



South Fork East Community Development District

January 8, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 299 226 214 715 09 PASSCODE: HZ6ff3bb

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

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork East Community Development District

Page 2 of 223

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, January 8, 2026, at 6:00 P.M.

Teams Information

Call in Number: 646-838-1601 Conference ID: 901 837 414#
Meeting ID: 299 226 214 715 09 Passcode: HZ6ff3bb

- 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. District Engineer**
 1. Update on CDD Labor Rates.....Page 4
 - C. District Counsel**
 1. Consideration of Revised Policies Handbook.....Page 5
 - D. Aquatics Report**
 1. Solitude – Waterway Inspection Report.....Page 49
 - E. Field Inspection Report.....Page 63**
 1. Consideration of Arborist Aboard Landscaping Proposal.....Page 73
 - F. Landscape Report.....Page 76**
 1. Consideration of the Revised NewLeaf Contract.....Page 80
 - G. On-Site Manager's Report**
 - H. District Manager's Report**
- 6. Business Items**
 - A. Consideration of Pressure Washing Proposal.....Page 86**
 - B. Consideration of Roofing Proposal.....Page 101**
 - C. Consideration of Motion to Assign Funds.....Page 103**
 - D. Consideration of Resolution 2026-01, Authorizing
Certain Spending Limits.....Page 104**
- 7. Consent Agenda**
 - A. Approval of the Minutes of the December 11, 2025, Meetings.....Page 106**
 - B. Acceptance of the Check Register for November 2025 with Invoice.....Page 112**
- 8. Old Business**

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

- 9. Supervisors' Comments**
- 10. Audience Comments (3) Minute Time**
- 11. Adjournment**

The next regularly scheduled meeting is on Thursday, February 12, 2026, at 6:00 p.m.

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

**South Fork East
Community Development District**

Revised Policies Handbook

Presented January 8, 2026

Definitions

“Board” – shall mean the Board of Supervisors of the District.

“Common Areas” shall mean the properties and areas owned by the District including, but not limited to, the Recreational Facilities, stormwater systems, monument signs, landscaping, hardscaping, together with its appurtenant facilities and areas.

“District” – shall mean the South Fork East Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.southforkeastcdd.com/>

“Guest” – shall mean any individual who is invited and must be accompanied at all times to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are 18 years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, Community Park, and Ball Court together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, they shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy, and the District reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Anyone who witnesses a violation of rules or policies or observes a hazardous condition should immediately contact the District Manager, Inframark at 813.991.1116. If it is a health emergency, please dial 911. Compliments, complaints and suggestions regarding the Recreational Facilities or conditions of the facilities should be directed to District Manager and/or the Board.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A **"Service Animal"** includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Access Cards

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. Residents and Non-Resident Members receive 2 free access cards. All additional access cards are \$25/card.
3. Renters do not receive any free access cards and must purchase access cards at \$25/card.
4. Replacement cards can be purchased at \$25/card.
5. All access cards can be obtained from the onsite office.
6. Payment for the access cards can be made via check or money order only (no cash) – payable to South Fork East Community Development District.

Designation of Renter to Use Resident's Membership Privileges

1. Residents who rent or lease out their home may designate the Renter of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident's membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 16 years of age must be accompanied by a parent, guardian, or Patron. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida Driver License.
5. Any person who is 16 or 17 years of age or older may use the facilities without supervision, however, **may not** bring Guests.
6. A Resident, Non-Resident Member, and Renter household may bring up to 3 Guests.
7. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities and show good sportsmanship at all times. No rough housing or horseplay is allowed. Unreasonable, abusive, or aggressive behavior is not permitted. No profanity, cursing, abusive, or suggestive language is permitted. Any behavior or language deemed inappropriate by the District Staff is prohibited. (i.e.: public display of affection).
8. Except for the pool, Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board. Public impairment will not be tolerated.
9. No glass objects are to be brought into the Common Areas.
10. Bringing your own grill is prohibited unless at a pre-approved special event. Patrons may use the outdoor grills installed by the District.
11. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.
12. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with

repairing, treating, remediating, or fixing such District property. Residents are responsible for all actions of their Tenants.

13. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron. Residents are responsible for all actions of their Tenants.
14. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
15. Anyone found in the designated wetland conservation and/or mitigation areas or using the Recreational Facilities outside of the posted hours or in violation of the policies is considered trespassing, and the District has the right to prosecute and/or report such trespassing to the local authorities.
16. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
17. Bicycles, skateboards, or roller blades/in-line skates or the like are not permitted on Common Areas or any property maintained by the District.
18. Patrons must have their South Fork East access card on their person when using the Recreational Facilities. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
19. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
20. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
21. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
22. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
23. No fishing or swimming is permitted in any District stormwater ponds.
24. Smoking (including vaping, smokeless tobacco, chewing tobacco) is only allowed in the designated smoking area.

South Fork East

Community Development District

25. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, District staff is permitted to play music throughout the Recreational Facilities. All persons using the facilities shall obey the Hillsborough County Noise Ordinance.
26. All Patrons and Guests must abide by the capacity limits as set by the Fire Marshall and/or the District.
27. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
28. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or On-Site Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
29. The District Manager or On-Site Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or On-Site Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
30. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the On-Site Manager as well as the District Manager via the contact information on the District’s website.
31. All malfunctioning, broken, or unsafe equipment or property should immediately be reported to the On-Site Manager as well as the District Manager via the contact information on the District’s website.
32. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Ball Court Policies

1. The facilities are open from 8:00 a.m.-6:00 p.m. year-round, except for New Years Day/Easter/Thanksgiving/Christmas when the facilities will be closed.
2. The courts are not lit and all play must stop at 6:00 p.m., do not use auxiliary lighting to continue play (i.e. car lights etc.).
3. No play when courts are wet or have standing water.
4. The basketball court is to be used exclusively for playing basketball, pickleball, or other uses approved by District staff or the Board.
5. If other players are waiting to use the courts, all players are to retire at the end of 1 hour.
6. Proper attire must be worn while using the facilities (shorts & rubber soled athletic shoes).
7. No food is allowed within 5 feet of the court edges, or on the courts.

Community Park and Playground Policies

1. Park may only be used from March-October 8:00 a.m.-8:00 p.m., and November-February 7:00 a.m.-6:00 p.m.
2. There is no street parking at the Community Park.
3. To have a party at the Community Park please call the office.

Swimming Pool Policies & Procedures

1. Pool and all other amenity hours are from 8:00am-6:00pm year-round, except for New Years Day/Easter/Thanksgiving/Christmas when the facilities will be closed.
2. There is no lifeguard on duty.
3. A group of 8 or more is considered a “pool party” and this requires advanced written permission. See pool staff for application. There is a maximum of 15 people allowed for a pool party.
4. **Alcohol is a privilege and not a right. Public impairment will not be tolerated. No alcohol permitted at parties.**
5. All bathers must shower before entering the pool.
6. Any person with an open wound (with or without band aids) or who has experienced diarrhea or vomiting within the last 24 hours should not enter the pool.
7. Children who are not toilet trained and anyone who is incontinent must wear swim diapers.
8. Diving will not be allowed at any time.
9. No food or drinks (except water; in clear containers) are permitted on the pool deck. Residents are encouraged to use picnic tables in the playground area.
10. No running permitted in the pool area and/or the pool.
11. No animals are allowed in the water.
12. Appropriate swim attire must be worn. Except for tee shirts, no street clothes are allowed in the pool. **No thongs** permitted; this is a family facility.
13. Pool chairs are not permitted at the pool's edge.
14. Inflatable objects and floatation devices are not permitted in the pool. Exceptions are Coast Guard approved personal floatation devices and kickboards for lap swimming/swim classes. Staff have the final say regarding the use of all recreational floatation devices. The District reserves the right to discontinue usage of such play equipment during time of peak or scheduled activity at the pool or if the equipment provides a safety concern.

**Policy and Fee Schedule for
Non-Resident Use of District Recreational Facilities**

Policy

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District's recreation facilities in the same manner* as residents and subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges without a refund.

The Board may elect to cap the number of non-resident users to account for size and capacity limitations of the District facilities. Non-residents interested in using the Recreational Facilities should contact the District Manager or the On-Site Service Coordinator.

Fee Schedule

Yearly Pass	\$2,200	1 year period from the date paid
--------------------	----------------	---

*Non-residents who pay for a pass are only permitted to a maximum number of 4 family users. Each additional family user will be required to purchase an additional pass at the rate of \$550.

Natural Areas Policy Statement

The following is the policy statement of the District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments including Hillsborough County and the State of Florida as it regards to natural upland and wetland conservations/preservations areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other “acts of God” is to remain in its existing configuration within these areas to fulfill its role in nature’s process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner. The abutting property owner must initially contact the District Manager, Hillsborough County Development Review Division, and/or the Southwest Florida Water Management District (SWFWMD) to assess the threat. Any subsequent trimming and/or removal, if warranted/permitted by the appropriate governing entity shall be done at the expense of the abutting property owner. The goal is to prohibit or minimize disturbance to these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or “limb” the tree, as necessary to their individual property line. The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Hillsborough County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, except as noted above, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

No boats or motorized crafts are allowed in any District-owned waterways with the exception of those approved for the operations and maintenance of these areas. Swimming is prohibited in all District-owned waterways.

Policy on Damage to Common Areas

Causing damage to any Common Areas is prohibited.

Residents, their guests, visitors and vendors, and any other persons who violate this policy will be responsible for the cost of any and all damage and any legal action. The District may elect to suspend the use of access cards for the District's recreational facilities pursuant to the District's Recreational Amenities Suspension Policy until full restitution is paid for the damage.

Common Areas Maintenance and Erosion Policy

The Common Areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state).

If the District Engineer determines that erosion of the Common Areas is caused by a homeowner lot, the homeowner shall bear the responsibility to fix any issues. If the District Engineer determines that erosion of a homeowner's lot is caused by District owned property then the District shall bear the responsibility to fix any issues.

The District does not maintain private property within the community. Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Parking Policy

All Patrons and visitors are required to comply with the following regulations that are applicable to District owned facilities.

1. No parking shall be permitted in the parking lot areas or Common Areas with landscape or other improvements within the District unless specifically designated.
2. No overnight parking shall be permitted in any District owned parking lot or Common Areas. Vehicles parked within any of these areas beyond the closing of the Recreational Facilities shall be subject to towing at the sole expense of the vehicle owner unless prior written authorization has been given. (Tow Company will be posted on applicable site signage.)
3. No District parking spaces shall be used for accumulating or storing building materials, trash, etc.
4. Double parking shall not be permitted in any designated District parking spaces at any time.
5. No parking shall be permitted in areas designated with yellow curbs or in handicapped parking spaces, unless authorized by permit.
6. A temporary overnight parking pass for a period not to exceed 3 days may be issued at the discretion of the District Manager or the Board Chairman.

THE RESTRICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF,
VARIOUS STATE LAWS AND/OR COUNTY ORDINANCES.

Holiday Lighting And Decoration Policy

The following is a policy statement of the District regarding the use of holiday lighting and/or decorations of District facilities interspersed throughout the Community. The policy statement is consistent with similar policies of other neighboring municipalities including Hillsborough County concerning temporary or seasonal decoration of public facilities.

1. All lights and decorations must be approved by the Board prior to placement on District property. A resident liaison must present their plans and assume responsibility for any damage to District property.
2. Lighted candles or any decorations utilizing an open flame are not permitted anywhere on District property.
3. All holiday lights and decorations utilized on District property shall be flame-resistant, flame-retardant and consist of non-combustible materials.
4. No decorations shall interfere with access to any building rooms or exits, and shall not block fire extinguishers, or obstruct the view of exit signage and emergency lighting.
5. Properly designated lighting and extension cords (if applicable) shall be utilized for use of outdoor or indoor lighting.
6. Only UL Approved fused power cords (fused power strips) are permitted for holiday decorative lighting.
7. Fused power cords used in series (together) to make electrical connections are prohibited.
8. No electrical cords shall be passed through doorways, under carpets, wrapped around table legs or similar metal objects, or placed in walkways that would present a tripping, electrocution or fire hazard.
9. Removal of all decorations from District property shall occur no later than 6:00 PM, Sunday, of the second weekend following the holiday.
10. Failure to remove any and all decorations from District property within the prescribed period shall result in immediate removal and disposal of said decorations, with the associated cost being borne by the district.
11. Failure to comply with any of the above standards shall result in revocations of holiday lighting and decoration privileges.

Recreational Facilities Suspension Policy

The District has established rules and/or policies (the “**Policies**”) governing the use of the Recreational Facilities, Common Areas, and Natural Areas. Patrons who violate the Policies may be subject to warnings and/or suspension of their privileges to use the Recreational Facilities, including immediate suspension by the District Manager (or the Manager’s designee) or District employees (together the “**District Representative**”).

The District Representative shall record all violations of the Policies, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Representative shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws. The District Manager shall forward a copy of the incident report to the Board and District Counsel once they receive the report and include it in the next agenda for Board discussion.

In the event of an incident warranting immediate suspension for the failure or refusal to abide by the Policies, the District Representative shall ask the person to leave the Recreational Facilities immediately, inform them of the suspension and their ability to attend the next Board meeting where the length of the suspension will be discussed, and shall call local law enforcement for assistance if the person fails to comply with the request. The District Manager shall send a letter by certified mail to the person informing them of their suspension and the date of the next Board meeting when the Board will determine the appropriate period of the suspension. The District Manager shall forward a copy of the letter to the Board and District Counsel.

The Board shall determine the appropriate period of the suspension at a regular meeting of the Board. The Board will consider the nature of the conduct, the frequency of the violation(s), prior violations, and other relevant information before making a decision on suspension of the person’s privileges. The District Manager shall send a letter by certified mail of the Board’s decision. The District Manager shall forward a copy of the letter to the Board and District Counsel. The suspended person may appeal the decision by attending a future Board meeting.

The suspended person may not use the Recreational Facilities until the suspension expires. The District Representative may call local law enforcement to report that the suspended person is trespassing if that person attempts to use the Recreational Facilities prior to the expiration of the suspension.

The District reserves all other remedies and rights it may have with respect to violations of the Policies, including but not limited to seeking restitution for damages.

Statutory Authority: Section 190.011(15), Florida Statutes.

South Fork East Community Development District

Page 18 of 223

South Fork East CDD Access Card Agreement

CARD #(s) _____

This agreement, along with any payment necessary and proof of residency, should be sent to the onsite office at 11341 Ambleside Blvd., Riverview, FL 33579. Upon receipt and processing of the agreement the card(s) will be mailed to the Patron. Patrons may also call the office at 813-672-4181 to make an appointment to deliver the agreement and pick up a card.

