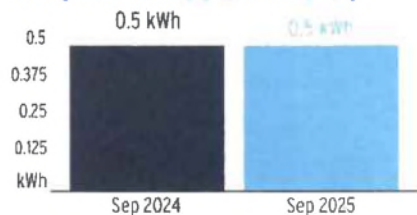
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000555922	09/15/2025	614	599	15 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	15 kWh @ \$0.08641/kWh	\$1.30
	Fuel Charge	15 kWh @ \$0.03391/kWh	\$0.51
	Storm Protection Charge	15 kWh @ \$0.00577/kWh	\$0.09
	Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
	Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.02
	State Tax		\$1.95
	Total Electric Cost, Local Fees and Taxes		\$24.97

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$24.97

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

Ways To Pay Your Bill

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P.O. Box 31318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Tampa Electric
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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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SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
SOUTH FORK TRACT M
RIVERVIEW, FL 33579-0000

Statement Date: September 19, 2025

Amount Due: \$757.39

Due Date: October 10, 2025

Account #: 211014758406

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due \$757.39

Payment(s) Received Since Last Statement -\$757.39

Current Month's Charges \$757.39

Amount Due by October 10, 2025 \$757.39

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



Scan here to view
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SEE HOW YOU CAN SAVE

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TampaElectric.com/BizSavingsTips

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

Account #: 211014758406

Due Date: October 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$757.39

Payment Amount: \$ _____

668668239823

Your account will be
drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
SOUTH FORK TRACT M
RIVERVIEW, FL 33579-0000

Account #: 211014758406
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	293 kWh @ \$0.03412/kWh	\$10.00
Fixture & Maintenance Charge	15 Fixtures	\$253.65
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	293 kWh @ \$0.03363/kWh	\$9.85
Storm Protection Charge	293 kWh @ \$0.00559/kWh	\$1.64
Clean Energy Transition Mechanism	293 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	293 kWh @ \$0.01230/kWh	\$3.60
Florida Gross Receipt Tax		\$0.65
State Tax		\$53.07

Lighting Charges

\$757.39

Total Current Month's Charges

\$757.39

00000004-00000051-Page 16 of 30

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Ways To Pay Your Bill



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In-Person

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SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11597 AMBLESIDE BLVD
RIVERVIEW, FL 33579-2100

Statement Date: September 19, 2025

Amount Due: \$2,223.64

Due Date: October 10, 2025

Account #: 211014758646

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due \$2,223.64

Payment(s) Received Since Last Statement -\$2,223.64

Current Month's Charges \$2,223.64

Amount Due by October 10, 2025 \$2,223.64

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211014758646

Due Date: October 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,223.64

Payment Amount: \$ _____

668668239824

Your account will be
drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
11597 AMBLESIDE BLVD
RIVERVIEW, FL 33579-2100

Account #: 211014758646
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	997 kWh @ \$0.03412/kWh	\$34.02
Fixture & Maintenance Charge	44 Fixtures	\$733.63
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	997 kWh @ \$0.03363/kWh	\$33.53
Storm Protection Charge	997 kWh @ \$0.00559/kWh	\$5.57
Clean Energy Transition Mechanism	997 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	997 kWh @ \$0.01230/kWh	\$12.26
Florida Gross Receipt Tax		\$2.20
State Tax		\$155.92
Lighting Charges		\$2,223.64

Total Current Month's Charges

\$2,223.64

00000004-0000053-Page 20 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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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TEST YOUR KNOWLEDGE

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- C. Don't drive over it, touch it or anything it's touching.
- D. After calling **911**, call Tampa Electric at **877-588-1010**.
- E. All of the above.

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Visit TampaElectric.com/StormCenter to learn more about power line safety and get essential tips for staying safe and protected in severe weather.