We the undersigned accept the card(s) to the pool facilities with the following understanding and subject to the District's policies:

1. All adults over 18 years of age may be given an access card.
2. All cards issued will be numbered and assigned accordingly. Only the person issued a card and the members of their household (listed below) will be authorized to use the card to access the Recreational Facilities.
3. All users of South Fork Recreational Facilities are subjected to residency verification – you may be approached by District staff or assigns in this regard.
4. When using the facilities, you must have your access card readily available at all times. Verification is for your and other homeowners benefit. In the event that anyone is found in possession of an issued card other than as specified herein, that person is presumed guilty of theft and the District will act accordingly.
5. In the event that the home is sold or rented/leased, owners must return their cards to the District – new owners must complete a new application; Renters must be on record as such. This is to ensure access by rightly authorized individuals only.
6. Residents are responsible for all actions of their Tenants.
7. Any cost (s) arising to the District as a result of failing to abide by this agreement shall be incurred by the party found in breach – legal jurisdiction shall be retained to the County of Hillsborough in the State of Florida.

We further understand that the District reserves the right to revoke and/or suspend use of the Recreational Facilities with due cause such as failure to abide by the user agreement(s).

South Fork East owner or Non-Resident Member:

(Print name) (Signature) / /
(date)

Property Address: _____

All household members (or designated beneficial users of the Resident's membership privileges to Renter's household members) (print names and ages):

Witness – over the age of 18 (sign/print/date): _____

Phone Numbers: (Home) _____ **(Cell)** _____

Must attach proof of ownership (type – circle one): (utility bill, cable bill, real estate closing papers, County Tax Office Record, other – copy and file w/ agreement).

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

**South Fork East
Community Development District**

Pool Party Application with Policies

1. A group of 8 or more is considered a pool party. A minimum of 7 days advance notice must be given by the resident to host a pool party. Applications will be given to Residents only. (Maximum of 15 attendees)
2. An application for a pool party may be obtained from the Pool Staff from noon to Sunset.
3. The application along with a \$100.00 (no cash. Check or money order only – payable to South Fork East Community Development District) refundable security deposit must be received at least 48 hours prior to the party date. The security deposit will be refunded after the renting date only if site is left cleaned and undamaged. Failure to do so will result in forfeiting the deposit.
4. A pool party may not be held on holidays or holiday weekends.
5. Parties are limited to 1 per day and based on a first come first served basis.
6. Parties may not exceed 4 hours and must end 2 hours prior to closing time of this facility all guest must leave after the 4 hours. You are allowed 30 minutes prior to start time of your party to setup.
7. Residents will be given a written list of pool policies with their application. Residents and their guests will be expected to follow these policies. Failure to do so may result in forfeiting the deposit and in some case ask to leave the premises.
8. Residents and their guest will be expected to clean up after their party. Failure to do so will result in forfeiting the deposit.
9. Residents and their guests may not prop open gates to the pool area or restrooms.
10. Food is permitted only under the covered lanai of the pool cabanas.
11. Loud music is absolutely not permitted.
12. An approved “pool party” does not allow exclusive use of pool.

Name of Resident: _____

Address of Resident: _____

Home Phone: _____ Mobile Phone: _____

Date of Pool Party: _____ Time of Pool Party: _____ / _____

Number of Invited Guests: _____

I have read the attached Pool Policies and the Pool Party Policies as stated on the back of this application and will abide by them:

Signed by Resident _____ Date _____

Permission Given By _____ Date _____

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

South Fork East Community Development District

Page 20 of 223

Community Park Event Application with Policies

1. A group of 8 or more is considered a party. A minimum of 7 days advance notice must be given by the resident to host a party. Applications will be given to Residents only. (Maximum of 25 attendees)
2. An application for a party may be obtained from the district staff from noon to Sunset.
3. The application along with a \$100.00 (no cash. Check or money order only – payable to South Fork East Community Development District) refundable security deposit must be received at least 48 hours prior to the party date. The security deposit will be refunded after the renting date only if site is left cleaned and undamaged. Failure to do so will result in forfeiting the deposit.
4. A party may not be held on holidays or holiday weekends.
5. Parties are limited to 1 per day and scheduled on a first come first served basis.
6. Parties may not exceed 4 hours and must end 2 hours prior to closing time of Community Park. You are allowed 30 minutes prior to start time of your party to setup.
7. Residents will be given a written list of park policies with their application. Residents and their guests will be expected to follow these policies. Failure to do so may result in forfeiting the deposit and in some cases ask to leave the premises.
8. Residents and their guests will be expected to clean up after their party. Failure to do so will forfeit the deposit.
9. Residents and their guests may not prop open gates to the Community Park area.
10. Loud music is not permitted.
11. An approved “party” does not allow exclusive use of Community Park.

Name of Resident: _____

Address of Resident: _____

Home Phone: _____ Mobile Phone: _____

Date of Party: _____ Time of Party: _____ / _____

Number of Invited Guests: _____

I have read the attached Park Policies and the Park Party Policies as stated on the back of this application and will abide by them:

Signed by Resident _____ Date _____

Permission Given By _____ Date _____

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

Policy for Community Events on District Property

The District operates and maintains certain properties within the District that are meant for the enjoyment and use of the entire community (the “**Property**”).

The Property may be reserved for community events as described below:

1. The event must be open to all residents of the District and all non-resident users
2. The event representative must complete the Event Reservation Form at least 60 days in advance of the event
3. The event representative must be present during the entire event
4. The Property must be cleaned by users prior to leaving the premises
5. All users of the Property must comply with District rules and policies

The Board may impose rental fees, damage deposits or any conditions it deems appropriate and in the community’s best interest pursuant to the public hearing requirements of section 190.035, Florida Statutes. Reservations for community events must be applied for and approved on a case-by-case basis by the District Board. The Event Registration Form must be submitted to District staff in time to be reviewed and acted upon by the Board, if necessary, during a regular monthly meeting.

Reservations are confirmed on a first-come, first-served basis. District staff is authorized to end the event if they observe any damage being done to the Property or other behavior they deem as reckless or inappropriate. Any rental issue not addressed here or in the adopted policies of the District will be decided at the discretion of the Board at a regularly scheduled meeting.

Statutory Authority: Section 190.011(15), Florida Statutes.

**South Fork East
Community Development District**

Page 22 of 223

Community Event Reservation Form:

Representative's Name: _____

Event Date: _____ Time from: _____ to: _____

Event Location: _____

Purpose: _____

List of persons, vendors, or groups presenting, advertising, selling items, or providing services:

Number of people expected to attend: _____

Representative's Address: _____

Representative's Phone Number: _____

Representative's Email Address: _____

Responsibility of the Representative:

The Representative must be present during the entire event. The Property must be cleaned by the Representative or the users prior to leaving the premises. Representative shall take precautions at all times to protect any persons and property affected by the event and shall manage and minimize the disturbance to traffic patterns.

Release of Liability and Indemnification

In consideration of the South Fork East Community Development District's (the "**District**") permission to the Representative, its agents and invitees to use the Property, the Representative, for itself, its agents and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or

**South Fork East
Community Development District**

property resulting in any way from, or in any fashion arising from, connected with or resulting in any way from the use of the Property in whatever manner the loss, damage or injury may be caused and whether or not the loss, damage or injury may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury or damage caused solely or partially by the negligence of the District, its agents or employees.

As further consideration for the District's permission to the Representative, its agents and invitees to use the Property, the Representative, for itself, its representatives and assigns, agrees to defend, indemnify and hold the District, its agents or employees, harmless from any and all claims for loss, damage or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Property in whatever manner the loss, damage or injury may be caused and whether or not the loss, damage or injury may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this agreement to defend, indemnify and hold harmless applies to any and all claims for loss, injury or damage caused solely or partially by the negligence of the District, their agents or employees.

Representative's signature below signifies agreement with the foregoing release of liability and indemnification and is required to process the application.

Representative's Signature: _____ Date: _____

Approved by the Board of Supervisors on _____

Conditions of approval: _____

Signature of District Representative: _____

South Fork East Community Development District

Access Card 3 Day Pass Agreement

Card(s) # _____

We, the undersigned who reside at:

Agree to accept the access card(s) day pass for the South Fork East Community Development District to the Recreational Facilities with the following understanding and enter agreement as follows:

1. All cards are issued in person and on site at District. No card(s) will ever be mailed, couriered or issued to anyone in any other way but in person. Valid ID will be required and verified.
2. There is a \$30.00 fee per access card (check or money order only made payable to the South Fork East Community Development District) for the 3-day pass, with a \$25.00 refundable deposit.
3. The 3 day pass is renewable if needed.
4. In the event that a card is lost or stolen, the deposit will be retained to cover replacement of the card. Additionally, violation of any Policies will result in immediate removal from the facilities and loss of the deposit.
5. All cards will be numbered and assigned accordingly. Only the person issued a card will be authorized to use that card for access to Recreational Facilities. There are no guests allowed on the card. The homeowner is responsible for all guests that are issued a 3-day access card.
6. As further consideration for the District's permission to the Resident applicant, its agents, employees and invitees to use the Recreational Facilities, the Resident applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Recreational Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

We further understand that the District reserves the right to revoke and/or suspend use of the Recreational Facilities with due cause such as failure to abide by the policies.

South Fork East Owner (or assign):

Print Name

Signature

Phone Numbers: Home _____ Cell _____

South Fork East Staff:

Print Name

Signature

____/____/____
Date

Must attach proof of ownership (type – circle one): (utility bill, cable bill, real estate closing papers, County Tax Office Record, other – copy and file w/ agreement).

Payment Type/Amount _____ **Fee** _____ **Deposit** _____

Deposit Returned _____ **Date** _____ **Signed** _____

**South Fork East
Community Development District**

Page 25 of 223

Check Payment Form

This form must be completed by each person issuing a check to South Fork East Community Development District in payment for access cards, keys, or any other products/services. The check issuer's driver's license or valid ID must be verified.

DATE: ____/____/____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: (____) ____ - _____

CELL PHONE: (____) ____ - _____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to South Fork East Community Development District for non-sufficient funds the check writer must make payment within 30 days of demand letter with cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

**South Fork East
Community Development District**

Page 26 of 223

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation:

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

**South Fork East
Community Development District**

Revised Policies Handbook

Presented January 8, 2026

Definitions

“Board” – shall mean the Board of Supervisors of the District.

“Common Areas” shall mean the properties and areas owned by the District including, but not limited to, the Recreational Facilities, stormwater systems, monument signs, landscaping, hardscaping, together with its appurtenant facilities and areas.

“District” – shall mean the South Fork East Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.southforkeastcdd.com/>

“Guest” – shall mean any individual who is invited and must be accompanied at all times to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are 18 years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, Community Park, and Ball Court together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, they shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy, and the District reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Anyone who witnesses a violation of rules or policies or observes a hazardous condition should immediately contact the District Manager, Inframark at 813.991.1116. If it is a health emergency, please dial 911. Compliments, complaints and suggestions regarding the Recreational Facilities or conditions of the facilities should be directed to District Manager and/or the Board.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A **"Service Animal"** includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Access Cards

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. Residents and Non-Resident Members receive 2 free access cards. All additional access cards are \$25/card.
3. Renters do not receive any free access cards and must purchase access cards at \$25/card.
4. Replacement cards can be purchased at \$25/card.
5. All access cards can be obtained from the onsite office.
6. Payment for the access cards can be made via check or money order only (no cash) – payable to South Fork East Community Development District.

Designation of Renter to Use Resident's Membership Privileges

1. Residents who rent or lease out their home may designate the Renter of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident's membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 16 years of age must be accompanied by a parent, guardian, or Patron. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida Driver License.
5. Any person who is 16 or 17 years of age or older may use the facilities without supervision, however, **may not** bring Guests.
6. A Resident, Non-Resident Member, and Renter household may bring up to 3 Guests.
7. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities and show good sportsmanship at all times. No rough housing or horseplay is allowed. Unreasonable, abusive, or aggressive behavior is not permitted. No profanity, cursing, abusive, or suggestive language is permitted. Any behavior or language deemed inappropriate by the District Staff is prohibited. (i.e.: public display of affection).
8. Except for the pool, Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board. Public impairment will not be tolerated.
9. No glass objects are to be brought into the Common Areas.
10. Bringing your own grill is prohibited unless at a pre-approved special event. Patrons may use the outdoor grills installed by the District.
11. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.
12. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with

repairing, treating, remediating, or fixing such District property. Residents are responsible for all actions of their Tenants.

13. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron. Residents are responsible for all actions of their Tenants.
14. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
15. Anyone found in the designated wetland conservation and/or mitigation areas or using the Recreational Facilities outside of the posted hours or in violation of the policies is considered trespassing, and the District has the right to prosecute and/or report such trespassing to the local authorities.
16. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
17. Bicycles, skateboards, or roller blades/in-line skates or the like are not permitted on Common Areas or any property maintained by the District.
18. Patrons must have their South Fork East access card on their person when using the Recreational Facilities. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
19. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
20. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
21. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
22. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
23. No fishing or swimming is permitted in any District stormwater ponds.
24. Smoking (including vaping, smokeless tobacco, chewing tobacco) is only allowed in the designated smoking area.

South Fork East

Community Development District

25. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, District staff is permitted to play music throughout the Recreational Facilities. All persons using the facilities shall obey the Hillsborough County Noise Ordinance.
26. All Patrons and Guests must abide by the capacity limits as set by the Fire Marshall and/or the District.
27. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
28. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or On-Site Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
29. The District Manager or On-Site Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or On-Site Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
30. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the On-Site Manager as well as the District Manager via the contact information on the District’s website.
31. All malfunctioning, broken, or unsafe equipment or property should immediately be reported to the On-Site Manager as well as the District Manager via the contact information on the District’s website.
32. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Ball Court Policies

1. The facilities are open from 8:00 a.m.-6:00 p.m. year-round, except for New Years Day/Easter/Thanksgiving/Christmas when the facilities will be closed.
2. The courts are not lit and all play must stop at 6:00 p.m., do not use auxiliary lighting to continue play (i.e. car lights etc.).
3. No play when courts are wet or have standing water.
4. The basketball court is to be used exclusively for playing basketball, pickleball, or other uses approved by District staff or the Board.
5. If other players are waiting to use the courts, all players are to retire at the end of 1 hour.
6. Proper attire must be worn while using the facilities (shorts & rubber soled athletic shoes).
7. No food is allowed within 5 feet of the court edges, or on the courts.

Community Park and Playground Policies

1. Park may only be used from March-October 8:00 a.m.-8:00 p.m., and November-February 7:00 a.m.-6:00 p.m.
2. There is no street parking at the Community Park.
3. To have a party at the Community Park please call the office.

Swimming Pool Policies & Procedures

1. Pool and all other amenity hours are from 8:00am-6:00pm year-round, except for New Years Day/Easter/Thanksgiving/Christmas when the facilities will be closed.
2. There is no lifeguard on duty.
3. A group of 8 or more is considered a “pool party” and this requires advanced written permission. See pool staff for application. There is a maximum of 15 people allowed for a pool party.
4. **Alcohol is a privilege and not a right. Public impairment will not be tolerated. No alcohol permitted at parties.**
5. All bathers must shower before entering the pool.
6. Any person with an open wound (with or without band aids) or who has experienced diarrhea or vomiting within the last 24 hours should not enter the pool.
7. Children who are not toilet trained and anyone who is incontinent must wear swim diapers.
8. Diving will not be allowed at any time.
9. No food or drinks (except water; in clear containers) are permitted on the pool deck. Residents are encouraged to use picnic tables in the playground area.
10. No running permitted in the pool area and/or the pool.
11. No animals are allowed in the water.
12. Appropriate swim attire must be worn. Except for tee shirts, no street clothes are allowed in the pool. **No thongs** permitted; this is a family facility.
13. Pool chairs are not permitted at the pool's edge.
14. Inflatable objects and floatation devices are not permitted in the pool. Exceptions are Coast Guard approved personal floatation devices and kickboards for lap swimming/swim classes. Staff have the final say regarding the use of all recreational floatation devices. The District reserves the right to discontinue usage of such play equipment during time of peak or scheduled activity at the pool or if the equipment provides a safety concern.

**Policy and Fee Schedule for
Non-Resident Use of District Recreational Facilities**

Policy

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District's recreation facilities in the same manner* as residents and subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges without a refund.

The Board may elect to cap the number of non-resident users to account for size and capacity limitations of the District facilities. Non-residents interested in using the Recreational Facilities should contact the District Manager or the On-Site Service Coordinator.

Fee Schedule

Yearly Pass	\$2,200	1 year period from the date paid
--------------------	----------------	---

*Non-residents who pay for a pass are only permitted to a maximum number of 4 family users. Each additional family user will be required to purchase an additional pass at the rate of \$550.

Natural Areas Policy Statement

The following is the policy statement of the District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments including Hillsborough County and the State of Florida as it regards to natural upland and wetland conservations/preservations areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other “acts of God” is to remain in its existing configuration within these areas to fulfill its role in nature’s process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner. The abutting property owner must initially contact the District Manager, Hillsborough County Development Review Division, and/or the Southwest Florida Water Management District (SWFWMD) to assess the threat. Any subsequent trimming and/or removal, if warranted/permitted by the appropriate governing entity shall be done at the expense of the abutting property owner. The goal is to prohibit or minimize disturbance to these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or “limb” the tree, as necessary to their individual property line. The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Hillsborough County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, except as noted above, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

No boats or motorized crafts are allowed in any District-owned waterways with the exception of those approved for the operations and maintenance of these areas. Swimming is prohibited in all District-owned waterways.

Policy on Damage to Common Areas

Causing damage to any Common Areas is prohibited.

Residents, their guests, visitors and vendors, and any other persons who violate this policy will be responsible for the cost of any and all damage and any legal action. The District may elect to suspend the use of access cards for the District's recreational facilities pursuant to the District's Recreational Amenities Suspension Policy until full restitution is paid for the damage.

Common Areas Maintenance and Erosion Policy

The Common Areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state).

If the District Engineer determines that erosion of the Common Areas is caused by a homeowner lot, the homeowner shall bear the responsibility to fix any issues. If the District Engineer determines that erosion of a homeowner's lot is caused by District owned property then the District shall bear the responsibility to fix any issues.

The District does not maintain private property within the community. Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Parking Policy

All Patrons and visitors are required to comply with the following regulations that are applicable to District owned facilities.

1. No parking shall be permitted in the parking lot areas or Common Areas with landscape or other improvements within the District unless specifically designated.
2. No overnight parking shall be permitted in any District owned parking lot or Common Areas. Vehicles parked within any of these areas beyond the closing of the Recreational Facilities shall be subject to towing at the sole expense of the vehicle owner unless prior written authorization has been given. (Tow Company will be posted on applicable site signage.)
3. No District parking spaces shall be used for accumulating or storing building materials, trash, etc.
4. Double parking shall not be permitted in any designated District parking spaces at any time.
5. No parking shall be permitted in areas designated with yellow curbs or in handicapped parking spaces, unless authorized by permit.
6. A temporary overnight parking pass for a period not to exceed 3 days may be issued at the discretion of the District Manager or the Board Chairman.

THE RESTRICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF,
VARIOUS STATE LAWS AND/OR COUNTY ORDINANCES.

Holiday Lighting And Decoration Policy

The following is a policy statement of the District regarding the use of holiday lighting and/or decorations of District facilities interspersed throughout the Community. The policy statement is consistent with similar policies of other neighboring municipalities including Hillsborough County concerning temporary or seasonal decoration of public facilities.

1. All lights and decorations must be approved by the Board prior to placement on District property. A resident liaison must present their plans and assume responsibility for any damage to District property.
2. Lighted candles or any decorations utilizing an open flame are not permitted anywhere on District property.
3. All holiday lights and decorations utilized on District property shall be flame-resistant, flame-retardant and consist of non-combustible materials.
4. No decorations shall interfere with access to any building rooms or exits, and shall not block fire extinguishers, or obstruct the view of exit signage and emergency lighting.
5. Properly designated lighting and extension cords (if applicable) shall be utilized for use of outdoor or indoor lighting.
6. Only UL Approved fused power cords (fused power strips) are permitted for holiday decorative lighting.
7. Fused power cords used in series (together) to make electrical connections are prohibited.
8. No electrical cords shall be passed through doorways, under carpets, wrapped around table legs or similar metal objects, or placed in walkways that would present a tripping, electrocution or fire hazard.
9. Removal of all decorations from District property shall occur no later than 6:00 PM, Sunday, of the second weekend following the holiday.
10. Failure to remove any and all decorations from District property within the prescribed period shall result in immediate removal and disposal of said decorations, with the associated cost being borne by the district.
11. Failure to comply with any of the above standards shall result in revocations of holiday lighting and decoration privileges.

Recreational Facilities Suspension Policy

The District has established rules and/or policies (the “**Policies**”) governing the use of the Recreational Facilities, Common Areas, and Natural Areas. Patrons who violate the Policies may be subject to warnings and/or suspension of their privileges to use the Recreational Facilities, including immediate suspension by the District Manager (or the Manager’s designee) or District employees (together the “**District Representative**”).

The District Representative shall record all violations of the Policies, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Representative shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws. The District Manager shall forward a copy of the incident report to the Board and District Counsel once they receive the report and include it in the next agenda for Board discussion.

In the event of an incident warranting immediate suspension for the failure or refusal to abide by the Policies, the District Representative shall ask the person to leave the Recreational Facilities immediately, inform them of the suspension and their ability to attend the next Board meeting where the length of the suspension will be discussed, and shall call local law enforcement for assistance if the person fails to comply with the request. The District Manager shall send a letter by certified mail to the person informing them of their suspension and the date of the next Board meeting when the Board will determine the appropriate period of the suspension. The District Manager shall forward a copy of the letter to the Board and District Counsel.

The Board shall determine the appropriate period of the suspension at a regular meeting of the Board. The Board will consider the nature of the conduct, the frequency of the violation(s), prior violations, and other relevant information before making a decision on suspension of the person’s privileges. The District Manager shall send a letter by certified mail of the Board’s decision. The District Manager shall forward a copy of the letter to the Board and District Counsel. The suspended person may appeal the decision by attending a future Board meeting.

The suspended person may not use the Recreational Facilities until the suspension expires. The District Representative may call local law enforcement to report that the suspended person is trespassing if that person attempts to use the Recreational Facilities prior to the expiration of the suspension.

The District reserves all other remedies and rights it may have with respect to violations of the Policies, including but not limited to seeking restitution for damages.

Statutory Authority: Section 190.011(15), Florida Statutes.

South Fork East Community Development District

South Fork East CDD Access Card Agreement

CARD #(s) _____

This agreement, along with any payment necessary and proof of residency, should be sent to the onsite office at 11341 Ambleside Blvd., Riverview, FL 33579. Upon receipt and processing of the agreement the card(s) will be mailed to the Patron. Patrons may also call the office at 813-672-4181 to make an appointment to deliver the agreement and pick up a card.

We the undersigned accept the card(s) to the pool facilities with the following understanding and subject to the District's policies:

1. All adults over 18 years of age may be given an access card.
2. All cards issued will be numbered and assigned accordingly. Only the person issued a card and the members of their household (listed below) will be authorized to use the card to access the Recreational Facilities.
3. All users of South Fork Recreational Facilities are subjected to residency verification – you may be approached by District staff or assigns in this regard.
4. When using the facilities, you must have your access card readily available at all times. Verification is for your and other homeowners benefit. In the event that anyone is found in possession of an issued card other than as specified herein, that person is presumed guilty of theft and the District will act accordingly.
5. In the event that the home is sold or rented/leased, owners must return their cards to the District – new owners must complete a new application; Renters must be on record as such. This is to ensure access by rightly authorized individuals only.
6. Residents are responsible for all actions of their Tenants.
7. Any cost (s) arising to the District as a result of failing to abide by this agreement shall be incurred by the party found in breach – legal jurisdiction shall be retained to the County of Hillsborough in the State of Florida.

We further understand that the District reserves the right to revoke and/or suspend use of the Recreational Facilities with due cause such as failure to abide by the user agreement(s).

South Fork East owner or Non-Resident Member:

(Print name) (Signature) / /
(date)

Property Address: _____

All household members (or designated beneficial users of the Resident's membership privileges to Renter's household members) (print names and ages):

Witness – over the age of 18 (sign/print/date): _____

Phone Numbers: (Home) _____ **(Cell)** _____

Must attach proof of ownership (type – circle one): (utility bill, cable bill, real estate closing papers, County Tax Office Record, other – copy and file w/ agreement).

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

**South Fork East
Community Development District**

Pool Party Application with Policies

1. A group of 8 or more is considered a pool party. A minimum of 7 days advance notice must be given by the resident to host a pool party. Applications will be given to Residents only. (Maximum of 15 attendees)
2. An application for a pool party may be obtained from the Pool Staff from noon to Sunset.
3. The application along with a \$100.00 (no cash. Check or money order only – payable to South Fork East Community Development District) refundable security deposit must be received at least 48 hours prior to the party date. The security deposit will be refunded after the renting date only if site is left cleaned and undamaged. Failure to do so will result in forfeiting the deposit.
4. A pool party may not be held on holidays or holiday weekends.
5. Parties are limited to 1 per day and based on a first come first served basis.
6. Parties may not exceed 4 hours and must end 2 hours prior to closing time of this facility all guest must leave after the 4 hours. You are allowed 30 minutes prior to start time of your party to setup.
7. Residents will be given a written list of pool policies with their application. Residents and their guests will be expected to follow these policies. Failure to do so may result in forfeiting the deposit and in some case ask to leave the premises.
8. Residents and their guest will be expected to clean up after their party. Failure to do so will result in forfeiting the deposit.
9. Residents and their guests may not prop open gates to the pool area or restrooms.
10. Food is permitted only under the covered lanai of the pool cabanas.
11. Loud music is absolutely not permitted.
12. An approved “pool party” does not allow exclusive use of pool.

Name of Resident: _____

Address of Resident: _____

Home Phone: _____ Mobile Phone: _____

Date of Pool Party: _____ Time of Pool Party: _____ / _____

Number of Invited Guests: _____

I have read the attached Pool Policies and the Pool Party Policies as stated on the back of this application and will abide by them:

Signed by Resident _____ Date _____

Permission Given By _____ Date _____

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

South Fork East Community Development District

Page 42 of 223

Community Park Event Application with Policies

1. A group of 8 or more is considered a party. A minimum of 7 days advance notice must be given by the resident to host a party. Applications will be given to Residents only. (Maximum of 25 attendees)
2. An application for a party may be obtained from the district staff from noon to Sunset.
3. The application along with a \$100.00 (no cash. Check or money order only – payable to South Fork East Community Development District) refundable security deposit must be received at least 48 hours prior to the party date. The security deposit will be refunded after the renting date only if site is left cleaned and undamaged. Failure to do so will result in forfeiting the deposit.
4. A party may not be held on holidays or holiday weekends.
5. Parties are limited to 1 per day and scheduled on a first come first served basis.
6. Parties may not exceed 4 hours and must end 2 hours prior to closing time of Community Park. You are allowed 30 minutes prior to start time of your party to setup.
7. Residents will be given a written list of park policies with their application. Residents and their guests will be expected to follow these policies. Failure to do so may result in forfeiting the deposit and in some cases ask to leave the premises.
8. Residents and their guests will be expected to clean up after their party. Failure to do so will forfeit the deposit.
9. Residents and their guests may not prop open gates to the Community Park area.
10. Loud music is not permitted.
11. An approved “party” does not allow exclusive use of Community Park.

Name of Resident: _____

Address of Resident: _____

Home Phone: _____ Mobile Phone: _____

Date of Party: _____ Time of Party: _____ / _____

Number of Invited Guests: _____

I have read the attached Park Policies and the Park Party Policies as stated on the back of this application and will abide by them:

Signed by Resident _____ Date _____

Permission Given By _____ Date _____

**South Fork East Community Development District reserves the right to change, modify or transfer this agreement without notice as allowed by law.*

Policy for Community Events on District Property

The District operates and maintains certain properties within the District that are meant for the enjoyment and use of the entire community (the “**Property**”).

The Property may be reserved for community events as described below:

1. The event must be open to all residents of the District and all non-resident users
2. The event representative must complete the Event Reservation Form at least 60 days in advance of the event
3. The event representative must be present during the entire event
4. The Property must be cleaned by users prior to leaving the premises
5. All users of the Property must comply with District rules and policies

The Board may impose rental fees, damage deposits or any conditions it deems appropriate and in the community’s best interest pursuant to the public hearing requirements of section 190.035, Florida Statutes. Reservations for community events must be applied for and approved on a case-by-case basis by the District Board. The Event Registration Form must be submitted to District staff in time to be reviewed and acted upon by the Board, if necessary, during a regular monthly meeting.

Reservations are confirmed on a first-come, first-served basis. District staff is authorized to end the event if they observe any damage being done to the Property or other behavior they deem as reckless or inappropriate. Any rental issue not addressed here or in the adopted policies of the District will be decided at the discretion of the Board at a regularly scheduled meeting.

Statutory Authority: Section 190.011(15), Florida Statutes.