SOUTH FORK EAST COMMUNITY
11496 AMBLESIDE BL
RIVERVIEW, FL 33579-0000

Statement Date: September 19, 2025

Amount Due: \$407.08

Due Date: October 10, 2025

Account #: 211029262014

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due \$487.05

Payment(s) Received Since Last Statement -\$487.05

Current Month's Charges \$407.08

Amount Due by October 10, 2025 \$407.08

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

Your Energy Insight



Your average daily kWh used was **12.7% higher** than the same period last year.

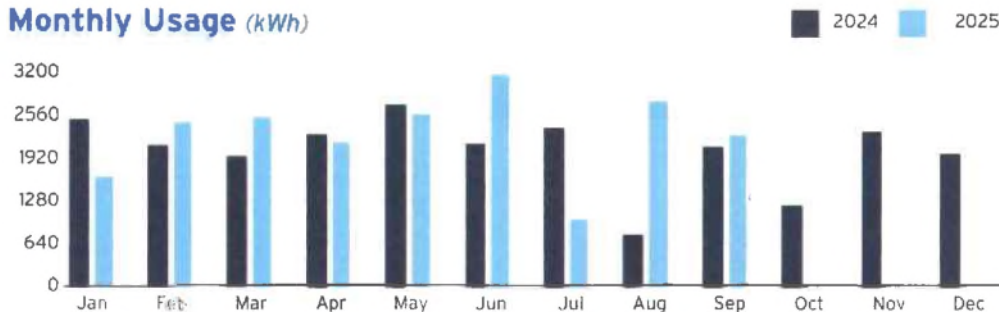


Your average daily kWh used was **26.04% lower** than it was in your previous period.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211029262014

Due Date: October 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$407.08

Payment Amount: \$ _____

616816612770

Your account will be drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
11496 AMBLESIDE BL
RIVERVIEW, FL 33579-0000

Account #: 211029262014
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Meter Read

Meter Location: IRR WELL

Service Period: Aug 15, 2025 - Sep 15, 2025

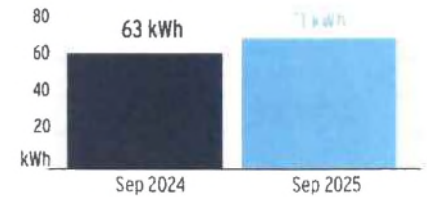
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555924	09/15/2025	30,447	28,164		2,283 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	2,283 kWh @ \$0.08641/kWh	\$197.27
	Fuel Charge	2,283 kWh @ \$0.03391/kWh	\$77.42
	Storm Protection Charge	2,283 kWh @ \$0.00577/kWh	\$13.17
	Clean Energy Transition Mechanism	2,283 kWh @ \$0.00418/kWh	\$9.54
	Storm Surcharge	2,283 kWh @ \$0.02121/kWh	\$48.42
	Florida Gross Receipt Tax		\$9.38
	Electric Service Cost		\$375.36
	State Tax		\$31.72
	Total Electric Cost, Local Fees and Taxes		\$407.08

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$407.08

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Ways To Pay Your Bill



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All Other

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888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
S FORK TRACT L BLVD
RIVERVIEW, FL 33579-0000

Statement Date: September 19, 2025

Amount Due: \$1,597.42

Due Date: October 10, 2025

Account #: 211014757960

DO NOT PAY. Your account will be drafted on October 10, 2025

Account Summary

Current Service Period: August 15, 2025 - September 15, 2025

Previous Amount Due	\$1,597.42
Payment(s) Received Since Last Statement	-\$1,597.42

Current Month's Charges	\$1,597.42
-------------------------	------------

Amount Due by October 10, 2025 \$1,597.42

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



Scan here to view
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SEE HOW YOU CAN SAVE

with tips
from our
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TampaElectric.com/BizSavingsTips

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Account #: 211014757960

Due Date: October 10, 2025



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

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

Amount Due: \$1,597.42

Payment Amount: \$ _____

668668239821

Your account will be
drafted on October 10, 2025

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
S FORK TRACT L BLVD
RIVERVIEW, FL 33579-0000

Account #: 211014757960
Statement Date: September 19, 2025
Charges Due: October 10, 2025