**South Fork East
Community Development District**

Page 44 of 223

Community Event Reservation Form:

Representative's Name: _____

Event Date: _____ Time from: _____ to: _____

Event Location: _____

Purpose: _____

List of persons, vendors, or groups presenting, advertising, selling items, or providing services:

Number of people expected to attend: _____

Representative's Address: _____

Representative's Phone Number: _____

Representative's Email Address: _____

Responsibility of the Representative:

The Representative must be present during the entire event. The Property must be cleaned by the Representative or the users prior to leaving the premises. Representative shall take precautions at all times to protect any persons and property affected by the event and shall manage and minimize the disturbance to traffic patterns.

Release of Liability and Indemnification

In consideration of the South Fork East Community Development District's (the "**District**") permission to the Representative, its agents and invitees to use the Property, the Representative, for itself, its agents and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or

**South Fork East
Community Development District**

property resulting in any way from, or in any fashion arising from, connected with or resulting in any way from the use of the Property in whatever manner the loss, damage or injury may be caused and whether or not the loss, damage or injury may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury or damage caused solely or partially by the negligence of the District, its agents or employees.

As further consideration for the District's permission to the Representative, its agents and invitees to use the Property, the Representative, for itself, its representatives and assigns, agrees to defend, indemnify and hold the District, its agents or employees, harmless from any and all claims for loss, damage or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Property in whatever manner the loss, damage or injury may be caused and whether or not the loss, damage or injury may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this agreement to defend, indemnify and hold harmless applies to any and all claims for loss, injury or damage caused solely or partially by the negligence of the District, their agents or employees.

Representative's signature below signifies agreement with the foregoing release of liability and indemnification and is required to process the application.

Representative's Signature: _____ Date: _____

Approved by the Board of Supervisors on _____

Conditions of approval: _____

Signature of District Representative: _____

South Fork East Community Development District

Access Card 3 Day Pass Agreement

Card(s) # _____

We, the undersigned who reside at:

Agree to accept the access card(s) day pass for the South Fork East Community Development District to the Recreational Facilities with the following understanding and enter agreement as follows:

1. All cards are issued in person and on site at District. No card(s) will ever be mailed, couriered or issued to anyone in any other way but in person. Valid ID will be required and verified.
2. There is a \$30.00 fee per access card (check or money order only made payable to the South Fork East Community Development District) for the 3-day pass, with a \$25.00 refundable deposit.
3. The 3 day pass is renewable if needed.
4. In the event that a card is lost or stolen, the deposit will be retained to cover replacement of the card. Additionally, violation of any Policies will result in immediate removal from the facilities and loss of the deposit.
5. All cards will be numbered and assigned accordingly. Only the person issued a card will be authorized to use that card for access to Recreational Facilities. There are no guests allowed on the card. The homeowner is responsible for all guests that are issued a 3-day access card.
6. As further consideration for the District's permission to the Resident applicant, its agents, employees and invitees to use the Recreational Facilities, the Resident applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Recreational Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

We further understand that the District reserves the right to revoke and/or suspend use of the Recreational Facilities with due cause such as failure to abide by the policies.

South Fork East Owner (or assign):

Print Name

Signature

Phone Numbers: Home _____ Cell _____

South Fork East Staff:

Print Name

Signature

____/____/____
Date

Must attach proof of ownership (type – circle one): (utility bill, cable bill, real estate closing papers, County Tax Office Record, other – copy and file w/ agreement).

Payment Type/Amount _____ **Fee** _____ **Deposit** _____

Deposit Returned _____ **Date** _____ **Signed** _____

**South Fork East
Community Development District**

Page 47 of 223

Check Payment Form

This form must be completed by each person issuing a check to South Fork East Community Development District in payment for access cards, keys, or any other products/services. The check issuer's driver's license or valid ID must be verified.

DATE: ____/____/____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: (____) ____ - _____

CELL PHONE: (____) ____ - _____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to South Fork East Community Development District for non-sufficient funds the check writer must make payment within 30 days of demand letter with cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

**South Fork East
Community Development District**

Page 48 of 223

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation:

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

SOLITUDE

LAKE MANAGEMENT



South Fork East CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2025-12-15

Prepared for:

Alba Sanchez, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Kevin Wilt, Service Manager

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16,17,19	8
PONDS 20-22	9
PONDS 23-26	10
PONDS 18,27-29	11
MANAGEMENT/COMMENTS SUMMARY	11-12
SITE MAP	13

Site: 1

Comments:

Normal growth observed

Minor algae seen in site. Minor shoreline weed growth. Healthy amount of native vegetation seen along perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December 2025



December 2025

Site: 2

Comments:

Normal growth observed

Minor shoreline weed growth. Some trash seen in site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 3

Comments:

Normal growth observed

Minor shoreline weed growth. Water level low.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

4

Comments:

Normal growth observed
Minor shoreline weed growth.
Site looks good. Some trash seen in pond.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

5

Comments:

Normal growth observed
Minor shoreline weed growth.
Water level low. Site looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

6

Comments:

Normal growth observed
Minor shoreline weed growth.
Open water is clear. Site looks good. Water level low.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 7

Comments:

Normal growth observed
Submerged vegetation in site.
Will treat during next visit. Open
water is clear. Some trash in site.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December 2025



December 2025

Site: 8

Comments:

Normal growth observed
Minor shoreline weed growth.
Open water is clear. Erosion on
banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 9

Comments:

Treatment in progress
Algae in site. Will treat next visit.
Healthy native vegetation around
perimeter. Minor shoreline weed
growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December 2025



December 2025

Site: 10

Comments:

Normal growth observed

Site looks good. Planting is growing well. Minor shoreline weed growth. Water level low. Minor algae in site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 11

Comments:

Normal growth observed

Submerged vegetation in site. Open water is clear. Minor shoreline weed growth. Trash seen in site.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December 2025



December 2025

Site: 12

Comments:

Treatment in progress

Littoral shelf treatment in progress. Will continue to treat littoral shelf and push back shoreline weeds. Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 13

Comments:

Normal growth observed

Minor shoreline weed growth.
Minor algae growth. Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December 2025



December 2025

Site: 14

Comments:

Normal growth observed

Minor shoreline weed growth.
Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 15

Comments:

Normal growth observed

Minor algae present in pond.
Minor shoreline weed growth.
Water level low.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December 2025



December 2025

Site: 16

Comments:

Normal growth observed

Algae seen in site. Open water is clear. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December 2025



December 2025

Site: 17

Comments:

Normal growth observed

Minor shoreline weed growth. Open water is clear. Treatment of littoral shelf in progress.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



December 2025



December 2025

Site: 19

Comments:

Normal growth observed

Minor shoreline weed growth. Open water is clear. Hogs are tearing up banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 20

Comments:

Normal growth observed

Minor shoreline weed growth.
Open water is clear. Hogs tearing up banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 21

Comments:

Normal growth observed

Water level low. Minor shoreline weed growth. Open water clear.
Healthy native vegetation around perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 22

Comments:

Treatment in progress

Water level low. Healthy native vegetation. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 23

Comments:

Normal growth observed

Minor shoreline weed growth.
Healthy native vegetation growth
around perimeter. Open water is
clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 24

Comments:

Normal growth observed

Shoreline weed growth in site.
Open water is clear. Will treat
shoreline weeds during next visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 25,26

Comments:

Normal growth observed

Site 25 (1st photo): minor
shoreline weed growth. Open
water is clear. Site 26 (2nd
photo): minor shoreline weed
growth. Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 27,28

Comments:

Normal growth observed

Site 27 (1st photo): open water is clear. Minor shoreline weed growth. Site 28 (2nd photo): open water is clear. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

December 2025

December 2025



Site: 18,29

Comments:

Treatment in progress

Pond 18 (1st photo): Normal growth observed. Will continue to treat throughout visits. Pond 29 (2nd photo): Normal growth observed. Will continue to treat

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

December 2025

December 2025



Management Summary

South Fork East CDD's Waterway Inspection Report was completed on December 15th, 2025 for all sites.

Most ponds have low water levels. Trash will be collected during each visit. Minor shoreline weed growth was observed in sites. Algae in site 9 has been treated but treatment will continue moving forward. No major issues seen in sites.

Drainage clearings have begun in several areas we will be treating these areas as discussed in our meeting

Water Clarity: 1' - 3'

Wildlife Observed: Cranes, Ducks, Ibis, Egret

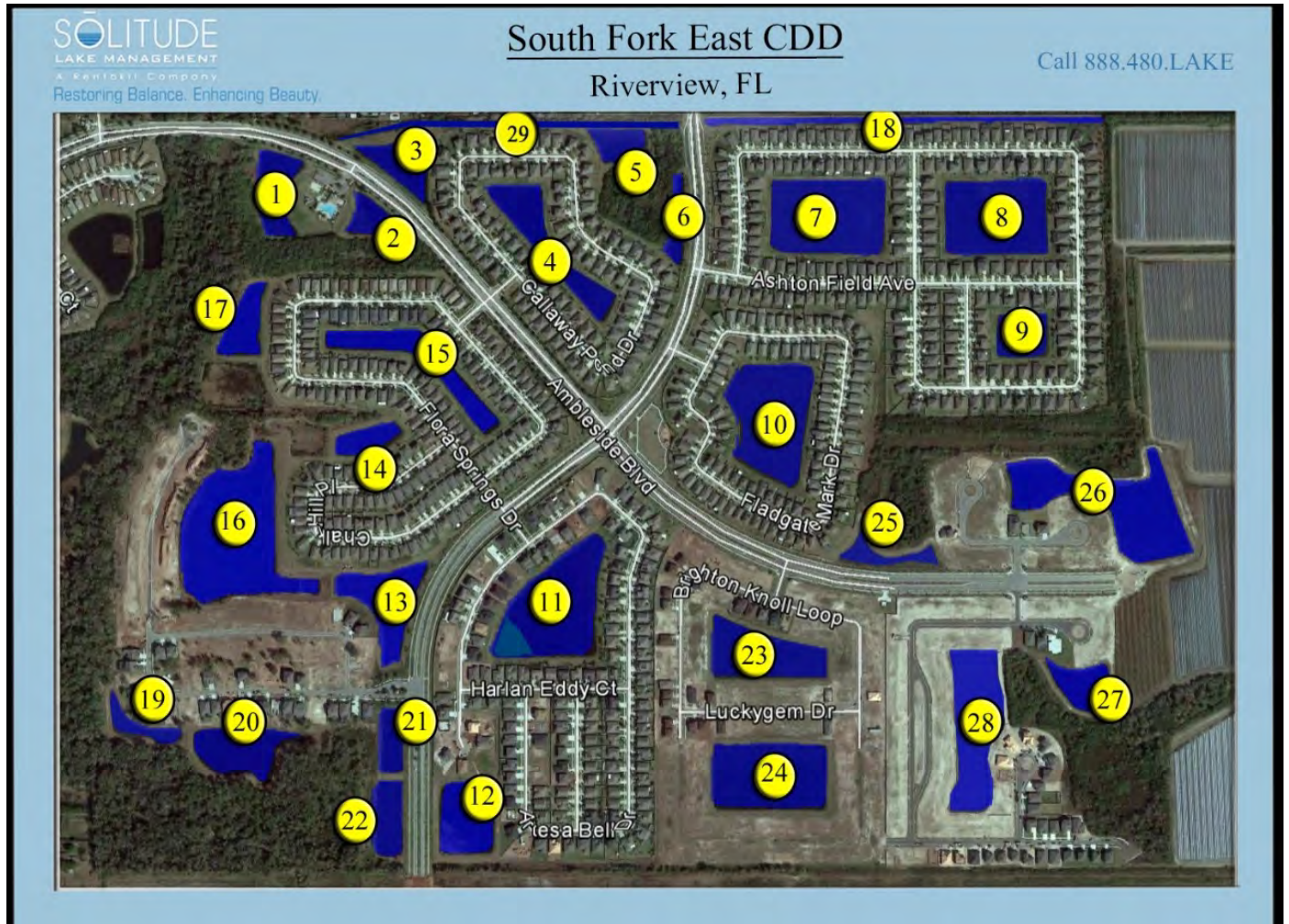
Thank you for choosing SOLitude Lake Management!

South Fork East CDD Waterway Inspection Report

Page 60 of 223
2025-12-15

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	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
9	Treatment in progress	Surface algae	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Normal growth observed	Submersed vegetation	Routine maintenance next visit
12	Treatment in progress	Shoreline weeds	Routine maintenance next visit
13	Normal growth observed	Surface algae	Routine maintenance next visit
14	Normal growth observed	Shoreline weeds	Routine maintenance next visit
15	Normal growth observed	Surface algae	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Normal growth observed	Torpedograss	Routine maintenance next visit
19	Normal growth observed	Shoreline weeds	Routine maintenance next visit
20	Normal growth observed	Shoreline weeds	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit
22	Treatment in progress	Shoreline weeds	Routine maintenance next visit
23	Normal growth observed	Shoreline weeds	Routine maintenance next visit
24	Normal growth observed	Shoreline weeds	Routine maintenance next visit

Site	Comments	Target	Action Required
25,26	Normal growth observed	Shoreline weeds	Routine maintenance next visit
27,28	Normal growth observed	Shoreline weeds	Routine maintenance next visit
18,29	Treatment in progress	Shoreline weeds	Routine maintenance next visit





Field Inspection Coordinator

Items 1

Assigned To: New leaf irrigation

Check for irrigation leak this could be from standing water as well. Let the district know what can be done to resolve and improve this area.



Items 2

Assigned To: Onsite

Damaged aluminum edging could potentially cause tripping or injury. Needs to be addressed.



Items 3

Assigned To: Onsite

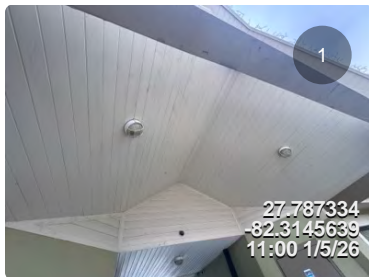
Damaged and dirty pillars. Needs to be addressed.



Items 4

Assigned To: Onsite

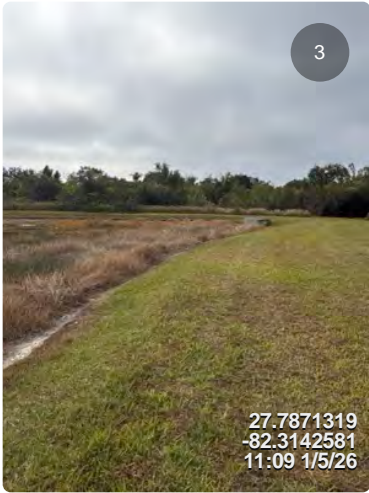
Need bug and debris removal cleared from in entry way entering pool area on the ceiling.