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	598 kWh @ \$0.03412/kWh	\$20.40
Fixture & Maintenance Charge	33 Fixtures	\$416.26
Lighting Pole / Wire	33 Poles	\$1016.46
Lighting Fuel Charge	598 kWh @ \$0.03363/kWh	\$20.11
Storm Protection Charge	598 kWh @ \$0.00559/kWh	\$3.34
Clean Energy Transition Mechanism	598 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	598 kWh @ \$0.01230/kWh	\$7.36
Florida Gross Receipt Tax		\$1.32
State Tax		\$111.91

Lighting Charges

\$1,597.42

Total Current Month's Charges

\$1,597.42

00000004-0000067-Page 28 of 30

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Ways To Pay Your Bill



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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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SOUTH FORK EAST COMMUNITY
13334 GRAHAM YARDEN DR, A
RIVERVIEW, FL 33579-2388

Statement Date: September 18, 2025

Amount Due: \$122.64

Due Date: October 09, 2025

Account #: 221008639702

DO NOT PAY. Your account will be drafted on October 09, 2025

Account Summary

Current Service Period: August 14, 2025 - September 12, 2025

Previous Amount Due \$119.57

Payment(s) Received Since Last Statement -\$119.57

Current Month's Charges \$122.64

Amount Due by October 09, 2025 \$122.64

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

Your Energy Insight



Your average daily kWh used was **9.09% lower** than the same period last year.



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



Scan here to view your account online.

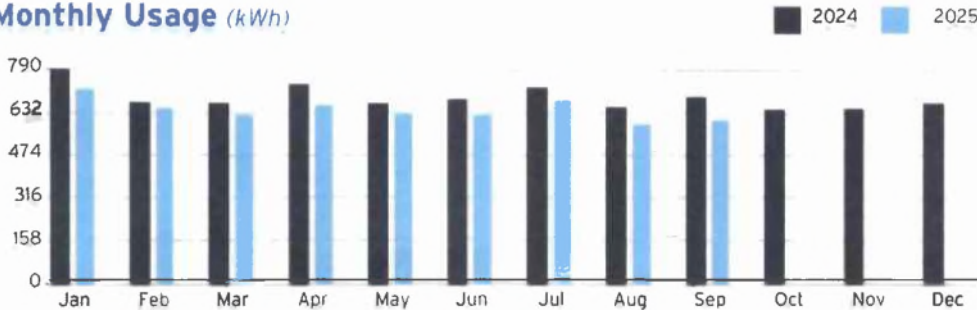
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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



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

Account #: 221008639702

Due Date: October 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$122.64

Payment Amount: \$ _____

685952140567

Your account will be drafted on October 09, 2025

00002578 FTECO109182523175210 00000 01 00000000 2578 002

SOUTH FORK EAST COMMUNITY
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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:
13334 GRAHAM YARDEN DR
A, RIVERVIEW, FL 33579-2388

Account #: 221008639702
Statement Date: September 18, 2025
Charges Due: October 09, 2025

Meter Read

Service Period: Aug 14, 2025 - Sep 12, 2025

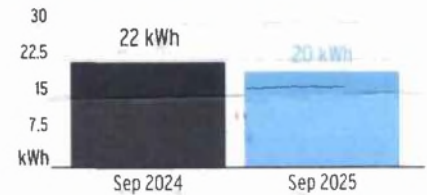
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000861702	09/12/2025	26,110	25,507	603 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	603 kWh @ \$0.08641/kWh		\$52.11
Fuel Charge	603 kWh @ \$0.03391/kWh		\$20.45
Storm Protection Charge	603 kWh @ \$0.00577/kWh		\$3.48
Clean Energy Transition Mechanism	603 kWh @ \$0.00418/kWh		\$2.52
Storm Surcharge	603 kWh @ \$0.02121/kWh		\$12.79
Florida Gross Receipt Tax			\$2.83
Electric Service Cost			\$113.08
State Tax			\$9.56
Total Electric Cost, Local Fees and Taxes			\$122.64

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$122.64

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888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

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SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

Statement Date: October 03, 2025

Amount Due: \$13,936.52

Due Date: October 17, 2025

Account #: 311000000258

DO NOT PAY. Your account will be drafted on October 17, 2025

Your Locations With The Highest Usage



11341 AMBLESIDE
BLVD, RIVERVIEW, FL
33579-2101

**8,670
KWH**



11606 AMBLESIDE
BLVD, RIVERVIEW, FL
33579-2102

**950
KWH**



Scan here to interact
with your bill online.

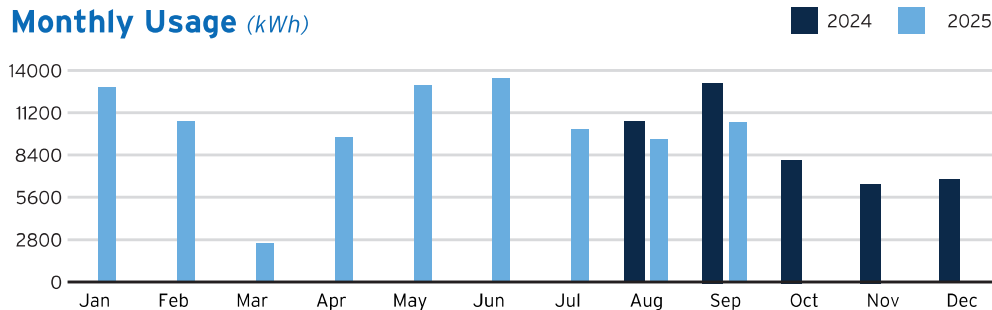


**DOWNED IS
DANGEROUS!**

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

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



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

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



Account #: 311000000258

Due Date: October 17, 2025



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

Amount Due: \$13,936.52

Payment Amount: \$ _____

700125004466

Your account will be
drafted on October 17, 2025

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
11555 CO INFRAMARK HERON BAY BLVD, 201
CORAL SPRINGS, FL 33076

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: 311000000258

Energy Usage From Last Month

Increased Same Decreased

Service Address: SOUTH FRK, UNIT 11, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014755733

Amount: \$2,357.71

Service Address: 11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101

Sub-Account Number: 211014755931

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555921	09/15/2025	83,944		83,054		890 kWh	1	32 Days	\$172.38
									32.3%

Service Address: SOUTH FRK, UNIT 8, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014756160

Amount: \$1,997.23

Service Address: SOUTH FRK, UNIT 9, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014756442

Amount: \$2,754.06

Service Address: SOUTH FRK, UNIT 10, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014756657

Amount: \$1,202.86

Service Address: 11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101


Sub-Account Number: 211014756913

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000351603	09/15/2025	1,714		93,044		8,670 kWh	1	32 Days	\$971.69
1000351603	09/15/2025	17.05		0		17.05 kW	1	32 Days	20.7%

Continued on next page


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\$13,936.52




Sub-Account #: 211014755733
Statement Date: 09/30/2025

Service Address: SOUTH FRK, UNIT 11, RIVERVIEW, FL 33569-0000

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	993 kWh @ \$0.03412/kWh	\$33.88
Fixture & Maintenance Charge	47 Fixtures	\$773.75
Lighting Pole / Wire	47 Poles	\$1331.04
Lighting Fuel Charge	993 kWh @ \$0.03363/kWh	\$33.39
Storm Protection Charge	993 kWh @ \$0.00559/kWh	\$5.55
Clean Energy Transition Mechanism	993 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	993 kWh @ \$0.01230/kWh	\$12.21
Florida Gross Receipt Tax		\$2.19
State Tax		\$165.27
Lighting Charges		\$2,357.71