Items 5

Assigned To: Aquatics

Pond 2 looks good.



Items 6

Assigned To: New Leaf

Push grasses back (mow down) along the back of the pool area where pepper trees were cut back to expose irrigation.



Items 7

Assigned To: New Leaf

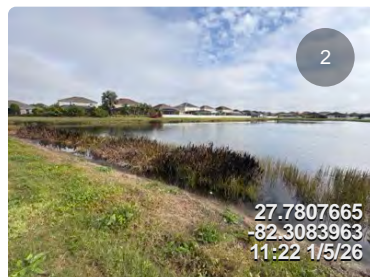
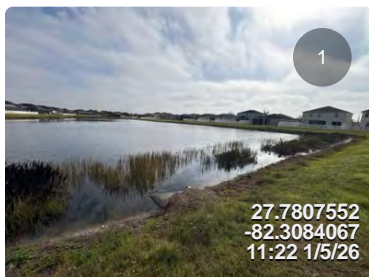
New sod on island median, continue to monitor for establishment



Items 8

Assigned To: Aquatics

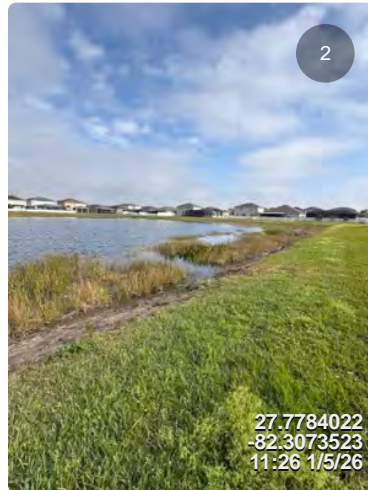
Pond 23 treatment is looking better. Die back on some vegetation probably due to cold weather.



Items 9

Assigned To: Aquatics

Torpedo grass in lake 24. Continue to work on grass northeast and southeast of water body.



Items 10

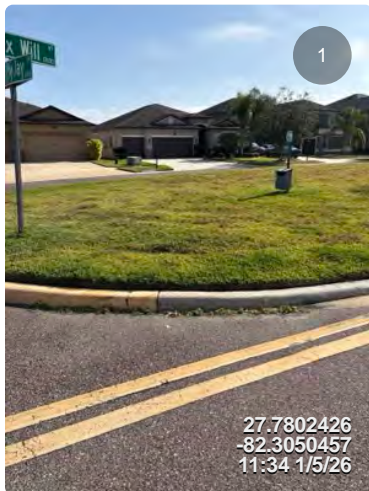
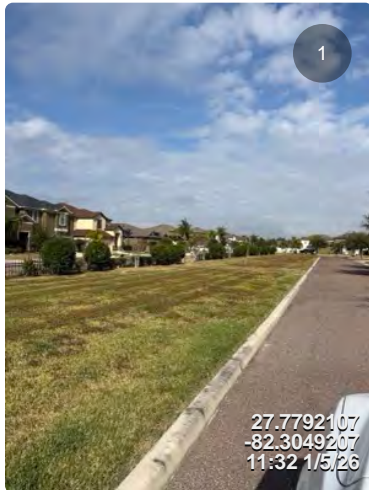
Assigned To: New Leaf

Treat bed weeds on island Windy Knoll Drive.

Items 11

Assigned To: New leaf

Treat the turf weeds in the island on Felix Will Drive. We need to continue to treat these to improve this area.



Items 12

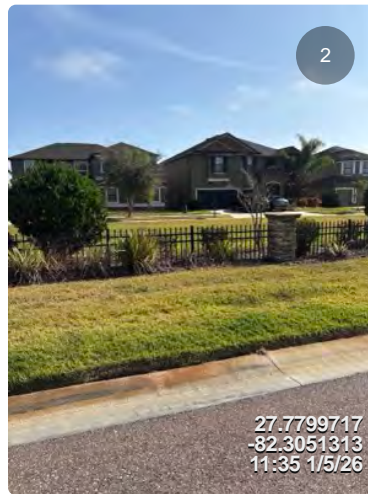
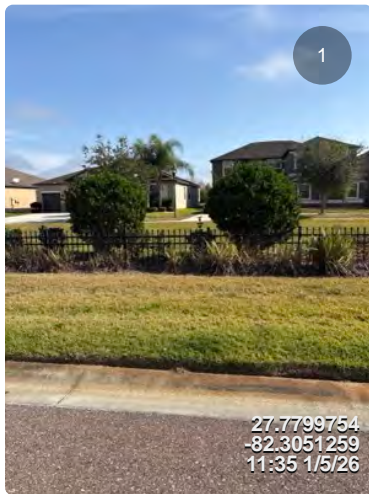
Assigned To: New leaf

Treat the crack weeds around the island on Felix Will Road.

Items 13

Assigned To: New Leaf

Flax lily clean out along fence on Felix Will Rd



Items 14

Assigned To: New Leaf

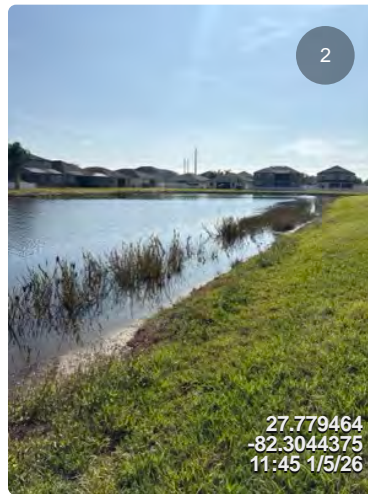
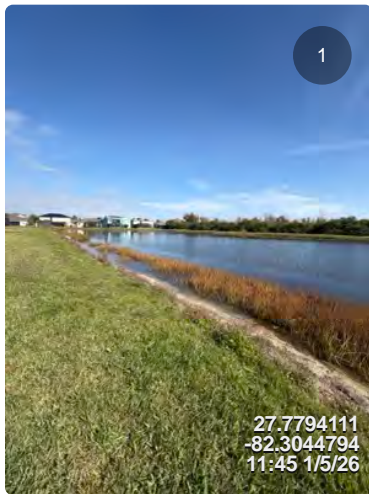
Buffer zone needs attention pond 27. Looks like pond hasn't been mowed extended out before buffer area.



Items 15

Assigned To: Aquatics

Pond 28 looks ok. Continue maintenance plan.



Items 16

Assigned To: New Leaf

Palm Boot debris, and dead palm on Clement Pride Blvd behind 13808 chalk hill place.



Items 17

Assigned To: New Leaf

Declining Palm west side Clement Pride blvd. Needs removal.





Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

Southfork East CDD c/o Inframark 20251124
Monday, November 24, 2025

Salesperson: Not Assigned

Southfork East CDD c/o Inframark

11341 Ambleside Blvd
Riverview, FL 33579
Mobile: 813-499-8725

Worksite: 11341 Ambleside Blvd
Riverview, FL 33579

#	Item	Description	Qty	Cost
1	Brush	Forestry Mulching 13849 - 13843 Moonstone Canyon Dr Mulch area behind above address range 15' from stakes at rear of properties Will include (1) mulching pass along West side of pond, North of access point Mulch (2) areas of brush at beginning of old maintenance path	1	\$3,800.00
2	Queen Palm	Tree Removal Remove (3) Queen palms	1	\$550.00
3	Stump(s)	Stump grinding (3) Queen palm stumps Grind stump 3"-6" below surface. Stump debris will be cleaned & removed and area will be left ready for ground cover.	3	\$450.00

Customer Signature

Date

Subtotal: \$4,800.00
Tax: \$0.00
Total: **\$4,800.00**

• Contractor's Responsibility

Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

I. All contracts not accepted within 45 days are subject to review.

II. **THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.**

Scheduling:

I. Upon contract approval, you will be contacted by AAI to arrange scheduling.

II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.

II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

• Client responsibility

Jobsite Access:

I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AAI due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AAI crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AAI incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

Payment:

- I. To be paid upon completion unless otherwise stated.
- II. AAI will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AAI's lien rights in the event payment is not received within 40 calendar days.

Defects:

- I. The client shall give AAI a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

• Disputes

The Client and AAI respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AAI, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Termination:

- I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AAI for the Services performed and for all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AAI under this paragraph, the Client shall immediately pay AAI for the Services performed and all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

Law and Venue:

- I. AAI operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

Dispute Resolution:

- I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.

- II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.

South Fork East CDD Landscape & Irrigation Maintenance Report

January 2026

*South Fork
East*
DEED RESTRICTED NO SOLICITING



Dustin Heflin
NewLeaf Horticulture
30 Dec 2025

Irrigation Maintenance



Status: New

Description: South Clement Pride Irrigation

Assigned To: Irrigation Team

Reviewed By: Dustin

Comments: - Two zones have been successfully added to this area. Both zones are functioning properly with improved water pressure.

- Irrigation at the clubhouse roundabout has been restored. The irrigation team discovered a bad modular. There were also two valves stuck open, which we believe may have been causing the standing water in the parking lot. More information to follow on that issue. It is unclear at the time of this report.

PCO Spray Technician

Status: New

Description: Glyphosate application

Assigned To: Pest Control Operator (PCO)

Reviewed By: Dustin

Comments: Glyphosate has been applied again in needed areas. Our spray technician is now almost spraying bi-weekly. 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: Dustin

Comments:

1. Ground crews have completed detail work along Clement Pride, to include the hedge that runs south past The Reserve on the east side of Clement Pride. Rotational detail work will continue to be conducted.
2. Pruning of palm trees along Ambleside Blvd and Clement Pride will commence again after New Year's. And the low-branch oak tree near pond 19 will also be trimmed.

NEWLEAF HORTICULTURE



Contract Amendment Proposal

Prepared for: South Fork East Community Development District

Prepared by: Dustin Heflin, Regional Manager

December 29, 2025

Proposal number: 1201-25

NEWLEAF HORTICULTURE

NewLeaf Horticulture

1133 South County Rd 579

813-516-8556

jessica@newleafstandards.com

12/29/2025

To: South Fork East Community Development District (CDD)

Attention: Alba Sanchez, District Manager

Subject: Proposal for Contract Amendment – Additional Landscape Service Areas & Term Extension

1. Purpose

NewLeaf Horticulture submits this proposal to outline additional landscape maintenance services requested by South Fork East CDD for inclusion under the existing Landscape Maintenance Agreement dated January 1st, 2020. This proposal is intended to provide a clear scope and pricing summary so the District's legal counsel may prepare a formal contract amendment.

NewLeaf Horticulture, at the request of the District, also proposes a new contract term of 3yr, to begin at the conclusion of the current term, 12/31/2025. The proposed term would be 01/01/2026 - 12/31/2028.

2. Reference to Existing Agreement

- Current Agreement: Landscape Maintenance Agreement between South Fork East CDD and South County Landcare dba NewLeaf Horticulture.
- Effective Date of Current Agreement: January 1st, 2020
- Current Term: January 1, 2025 – December 31, 2025
- Current Annual Contract Amount: \$254,235

3. Description of Additional Service Areas & Contract Term

The District has requested that the following additional areas be added to the existing scope of services:

A. Areas A – Drainage Sites for Retention Ponds (wetland mitigation project)

- Location: Drainage areas located in 18 different locations throughout the District.
- Approximate Size: 24,075 sqft of additional service area.
- Type of Area: Natural growth areas near waterways and wetland conservation areas.

B. Area B – Ditch 18 (north and south side, with buffer wide enough to accommodate aquatics cart).

- Location: Northern boundary of District on the east side of Clement Pride.
- Approximate Size: 14,975sqft south side, 14,800sqft north side. Total addition service area: (29,775sqft)
- Type of Area: Sloped drainage ditch.

4. Scope of Services for Added Areas

NewLeaf will perform services in the added areas consistent with the standards and frequencies defined in the existing Agreement. These additional service areas will be maintained on a weekly, bi-weekly or as needed basis to ensure overgrowth does not occur.

NewLeaf requests that the District, once all amendments have been mutually agreed on, coordinate with Inframark management and their District engineers to develop a new, up-to-date service map, which clearly outlines all contractual maintenance areas. The current map, which has been recently created, does not line up with the RFP map, and includes many areas not contracted for service.

- Variations or Additions:

- There are no irrigation responsibilities in these additional service areas.

5. Pricing

NewLeaf proposes the following pricing for the additional areas, to be added to the existing contract amount upon execution of the amendment:

- Area A – Drainage Sites for Retention Ponds (wetland mitigation project)
 - Monthly Service Amount: \$0
 - Annual Service Amount: \$0

- Area B – Ditch 18
 - Monthly Service Amount: \$0
 - Annual Service Amount: \$0

- Increase to Annual Contract Amount: \$0
- New Total Annual Contract Amount (Existing + Additions): \$254,235+5% annual increase Jan 2026.

(All amounts are exclusive of any applicable taxes or fees unless otherwise required by the Agreement.)

6. Term and Commencement of Added Services


- Proposed start date for added services: [01/01/2026] or “upon full execution of the contract amendment,” whichever is later.
- The added services will continue for the remaining term of the current Agreement and any approved renewals or extensions, unless otherwise modified by the District through future amendments.
- NewLeaf Horticulture will also align their contract billing with District budgeting practices starting in 2026. Meaning, the annual 5% increase in service fees for 2027, will be processed starting fiscal year 2027 (October 1st, 2026).

7. Assumptions and Exclusions

- This proposal assumes that all additional areas are in generally maintainable condition at the time of turnover (no major renovation, sod replacement, or tree removal included unless specifically listed).
 - Any required one-time cleanup, renovation, or corrective work (e.g., initial detail work, heavy pruning, sod repairs,) can be priced separately upon request.
 - All other terms and conditions of the existing Agreement remain unchanged and in full force and effect.
-

8. Acceptance and Next Steps

Upon review and approval by the District, NewLeaf understands this proposal will be used by District counsel to draft the formal contract amendment. NewLeaf is available to assist with any clarifications, exhibits, or field walks that may be needed during that process.

By:  _____
Jessica A Urbanek (Dec 31, 2025 07:45:42 EST)

Name: Jessica Urbanek

Title: CEO

Date: 12/31/2025 _____







Contract Amendment-compressed

Final Audit Report

2025-12-31

Created:	2025-12-30
By:	Dustin Heflin (dustingheflin@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQryexZLXUPgL-d5iWpX0fWj7eYinEfv5

"Contract Amendment-compressed" History

-  Document created by Dustin Heflin (dustingheflin@gmail.com)
2025-12-30 - 10:22:12 PM GMT- IP address: 47.196.50.215
-  Document emailed to jessica@newleafstandards.com for signature
2025-12-30 - 10:22:17 PM GMT
-  Email viewed by jessica@newleafstandards.com
2025-12-31 - 12:44:20 PM GMT- IP address: 174.211.164.220
-  Signer jessica@newleafstandards.com entered name at signing as Jessica A Urbank
2025-12-31 - 12:45:40 PM GMT- IP address: 174.211.164.220
-  Document e-signed by Jessica A Urbank (jessica@newleafstandards.com)
Signature Date: 2025-12-31 - 12:45:42 PM GMT - Time Source: server- IP address: 174.211.164.220
-  Agreement completed.
2025-12-31 - 12:45:42 PM GMT

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 11/30/2025
Page 86 of 223

To: Fredrick

Address:
Southfork CDD

	Job Title	Payment Terms	Quote Expires
	Commercial Pressure Washing	50% Deposit/ 50% Upon Completion	30 Days

Item	Description	Sq Ft	Amount
Pressure Washing	All square footage of flat work will be pressure washed using our High Output 8GPM Commercial Grade Machines. We will effectively clean all Sidewalks, Curbs, Aprons, Etc. as discussed during walkthrough.		
Scope	Each of the four sections will be priced according to their square footage. I will provide a discounted rate if all four sections are accepted.		
Phase 1		49,860 sq ft	\$9,972
Phase 2		55,680 sq ft	\$11,136
Phase 3		58,320 sq ft	\$11,664
Phase 4		34,400 sq ft	\$6,880
Bulk Discount	Heavy amount off if all phases are accepted	%15 OFF	— \$5,949
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Sub Total: \$39,652
Discount: — \$5,949
Grand Total: \$33,704

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.

Riverview, FL 33579

1-727-295-8592

totalpressurepowerwashandseal@gmail.com



Date: 1/4/2026

Page 88 of 223

To: Fredrick

Address:
Southfork CDD

	Job Title	Payment Terms	
	Repair, Sand, Seal, & Drainage	50% Deposit / 50% When Done	

Item	Description	#	Amount
Pressure Washing	All areas are to be pressure washed using our High Output 8GPM Commercial Grade Machines as discussed during walkthrough.		Included
Drainage	Many areas are required to have proper drainage installed to allow water to flow AWAY from pool patio. This will eliminate pooling of water.		\$5,700
Paver Deck	There are many Trip Hazards and sunken in areas from paver pool deck through out its entirety. These areas are to be repaired to proper height allowing for proper water run off.		\$3,400
Sanding	Re-sanding of the entire pool will need to be completed to help more effectively lock in the pavers from moving around after sealing is done.		Included
Paver Sealing	Multiple coats of High-End Sealer to be applied.		\$4,340
Playground	Entire playground equipment to be soft-washed.	Free of Charge	Included
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Grand Total: \$13,440

Deposit Due: \$6,720

Balance Upon Completion: \$6,720



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.



Island 1
2,698.09 ft

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

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

Island 2
1,886.06 ft

2 - Walk, Curb, Storm Drains
956.17 ft

4 - Walk, Curb, Storm Drains
862.25 ft

Island 3
1,692.97 ft

3 - Walk, Curb, Storm Drains
862.04 ft

RIPTIDE PRESSURE WASHING, LLC

RIPTIDEPRESSUREWASHING.COM

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



CERTIFICATE OF LIABILITY INSURANCE

Page 95 of 223
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 FAX (A/C, No): (813) 909-8743 E-MAIL ADDRESS: cody@onesourceadvisory.com
INSURED Riptide Pressure Washing Llc 6727 Trouble Creek Rd New Port Richey FL 34653-5538	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:
	NAIC # 10190 18988

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
B	<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
A	<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
C	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

© 1988-2015 ACORD CORPORATION. All rights reserved.

**Request for Taxpayer
Identification Number and Certification**

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

Page 96 of 223

**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 <i>How to get a TIN</i> , later.																										
Social security number <table><tr><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr></table> or Employer identification number <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>					-				-																	
				-				-																		
Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																										

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).

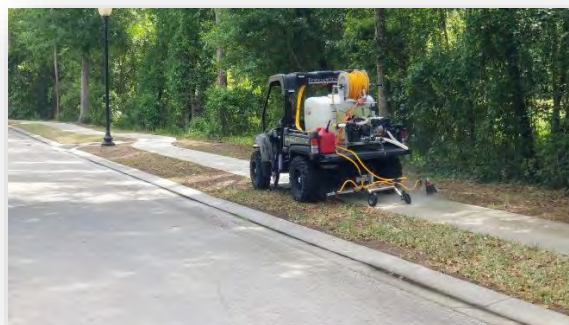
Purpose of Form

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

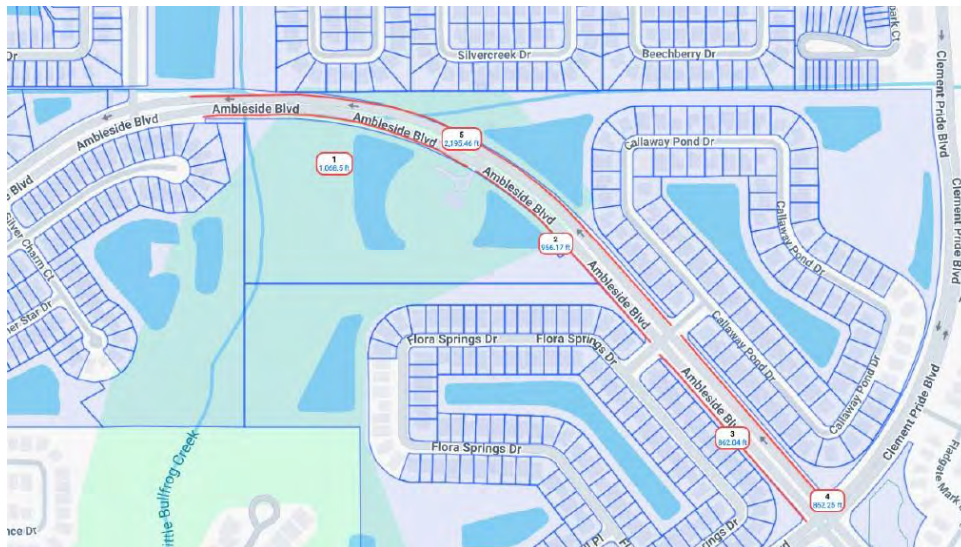
Hydrant Meter

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 _____



Tosca Roofing, Inc.
PO Box 1889
Valrico, FL 33595
(813) 681-1269
Sales@ToscaRoofing.net

Account
 Manager: **Todd Frankman**
 Cell: 813-848-9981
 Email: **toddfrankman @TOSCAROOFING.NET**

PROPOSAL/CONTRACT

Billing Name: Fred Leveatte			Insurance Company:
Jobsite Address: 11341 Ambleside Boulevard			Claim#:
City: Riverview	State: FL	Zip: 33579	Policy#:
Phone: (813) 672-4181			Mortgage Company:
Email: sfeonsiteemployee@gmail.com			Deductible:

☐ Insurance Claim / ☐ Residential ☒ Commercial / ☒ Re-Roof Installation ☐ Roof Over ☐ Roof Repair

1 # Stories ☐ Roof Pitch: 6/12

☒ Permit and Notice of Commencement will be recorded and filed in corresponding city/county per city/county regulations by Tosca Roofing, Inc. Wind-Mitigation Report included upon request @ no charge upon completion and payment in full of roof work. (Wind-Mitigation Exclusions Apply: Mobile Homes & Flat Roofs are not included.)

☒ Remove existing roofing material. If there is more than one layer of roofing material, there will be an additional charge.
 Shingles: \$ 65 per square per layer.
 Felt/Synthetic: \$ 35 per square per layer.

****DUE TO RAPIDLY INCREASING LUMBER PRICING, FINAL PRICE DEPENDS ON MARKET VALUE AT TIME OF ROOF INSTALLATION. PRICING LISTED IS ESTIMATED, NOT FINALIZED****

☒ Replace bad wood sheathing @ \$ 85 per sheet:
 Up to 5 sheets @ no charge.

☒ Any additional wood replacement (excluding sheathing) will be charged per linear foot as follows:
 \$ 8 per linear foot: 1x2, 1x4, 1x6, 1x8, & 2x4 pine
 \$ 10 per linear foot: 2x6, 2x8, & 2x10 pine
 \$ 12 per linear foot: 1x2, 1x4, 1x6, 1x8, & 2x4 cedar
 \$ 14 per linear foot: 2x6, 2x8, & 2x10 cedar

☒ Install new secondary water barrier per new 2021 FL Building Code:
 Qty: 26 Rolls Type: PEEL & STICK UNDERLAYMENT

☐ Install new peel & stick valley material: _____ FT

☐ Waterproof dead valley area(s) with Self-Adhering Modified Membrane Base/Cap System for low slope: _____ SQ

☒ Install new plumbing boots and vents:
 _____ 1-1/2" lead / rubber 1 _____ 2" lead / rubber
1 _____ 3" lead / rubber _____ 4" lead / rubber
 _____ 4" GRV _____ 10" GRV

☒ Install new shingles:

Type: ☒ Dimensional / Architectural ☐ 3-Tab ☐ Special Order

Manufacturer Shingle Line: OWENS CORNING DURATION

Shingle Color: _____

Hip & Ridge Cap Shingles: Qty: 270 _____ FT

Starter Strip Shingles: Qty: 331 _____ FT

Manufacturer Warranty:

☒ Limited Warranty ☐ System Warranty ☐ Preferred Warranty

Total Square Count (to include cap & starter shingles): _____

☒ Install new roof ventilation:

☒ Aluminum Ridge Vent / VentSure SkyRunner / Cobra Qty: 30 _____ FT

☒ 4FT / 6FT Off-Ridge Vent: Qty: Add 2

☐ Lomanco 750 / 770-D Qty: _____

☐ Skylights / Solar Tubes:

Qty: _____ Size: _____ Type: Glass / Polycarbonate : CM / SF

Qty: _____ Size: _____ Type: Glass / Polycarbonate : CM / SF

☐ Install new 1/2" Fan Fold Insulation over existing low slope roof.

Qty: _____

☐ Install new Self-Adhering Modified Membrane Base/Cap Sheet System for flat roof:

SQ: _____

☐ Tri-Built SA PlyBase/Cap / ☐ OC DeckSeal / ☐ GAF Liberty SBS

Color: _____

☐ Chimney Flashing: _____ (Dimensions)

☒ Install new eave metal: Qty: _____

☐ White ☐ Almond ☐ Beige ☐ Brown ☐ Bronze ☐ Gray ☐ Black

☒ Clean up and dispose of roofing debris.

****Payment to be made upon completion of roof work. **Tosca Roofing, Inc. shall not be responsible for satellite dish(s) or improper placement of air conditioning lines, plumbing lines, or any other unforeseen conditions not visible from roof top. It is the customer's responsibility to remove solar panels before the start of roof work.**

Notes: *** 10 YEAR WORKMANSHIP WARRANTY THROUGH TOSCA ROOFING *** Fans for restrooms will need to be addressed client was interested in a solar option or a non- belt driven fan.

Includes both Gazeebos as well. 35 Watt Attic Breaze solar fans are \$1400 each w/ lifetime warranty not incl in price below

**Disclosure: Contractor is not responsible for any items being damaged inside or outside of home. Homeowner must take due care of any and all items that may be damaged upon roof removal and installation.

Tosca Roofing, Inc. proposes to furnish all materials and labor as described above to the sum of: \$ 21,150.00 3 buildings

*Warranty: 10 YEAR WORKMANSHIP WARRANTY ON ALL ROOFS.

*Deposit: 10 % ; 100 % Due Upon Completion of Roof Work.

*Accepted payment types: Personal / Cashiers Check, Insurance Check, or Cash. *Processing fee of 3% applied to all credit card transactions.*

A late fee of 5% will be applied if payment not received in full (including additional wood charges) within 5 days of completed work.

*Note: This proposal may be withdrawn by Tosca Roofing, Inc. if not accepted within ☒ 30 days ☐ 60 days ☐ 90 days

**Acceptance of Proposal: By signing this Proposal, the below Customer(s) agrees to pay Contractor the total amount indicated above for performing the described work. The Customer(s) further agrees that he or she understands, has received and signed the Additional Terms and Conditions and Legal Disclosures, which are incorporated herein.

Customer(s) Signature: _____ Date: _____

Contractor/Authorized Agent Signature: Todd Frankman Date: 12/29/2025

Page 102 of 223

Tosca Roofing, Inc. is fully licensed and insured (workers compensation and liability). Certificates available upon request. Contractor has the right to change material selections as needed from manufacturer to comparable color selections. The undersigned hereby assigns any and all insurance rights, benefits, proceeds, and any causes of action under any applicable insurance policies to Tosca Roofing, Inc. ("Contractor") for services rendered or to be rendered by Contractor. In this regard, the undersigned waives his/her privacy rights. The undersigned makes this assignment in consideration of Contractor's agreement to perform services and supply materials and otherwise perform its obligations under this contract, including, but not limited to, not requiring full payment at time of service. The undersigned also hereby directs his/her insurance carrier(s) to release any and all information requested by Contractor, its representatives, and/or its attorneys for the direct purpose of obtaining actual benefits to be paid by his/her insurance carrier(s) for services rendered or to be rendered.