Current Month's Electric Charges **\$2,357.71**

Billing information continues on next page →



Sub-Account #: 211014755931
Statement Date: 09/30/2025


Service Address: 11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101

Meter Read

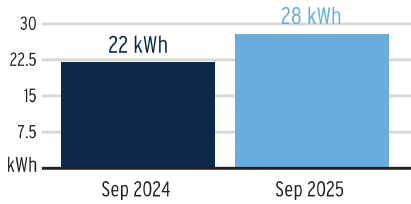
Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555921	09/15/2025	83,944		83,054		890 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	890 kWh @ \$0.08641/kWh	\$76.90
Fuel Charge	890 kWh @ \$0.03391/kWh	\$30.18
Storm Protection Charge	890 kWh @ \$0.00577/kWh	\$5.14
Clean Energy Transition Mechanism	890 kWh @ \$0.00418/kWh	\$3.72
Storm Surcharge	890 kWh @ \$0.02121/kWh	\$18.88
Florida Gross Receipt Tax		\$3.97
Electric Service Cost		\$158.95
State Tax		\$13.43
Total Electric Cost, Local Fees and Taxes		\$172.38

Avg kWh Used Per Day



Current Month's Electric Charges \$172.38

Billing information continues on next page →




Sub-Account #: 211014756160
Statement Date: 09/30/2025

Service Address: SOUTH FRK, UNIT 8, RIVERVIEW, FL 33569-0000

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	782 kWh @ \$0.03412/kWh	\$26.68
Fixture & Maintenance Charge	40 Fixtures	\$655.44
Lighting Pole / Wire	40 Poles	\$1132.80
Lighting Fuel Charge	782 kWh @ \$0.03363/kWh	\$26.30
Storm Protection Charge	782 kWh @ \$0.00559/kWh	\$4.37
Clean Energy Transition Mechanism	782 kWh @ \$0.00043/kWh	\$0.34
Storm Surcharge	782 kWh @ \$0.01230/kWh	\$9.62
Florida Gross Receipt Tax		\$1.73
State Tax		\$139.95
Lighting Charges		\$1,997.23

Current Month's Electric Charges \$1,997.23

Billing information continues on next page →




Sub-Account #: 211014756442
Statement Date: 09/30/2025

Service Address: SOUTH FRK, UNIT 9, RIVERVIEW, FL 33569-0000

Service Period: 08/15/2025 - 09/15/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1053 kWh @ \$0.03412/kWh	\$35.93
Fixture & Maintenance Charge	55 Fixtures	\$918.05
Lighting Pole / Wire	55 Poles	\$1550.10
Lighting Fuel Charge	1053 kWh @ \$0.03363/kWh	\$35.41
Storm Protection Charge	1053 kWh @ \$0.00559/kWh	\$5.89
Clean Energy Transition Mechanism	1053 kWh @ \$0.00043/kWh	\$0.45
Storm Surcharge	1053 kWh @ \$0.01230/kWh	\$12.95
Florida Gross Receipt Tax		\$2.32
State Tax		\$192.96
Lighting Charges		\$2,754.06

Current Month's Electric Charges **\$2,754.06**

Billing information continues on next page ➡




Sub-Account #: 211014756657
Statement Date: 09/30/2025

Service Address: SOUTH FRK, UNIT 10, RIVERVIEW, FL 33569-0000

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	456 kWh @ \$0.03412/kWh	\$15.56
Fixture & Maintenance Charge	24 Fixtures	\$398.64
Lighting Pole / Wire	24 Poles	\$679.68
Lighting Fuel Charge	456 kWh @ \$0.03363/kWh	\$15.34
Storm Protection Charge	456 kWh @ \$0.00559/kWh	\$2.55
Clean Energy Transition Mechanism	456 kWh @ \$0.00043/kWh	\$0.20
Storm Surcharge	456 kWh @ \$0.01230/kWh	\$5.61
Florida Gross Receipt Tax		\$1.01
State Tax		\$84.27
Lighting Charges		\$1,202.86

Current Month's Electric Charges \$1,202.86

Billing information continues on next page ➡



Sub-Account #: 211014756913
Statement Date: 09/30/2025


Service Address: 11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101

Meter Read

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351603	09/15/2025	1,714		93,044		8,670 kWh	1	32 Days
1000351603	09/15/2025	17.05		0		17.05 kW	1	32 Days