ADDITIONAL TERMS AND CONDITIONS

The following Additional Terms and Conditions are incorporated into the proposal ("Contract") between Tosca Roofing, Inc. (License# CCC1327186) ("Contractor") and the customer(s) identified on the first page of the Contract ("Customer"):

1. **Changes, Extras, and Additional Work.** Without invalidating this Contract, Customer may request Contractor to make changes to the work. Contractor shall be under no obligation to perform any such changes without Customer's prior signature on a written change order authorizing said changes and agreeing to the cost thereof. Customer shall pay any additional cost resulting from a change order prior to the work being performed unless Contractor agrees otherwise. To the extent that additional work is performed, or materials delivered at the Customer's request which is not the subject of a signed change order, the Contractor shall be entitled to recover the actual costs thereof, plus 20%. Customer acknowledges and agrees that additional costs may be owed to Contractor, including amounts for skylight/solar tube replacement, wood replacement, removal of more than one layer of shingles/underlayment, and replacing or reinstalling gutters.
2. **Time for Performance and Delays/Consequential.** If Customer causes delays which result in time loss, additional trips, or damages to Contractor, Customer agrees to pay Contractor for such costs/damages. Under no circumstances shall Contractor be liable to Customer for delay or consequential damages. Customer hereby waives any claim for delay or consequential damages against Contractor arising from or relating to the performance or failure to perform under this Contract.
3. **Cancellations.** Except as otherwise required by any applicable state, federal, or other law/regulation, this Contract cannot be cancelled after acceptance by Contractor. **CUSTOMER'S RIGHT TO CANCEL:** If for whatever reason you do not want the goods or services, you may cancel this agreement by providing written notice to Contractor in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement within the cancellation timeframe, Contractor may not keep all or part of any cash down payment. In the event Customer cancels this Contract after the cancellation timeframe, Contractor shall be entitled to recover the costs and profits on all work performed and the costs and lost profits on any work that has not been performed.
4. **Customer's Warranty, Responsibility and Risk of Loss.** Customer warrants and represents that he/she is the owner or the authorized representative of the owner of the property identified on the first page of this Contract and is authorized to contract for the improvements identified herein. Customer shall be responsible for obtaining any required zoning changes, variances, or approval from condominium or homeowner association boards. All risk of loss to merchandise, materials, and installation, after delivery to Customer's property shall be borne solely by Customer. Customer further agrees to waive any claim against Contractor and its subcontractors and suppliers and to hold them harmless from any damage to or damages resulting from (i) items under the roof decking penetrated by roofing nails, (ii) the driveway, pavement, or sidewalk (including cracks or broken areas), (iii) movement or vibrations on the roofing decking, (iv) the utilizing or reinstalling existing skylights, (v) satellite dish or improper placement of air conditioning lines or plumbing lines.
5. **Warranties.** Upon payment by Customer of all amounts owed to Contractor, Contractor hereby warrants for a five (10) year period from the date Contractor requests final payment that all labor furnished under the Contract will be of good quality and free from defects, as determined by industry standards. Contractor has no obligation to perform any warranty work until receiving payment in full from Customer. Contractor's warranty does not cover and specifically excludes any damage or defects caused by abuse or by third persons, corrections or modifications not performed by Contractor, improper or insufficient maintenance, storm events, or normal wear and tear. In the event Customer requests warranty services which are deemed by Contractor to be items that are not covered by the warranty, Customer agrees to pay a service fee of \$150.00 to Contractor. Any material warranty from the manufacturer is solely between Customer and the manufacturer and not the Contractor. If required, Contractor shall assign any manufacturer's warranty to Customer and Contractor has no obligations under the manufacturer's warranty. **EXCEPT AS STATED HEREIN, CONTRACTOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AND ALL STATE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED.**
6. **Controlling Law, Jurisdiction, and Venue.** This Contract shall be governed and enforced pursuant to the laws of the State of Florida. In the event of any claim or dispute arising from, relating to, or concerning this Contract, Customer agrees and consents to personal jurisdiction in the State of Florida. Customer further agrees that the sole and exclusive venue for any arbitration or litigation arising from, relating to, or concerning this Contract shall be Hillsborough County, Florida.
7. **Arbitration, Waiver of Jury Trial, Mediation and Written Notice.** At the sole and exclusive option of Contractor, any controversy, claim, or dispute arising from, relating to, or concerning this Contract shall be resolved by arbitration in accordance with the American Arbitration Association Construction Industry Arbitration Rules. The arbitrator's award shall be final, and judgement may be entered thereon by any court of competent jurisdiction in accordance with applicable law. **Contractor and Customer hereby knowingly waive the right to trial by jury.** Prior to commencing litigation or at Contractor's sole option, arbitration, Contractor and Customer shall attempt to resolve any controversy, claim or dispute arising from, relating to, or concerning this Contract through mediation. Contractor's and Customer's attempt to mediate all claims or disputes shall be a condition precedent to either litigation or arbitration. Any compensation to be paid to the arbitrator or mediator shall be divided between and equally paid Contractor and Customer. Customer agrees that prior to initiating any claim or mediation against Contractor, including claims for construction defects, Customer shall provide ten (10) days written notice to Contractor. The written notice shall specifically identify the alleged claim and provide Contractor with an opportunity to cure same. The written notice and opportunity to cure required by this provision is a condition precedent to Customer's right to bring any claim or mediation against Contractor.
8. **Payment and Interest.** Unless otherwise agreed to, the balance of the Contract price owed to Contractor shall be paid on the date of completion of the work as determined by Contractor. All payments not timely received within 5 days of roof completion by Contractor shall bear interest at the rate of 5% per month. Time is of the essence for all payments required to be made by Customer under this Contract.
9. **Miscellaneous.** This Contract represents the entire agreement between Contractor and Customer and supersedes all negotiations, representations, or agreements either written or oral. No provision of this Contract may be amended except in writing signed by Contractor. If any portion of this Contract is held to be invalid, illegal, or unenforceable, such portion shall be severed, and the remainder of this Contract shall remain in full force and effect. In the event this Contract (or any portion thereof) is determined to be ambiguous, such ambiguity shall not be interpreted in favor of or against any party. All notices shall be addressed to the parties at the addresses set forth on the first page of the Contract, and shall be sent by certified mail, return receipt requested. The paragraph headings are used solely for the convenience of the parties and shall not be utilized to interpret any provision of this Contract.

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 09/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

	<u>FY2025</u>
Operating Reserves	\$ 422,103
Reserves - Capital Projects	\$ 5,000
Reserves - Contingency	\$ 15,221
Reserves - Deferred Costs	\$ 67,980
Reserves - Disaster Relief	\$ 20,000
Reserves - Playground	\$ 96,400
Reserves - Park	\$ 91,179
Reserves - Pools	\$ 168,646
Reserves - Pool Furniture	\$ 10,277
Reserves - Rec Facility	\$ 17,564
Reserves - Roof	\$ 35,000
Reserves - Security Camera	\$ 17,450
Reserves - Signs, Monuments, Fences	\$ 59,456
Reserves - Parking Lot	\$ 150,000
Reserves - Walls	\$ 4,000
Total Assigned Reserves	<u>\$ 1,180,276</u>

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING APPROVAL OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR MONETARY THRESHOLDS; REPEALING ALL PRIOR SPENDING AUTHORIZATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously authorized by the Board and such payments do not need to be approved by the Board prior to payment unless the agreements specifically requires Board approval prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority, between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously authorized by the Board, in accordance with such agreements, and such payments do not need to be approved or ratified by the Board at a future meeting.

2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their best judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the work is approved immediately. Any expenses authorized pursuant to this section shall be submitted to the Board at the next scheduled meeting for ratification.
- a. The District Manager may authorize such expenses up to \$5,000.00 per proposal/event.
 - b. The Chair (or Vice-Chair if the Chair is unavailable) may authorize such expenses up to \$7,500.00 per proposal/event.
 - c. The designated landscaping liaison of the Board may authorize such expenses up to \$3,000.00 per proposal/event for landscaping related expenses.
 - d. The designated parks and recreational liaison of the Board may authorize such expenses up to \$3,000.00 per proposal/event for parks and recreational related expenses.
 - e. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
4. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on January 8, 2026.

Attest:

**South Fork East
Community Development District**

Secretary
Alba Sanchez

Karen Gagliardi
Chair of the Board of Supervisors

**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, December 11, 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
Jason Liggett	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 Ms. Gagliardi, seconded by Ms. Green, with all in favor, the South Fork East December 11, 2025, agenda was approved.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda

Resident Comment: Solar lights at each monument require readjustment. Children have been climbing on the fixtures, causing the solar panels to face downward and impair functionality.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Accountant Report

There were no updates.

B. Solitude – Waterway Inspection Report

1. SOLitude – Waterway Inspection Report

Mr. Liggett will speak with Solitude. The Board has requested, for the second time, that all ponds be listed in numerical order.

2. SOLitude Lake Management – 11/24/25

The Board viewed the SOLitude Lake Management reports.

3. Consideration of MidgeFly Treatment Proposal

Not moving forward with MidgeFly treatment.

C. Field Inspection Report

Mr. Liggett presented the field report. It was noted that Jason needs to be provided with the necessary information to establish the well, including the site address and electrical service, as a generator is currently being used on site. Additionally, Mr. Liggett will reach out to all fencing proposal vendors to obtain comparable (“apples-to-apples”) bids and evaluate whether pricing can be reduced given the limited scope of the fencing area.

D. Landscape Report

New Leaf requested a contract discussion to address services currently being provided that are not included in the existing contract, including maintenance of Ditch 18, dog stations, and weekly trash hauling. Supervisor Frank Gagliardi requested that New Leaf prepare a contract addendum reflecting these items and present it to the Board for review, with the intent of considering a three-year contract term.

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District approved to move forward with replacing the 2 zones with a not-to-exceed amount of \$7,000.

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

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District approved to have Mr. Wagner send a Letter of Engagement for MRIC Spatial LLC to stake the property line corners by 11632 Iris Springs Ct and Moonstone Canyon Drive for \$1,200.

H. District Manager's Report

On MOTION by Ms. Gagliardi, seconded by Mr. Gagliardi, with all in favor, the South Fork East Community Development District approved the Grau and Associates Engagement Letter with a not-to-exceed amount of \$9,000.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Reserve Study Proposals

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District accepted the Reserve Study Proposal from Florida Reserve Study and Appraisal for \$3,500.

B. Consideration of Fence Proposals

Tabled.

C. Consideration of Pressure Washing Proposal

The pressure washing item will be tabled until next month. All three proposals—Riptide, Integrity, and Total Pressure—are to be included in the January 2026 agenda package for review.

Presentation of Strength and Stability Flyer

Money market and certificate of deposit (CD) rates are included for consideration at the January meeting.

D. Discussion on Bonuses for Pool Staff**E. Discussion on Donation for the Church for Usage of their Facility for Monthly CDD Meetings**

The Board of Supervisors voted to approve the following bonus amounts for the on-site clubhouse staff: Angelique will receive \$400, Bianca will receive \$400, Frederick Lavette will receive \$650, and the two newest staff members will each receive \$100.

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District approved to give bonuses to the Onsite clubhouse staff to be included in the next paycheck.

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District approved to give a \$500 donation to the Church Christ of the King Lutheran Church for allowing the District to hold CDD meetings in the church.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Approval of the Minutes of the November 13, 2025, Meeting****B. Acceptance of the Check Register for October 2025 with Invoice**

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District approved the Meeting Minutes of the November 13, 2025, Meeting and the October 2025 Check Register with invoices.

EIGHTH ORDER OF BUSINESS**Old Business**

There were no old business items to discuss.

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

Ms. Gagliardi requested that TECO send a map of all street lights with meter and pole numbers.

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

151 None.

152

153 **ELEVENTH ORDER OF BUSINESS**

Adjournment

154 On MOTION by Ms. Dixon, seconded by Ms. Green, with all in
155 favor, the South Fork East Community Development District
156 adjourned the meeting at 8:05 p.m.

157

158

159 _____
Secretary

President

SOUTH FORK EAST
Community Development District

Financial Report

November 30, 2025

Prepared by



SOUTH FORK EAST
Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 3 - 5
Debt Service Funds	Page 6 - 9
Capital Project Funds	Page 10
Notes to the Financials	Page 11 - 13

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 14
Cash and Investment Report	Page 15

SOUTH FORK EAST

Community Development District

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	203 2017 SERIES DEBT SERVICE FUND	204 2021 SERIES DEBT SERVICE FUND	205 2025 SERIES DEBT SERVICE FUND	303 2005 SERIES CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ 1,582,570	\$ -	\$ -	\$ -	\$ -	\$ 1,582,570
Cash On Hand/Petty Cash	250	-	-	-	-	250
Cash in Transit	19,562	-	-	-	-	19,562
Accounts Receivable	20,998	-	-	-	-	20,998
Due From Other Funds	-	26,914	9,299	5,593	-	41,806
Investments:						
Interest Account	-	-	-	178	-	178
Prepayment Account	-	1,016	89	-	-	1,105
Reserve Fund	-	359,388	23,267	10,000	-	392,655
Revenue Fund	-	382,625	54,731	7,206	-	444,562
Prepaid Items	5,750	-	-	-	-	5,750
Deposits	5,075	-	-	-	-	5,075
TOTAL ASSETS	\$ 1,634,205	\$ 769,943	\$ 87,386	\$ 22,977	\$ -	\$ 2,514,511
<u>LIABILITIES</u>						
Accounts Payable	\$ 29,473	\$ -	\$ -	\$ -	\$ -	\$ 29,473
Accrued Expenses	1,400	-	-	-	-	1,400
Due To Developer	12,814	-	-	-	60	12,874
Due To Other Funds	41,806	-	-	-	-	41,806
TOTAL LIABILITIES	85,493	-	-	-	60	85,553

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	203 2017 SERIES DEBT SERVICE FUND	204 2021 SERIES DEBT SERVICE FUND	205 2025 SERIES DEBT SERVICE FUND	303 2005 SERIES CAPITAL PROJECTS FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Items	5,750	-	-	-	-	5,750
Deposits	5,075	-	-	-	-	5,075
Restricted for:						
Debt Service	-	769,943	87,386	22,977	-	880,306
Assigned to:						
Operating Reserves	422,103	-	-	-	-	422,103
Reserves - Capital Projects	5,000	-	-	-	-	5,000
Reserves - Contingency	15,221	-	-	-	-	15,221
Reserves - Deferred Costs	67,980	-	-	-	-	67,980
Reserves - Disaster Relief	20,000	-	-	-	-	20,000
Reserves - Parking Lots	150,000	-	-	-	-	150,000
Reserves - Playground	96,400	-	-	-	-	96,400
Reserves - Park	91,179	-	-	-	-	91,179
Reserves - Pools	168,646	-	-	-	-	168,646
Reserves-Pool Furniture	10,277	-	-	-	-	10,277
Reserves - Recreation Facilities	17,564	-	-	-	-	17,564
Reserves - Roof	35,000	-	-	-	-	35,000
Reserves - Security Cameras	17,450	-	-	-	-	17,450
Reserves - Signs/Monuments/Fence	59,456	-	-	-	-	59,456
Reserves - Wall	4,000	-	-	-	-	4,000
Unassigned:	357,611	-	-	-	(60)	357,551
TOTAL FUND BALANCES	\$ 1,548,712	\$ 769,943	\$ 87,386	\$ 22,977	\$ (60)	\$ 2,428,958
TOTAL LIABILITIES & FUND BALANCES	\$ 1,634,205	\$ 769,943	\$ 87,386	\$ 22,977	\$ -	\$ 2,514,511