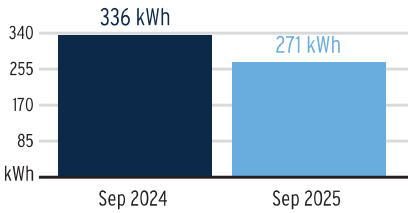
Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	17 kW @ \$18.07000/kW	\$307.19
Energy Charge	8,670 kWh @ \$0.00773/kWh	\$67.02
Fuel Charge	8,670 kWh @ \$0.03391/kWh	\$294.00
Capacity Charge	17 kW @ \$0.30000/kW	\$5.10
Storm Protection Charge	17 kW @ \$2.08000/kW	\$35.36
Energy Conservation Charge	17 kW @ \$0.93000/kW	\$15.81
Environmental Cost Recovery	8,670 kWh @ \$0.00068/kWh	\$5.90
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	8,670 kWh @ \$0.01035/kWh	\$89.73
Florida Gross Receipt Tax		\$22.40
Electric Service Cost		\$895.98
State Tax		\$75.71
Total Electric Cost, Local Fees and Taxes		\$971.69

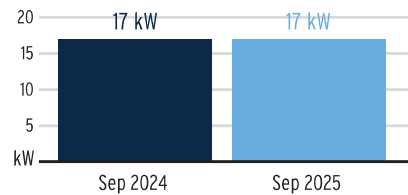
Current Month's Electric Charges **\$971.69**

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 #: 211014757119
Statement Date: 09/30/2025


Service Address: 11606 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2102

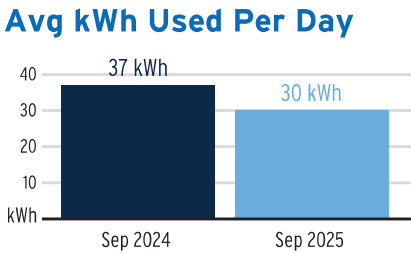
Meter Read

Meter Location: Pmp
Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852060	09/15/2025	55,492		54,542		950 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	950 kWh @ \$0.08641/kWh	\$82.09
Fuel Charge	950 kWh @ \$0.03391/kWh	\$32.21
Storm Protection Charge	950 kWh @ \$0.00577/kWh	\$5.48
Clean Energy Transition Mechanism	950 kWh @ \$0.00418/kWh	\$3.97
Storm Surcharge	950 kWh @ \$0.02121/kWh	\$20.15
Florida Gross Receipt Tax		\$4.21
Electric Service Cost		\$168.27
State Tax		\$14.22
Total Electric Cost, Local Fees and Taxes		\$182.49



Current Month's Electric Charges **\$182.49**

Billing information continues on next page →



Sub-Account #: 211014757309
Statement Date: 09/30/2025

Service Address: 13290 CLEMENT PRIDE BLVD, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: PUMP

Service Period: 08/15/2025 - 09/15/2025

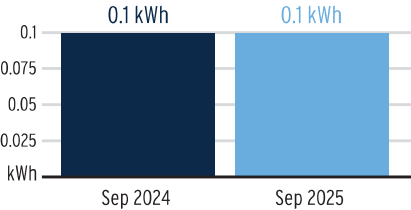
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488714	09/15/2025	216		213		3 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
	Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
	Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
	Florida Gross Receipt Tax		\$0.53
	Electric Service Cost		\$21.14
	State Tax		\$1.79
	Total Electric Cost, Local Fees and Taxes		\$22.93

Avg kWh Used Per Day



Current Month's Electric Charges \$22.93

Billing information continues on next page →




Sub-Account #: 211014757523
Statement Date: 09/30/2025

Service Address: SOUTH FORK TRACT L, RIVERVIEW, FL 33579-0000

Service Period: 08/15/2025 - 09/15/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	563 kWh @ \$0.03412/kWh	\$19.21
Fixture & Maintenance Charge	27 Fixtures	\$445.01
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	563 kWh @ \$0.03363/kWh	\$18.93
Storm Protection Charge	563 kWh @ \$0.00559/kWh	\$3.15
Clean Energy Transition Mechanism	563 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	563 kWh @ \$0.01230/kWh	\$6.92
Florida Gross Receipt Tax		\$1.24
State Tax		\$94.92
Lighting Charges		\$1,354.26

Current Month's Electric Charges **\$1,354.26**

Billing information continues on next page →



Sub-Account #: 211014757721
Statement Date: 09/30/2025


Service Address: 11561 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2100

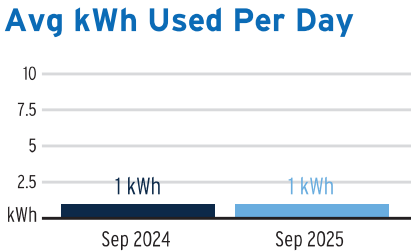
Meter Read

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555996	09/15/2025	1,347		1,313		34 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	34 kWh @ \$0.08641/kWh		\$2.94
Fuel Charge	34 kWh @ \$0.03391/kWh		\$1.15
Storm Protection Charge	34 kWh @ \$0.00577/kWh		\$0.20
Clean Energy Transition Mechanism	34 kWh @ \$0.00418/kWh		\$0.14
Storm Surcharge	34 kWh @ \$0.02121/kWh		\$0.72
Florida Gross Receipt Tax			\$0.65
Electric Service Cost			\$25.96
State Tax			\$2.19
Total Electric Cost, Local Fees and Taxes			\$28.15



Current Month's Electric Charges **\$28.15**

Billing information continues on next page →




Sub-Account #: 211014758836
Statement Date: 09/30/2025

Service Address: CLEMENT PRIDE BL LIGHTING, RIVERVIEW, FL 33569-0000

Service Period: 08/21/2025 - 09/19/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	512 kWh @ \$0.03412/kWh	\$17.47
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03363/kWh	\$17.22
Storm Protection Charge	512 kWh @ \$0.00559/kWh	\$2.86
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.13
State Tax		\$67.06
Lighting Charges		\$955.46

Current Month's Electric Charges **\$955.46**

Billing information continues on next page ➡




Sub-Account #: 211014759065
Statement Date: 09/30/2025

Service Address: AMBLESIDE BL, LT UP, RIVERVIEW, FL 33569-0000

Service Period: 08/21/2025 - 09/19/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	352 kWh @ \$0.03412/kWh	\$12.01
Fixture & Maintenance Charge	22 Fixtures	\$206.36
Lighting Pole / Wire	22 Poles	\$373.34
Lighting Fuel Charge	352 kWh @ \$0.03363/kWh	\$11.84
Storm Protection Charge	352 kWh @ \$0.00559/kWh	\$1.97
Clean Energy Transition Mechanism	352 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	352 kWh @ \$0.01230/kWh	\$4.33
Florida Gross Receipt Tax		\$0.78
State Tax		\$46.11
Lighting Charges		\$656.89

Current Month's Electric Charges \$656.89

Billing information continues on next page ➡




Sub-Account #: 221005662947
Statement Date: 09/30/2025

Service Address: CALLAWAY POND DR, RIVERVIEW, FL 33579-2357

Service Period: 08/15/2025 - 09/15/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	527 kWh @ \$0.03412/kWh	\$17.98
Fixture & Maintenance Charge	28 Fixtures	\$469.25
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	527 kWh @ \$0.03363/kWh	\$17.72
Storm Protection Charge	527 kWh @ \$0.00559/kWh	\$2.95
Clean Energy Transition Mechanism	527 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	527 kWh @ \$0.01230/kWh	\$6.48
Florida Gross Receipt Tax		\$1.16
Lighting Charges		\$1,280.41

Current Month's Electric Charges \$1,280.41

Total Current Month's Charges \$13,936.52