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 81,598	\$ -	\$ 10,367	\$ 10,367	12.70%	\$ -	\$ 4,926	\$ 4,926
Interest - Tax Collector	70	-	-	-	0.00%	-	-	-
Special Assmnts- Tax Collector	1,582,545	316,509	101,547	(214,962)	6.42%	316,509	101,547	(214,962)
Special Assmnts- Discounts	(63,302)	(12,660)	(4,221)	8,439	6.67%	(12,660)	(4,221)	8,439
TOTAL REVENUES	1,600,911	303,849	107,693	(196,156)	6.73%	303,849	102,252	(201,597)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	12,000	2,000	1,600	400	13.33%	1,000	800	200
FICA Taxes	918	153	122	31	13.29%	77	61	16
ProfServ-Arbitrage Rebate	4,200	-	-	-	0.00%	-	-	-
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-	-	-
ProfServ-Engineering	30,000	5,000	2,385	2,615	7.95%	2,500	-	2,500
ProfServ-Legal Services	25,000	4,167	3,293	874	13.17%	2,083	1,916	167
ProfServ-Mgmt Consulting	51,500	8,583	8,583	-	16.67%	4,292	4,292	-
ProfServ-Trustee Fees	16,000	5,289	4,539	750	28.37%	-	-	-
Auditing Services	9,000	-	-	-	0.00%	-	-	-
Website Compliance	1,700	1,700	87	1,613	5.12%	-	65	(65)
Communication/Freight - Gen'l	500	83	121	(38)	24.20%	42	-	42
Public Officials Insurance	3,414	3,414	3,286	128	96.25%	-	-	-
Legal Advertising	3,630	605	-	605	0.00%	303	-	303
Miscellaneous Services	2,500	417	206	211	8.24%	208	115	93
Misc-Assessment Collection Cost	31,000	6,200	1,947	4,253	6.28%	6,200	1,947	4,253
Misc-Contingency	80,000	13,333	873	12,460	1.09%	6,667	873	5,794
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Dues, Licenses, Subscriptions	725	121	-	121	0.00%	60	-	60
Total Administration	275,262	51,240	27,217	24,023	9.89%	23,432	10,069	13,363

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>								
Utility - Electric	264,000	44,000	43,517	483	16.48%	22,000	22,517	(517)
Total Electric Utility Services	264,000	44,000	43,517	483	16.48%	22,000	22,517	(517)
<u>Water-Sewer Comb Services</u>								
Utility - Water & Sewer	20,000	3,333	2,664	669	13.32%	1,667	1,197	470
Total Water-Sewer Comb Services	20,000	3,333	2,664	669	13.32%	1,667	1,197	470
<u>Flood Control/Stormwater Mgmt</u>								
Contracts-Lake and Wetland	28,225	4,704	4,524	180	16.03%	2,352	2,262	90
Contracts-Wetland Mitigation	30,000	5,000	-	5,000	0.00%	2,500	-	2,500
Utility - Water & Sewer	11,653	1,942	-	1,942	0.00%	971	-	971
R&M-Lake	6,000	5,500	5,500	-	91.67%	-	-	-
Total Flood Control/Stormwater Mgmt	75,878	17,146	10,024	7,122	13.21%	5,823	2,262	3,561
<u>Field</u>								
ProfServ-Field Management	17,500	2,917	2,917	-	16.67%	1,458	1,458	-
ProfServ-Wildlife Management Service	12,200	-	-	-	0.00%	-	-	-
Contracts-Landscape	247,000	41,167	42,369	(1,202)	17.15%	20,583	21,185	(602)
Insurance - General Liability	40,000	40,000	23,246	16,754	58.12%	-	-	-
R&M-Entry Feature	30,000	-	-	-	0.00%	-	-	-
R&M-Fence	20,000	-	-	-	0.00%	-	-	-
R&M-Irrigation	30,000	5,000	5,311	(311)	17.70%	2,500	2,135	365
R&M-Plant Replacement	30,000	-	-	-	0.00%	-	-	-
R&M-Stormwater System	50,000	-	-	-	0.00%	-	-	-
R&M Landscape	40,000	6,667	4,860	1,807	12.15%	3,333	-	3,333
Office Equipment Repairs	1,850	-	-	-	0.00%	-	-	-
Misc-Contingency	101,980	16,997	-	16,997	0.00%	8,498	-	8,498
Office Supplies	-	-	-	-	0.00%	-	(717)	717
Reserve - Disaster Relief	20,000	-	-	-	0.00%	-	-	-
Reserve - Parking Lot	75,000	-	-	-	0.00%	-	-	-
Reserve - Parks	30,000	-	-	-	0.00%	-	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Reserve - Playground	45,000	-	-	-	0.00%	-	-	-
Reserve - Ponds	30,000	-	18,500	(18,500)	61.67%	-	-	-
Reserves-Rec Facilities	10,000	-	-	-	0.00%	-	-	-
Reserve - Roof	7,000	-	-	-	0.00%	-	-	-
Reserve - Security Cameras	6,000	-	-	-	0.00%	-	-	-
Reserve-Signs/Monuments/Fences	10,000	-	2,280	(2,280)	22.80%	-	-	-
Reserves - Wall	2,000	-	-	-	0.00%	-	-	-
Reserve - Contingency	5,000	-	-	-	0.00%	-	-	-
Total Field	860,530	112,748	99,483	13,265	11.56%	36,372	24,061	12,311
<u>Parks and Recreation</u>								
Payroll-Salaries	58,400	9,733	9,077	656	15.54%	4,867	2,269	2,598
Payroll-Hourly	37,000	6,167	4,736	1,431	12.80%	3,083	2,544	539
Payroll-Administrative	9,606	1,601	1,681	(80)	17.50%	801	613	188
FICA Taxes	6,675	1,113	1,166	(53)	17.47%	556	432	124
Contracts-Pools	23,000	3,833	4,000	(167)	17.39%	1,917	2,000	(83)
Telephone/Fax/Internet Services	6,060	1,010	199	811	3.28%	505	74	431
R&M-Facility	13,000	2,167	-	2,167	0.00%	1,083	-	1,083
R&M-Parks	15,000	-	-	-	0.00%	-	-	-
R&M-Pools	3,000	-	4,580	(4,580)	152.67%	-	1,593	(1,593)
R&M-Lights	8,000	-	-	-	0.00%	-	-	-
Pool Furniture	5,000	-	-	-	0.00%	-	-	-
Misc-Security	6,000	-	125	(125)	2.08%	-	125	(125)
Office Supplies	2,000	-	717	(717)	35.85%	-	717	(717)
Total Parks and Recreation	192,741	25,624	26,281	(657)	13.64%	12,812	10,367	2,445
TOTAL EXPENDITURES	1,688,411	254,091	209,186	44,905	12.39%	102,106	70,473	31,633

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues								
Over (under) expenditures	(87,500)	49,758	(101,493)	(151,251)	115.99%	201,743	31,779	(169,964)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(87,500)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(87,500)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (87,500)	\$ 49,758	\$ (101,493)	\$ (151,251)	115.99%	\$ 201,743	\$ 31,779	\$ (169,964)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,650,205	1,650,205	1,650,205					
FUND BALANCE, ENDING	\$ 1,562,705	\$ 1,699,963	\$ 1,548,712					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 5,719	\$ 5,719	0.00%	\$ -	\$ 2,865	\$ 2,865
Special Assmnts- Tax Collector	772,344	154,469	43,343	(111,126)	5.61%	154,469	43,343	(111,126)
Special Assmnts- Discounts	(30,894)	(6,179)	(1,801)	4,378	5.83%	(6,179)	(1,801)	4,378
TOTAL REVENUES	741,450	148,290	47,261	(101,029)	6.37%	148,290	44,407	(103,883)
EXPENDITURES								
Administration								
Misc-Assessment Collection Cost	15,447	3,089	831	2,258	5.38%	3,089	831	2,258
Total Administration	15,447	3,089	831	2,258	5.38%	3,089	831	2,258
Debt Service								
Principal Debt Retirement	465,000	-	-	-	0.00%	-	-	-
Interest Expense	252,232	126,116	126,116	-	50.00%	126,116	126,116	-
Total Debt Service	717,232	126,116	126,116	-	17.58%	126,116	126,116	-
TOTAL EXPENDITURES	732,679	129,205	126,947	2,258	17.33%	129,205	126,947	2,258
Excess (deficiency) of revenues Over (under) expenditures	8,771	19,085	(79,686)	(98,771)	-908.52%	19,085	(82,540)	(101,625)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	8,771	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,771	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,771	\$ 19,085	\$ (79,686)	\$ (98,771)	-908.52%	\$ 19,085	\$ (82,540)	\$ (101,625)
FUND BALANCE, BEGINNING (OCT 1, 2025)	849,629	849,629	849,629					
FUND BALANCE, ENDING	\$ 858,400	\$ 868,714	\$ 769,943					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,825	\$ -	\$ 734	\$ 734	9.38%	\$ -	\$ 367	\$ 367
Special Assmnts- Tax Collector	251,109	50,222	15,175	(35,047)	6.04%	50,222	15,175	(35,047)
Special Assmnts- Discounts	(10,044)	(2,009)	(631)	1,378	6.28%	(2,009)	(631)	1,378
TOTAL REVENUES	248,890	48,213	15,278	(32,935)	6.14%	48,213	14,911	(33,302)
EXPENDITURES								
Administration								
Misc-Assessment Collection Cost	5,022	1,004	291	713	5.79%	1,004	291	713
Total Administration	5,022	1,004	291	713	5.79%	1,004	291	713
Debt Service								
Principal Debt Retirement	161,000	-	-	-	0.00%	-	-	-
Interest Expense	74,970	37,485	37,470	15	49.98%	37,485	37,470	15
Total Debt Service	235,970	37,485	37,470	15	15.88%	37,485	37,470	15
TOTAL EXPENDITURES	240,992	38,489	37,761	728	15.67%	38,489	37,761	728
Excess (deficiency) of revenues Over (under) expenditures	7,898	9,724	(22,483)	(32,207)	-284.67%	9,724	(22,850)	(32,574)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	7,898	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,898	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,898	\$ 9,724	\$ (22,483)	\$ (32,207)	-284.67%	\$ 9,724	\$ (22,850)	\$ (32,574)
FUND BALANCE, BEGINNING (OCT 1, 2025)	109,869	109,869	109,869					
FUND BALANCE, ENDING	\$ 117,767	\$ 119,593	\$ 87,386					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 4,695	\$ -	\$ 428	\$ 428	9.12%	\$ -	\$ 214	\$ 214
Special Assmnts- Tax Collector	187,813	37,563	8,679	(28,884)	4.62%	37,563	8,679	(28,884)
Special Assmnts- Discounts	(7,513)	(1,503)	(361)	1,142	4.81%	(1,503)	(361)	1,142
TOTAL REVENUES	184,995	36,060	8,746	(27,314)	4.73%	36,060	8,532	(27,528)
EXPENDITURES								
Administration								
Misc-Assessment Collection Cost	3,756	751	166	585	4.42%	751	166	585
Total Administration	3,756	751	166	585	4.42%	751	166	585
Debt Service								
Principal Debt Retirement	53,000	53,000	-	53,000	0.00%	53,000	-	53,000
Interest Expense	90,615	49,940	49,940	-	55.11%	49,940	49,940	-
Total Debt Service	143,615	102,940	49,940	53,000	34.77%	102,940	49,940	53,000
TOTAL EXPENDITURES	147,371	103,691	50,106	53,585	34.00%	103,691	50,106	53,585
Excess (deficiency) of revenues Over (under) expenditures	37,624	(67,631)	(41,360)	26,271	-109.93%	(67,631)	(41,574)	26,057
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	37,624	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	37,624	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 37,624	\$ (67,631)	\$ (41,360)	\$ 26,271	-109.93%	\$ (67,631)	\$ (41,574)	\$ 26,057
FUND BALANCE, BEGINNING (OCT 1, 2025)	64,337	64,337	64,337					
FUND BALANCE, ENDING	\$ 101,961	\$ (3,294)	\$ 22,977					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
EXPENDITURES								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	(60)					
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (60)</u>					

Notes to the Financial Statements
November 30, 2025

Financial Overview / Highlights

- ▶ Total Revenues are at 6.73% of Annual General Fund Budget
- ▶ Total Expenditures are at 13.64% of Annual General Fund Budget

Balance Sheet

Account Name	YTD	Actual	Explanation
Assets			
Petty Cash		250	Petty Cash - replenished 11/23/25
Cash in Transit		19,562	Debt Series Checks in transit to US Bank
Accounts Receivable		20,998	Reimbursement in December 2025 for Landcare over payment - AP made duplicate payments, Email from vendor credit will be in December.
Due from Other Funds		41,806	Ck request in process 12/07/25
Prepaid Items		5,750	Inframark Dec 25 Mgmt Fee
Deposits		5,075	BOCC for \$3,139 and TECO for \$1,936
Liabilities			
Accounts Payable		29,473	Expenses to be paid in subsequent month
Accrued Expenses		1,400	TECO BOCC Utility Services 10/25-11/26
Due to Developer		12,814	K. Hovanian Homes - Per attorney, funds cannot be written off until the bond has matured
Due To Other Funds		41,806	Ck request in process 12/07/25
<u>Assigned Fund Balance:</u>			
Operating Reserves	422,103		Ties to Exhibit A FY65 Budget
Reserves - Capital Projects	5,000		Ties to Motion to assign fund balance FY25
Reserves - Contingency	15,221		Ties to Motion to assign fund balance FY25
Reserves - Deferred Costs	67,980		Ties to Motion to assign fund balance FY25
Reserves-Disaster Relief	20,000		Ties to Motion to assign fund balance FY25
Reserves - Parking Lot	150,000		Ties to Motion to assign fund balance FY25
Reserves - Playground	96,400		Ties to Motion to assign fund balance FY25
Reserves - Park	91,179		Ties to Motion to assign fund balance FY25
Reserves - Pools	168,646		Ties to Motion to assign fund balance FY25
Reserves-Pool Furniture	10,277		Ties to Motion to assign fund balance FY25
Reserves-Recreation Facilities	17,564		Ties to Motion to assign fund balance FY25
Reserves - Roof	35,000		Ties to Motion to assign fund balance FY25
Reserves - Security Cameras	17,450		Ties to Motion to assign fund balance FY25
Reserves - Signs/Maonuments/Fence	59,456		Ties to Motion to assign fund balance FY25
Reserves - Wall	4,000		Ties to Motion to assign fund balance FY25

Notes to the Financial Statements
November 30, 2025

Variance Analysis

Account Name	Annual Budget	YTD	Actual	% of Budget	Explanation
General Fund 001					
Revenues					
Interest - Investments	81,598		10,367	5.38%	Interest earned from Valley Bank
Special Assessmnts-Tax Collector	1,582,545		101,547	6.42%	Assessment are collected at 100%
Special Assmnts- Discounts	63,302		(4,221)	-6.67%	This discount is based on assessment collected year to date
Expenditures					
<u>Administrative</u>					
P/R-Board of Supervisors	12,000		1,600	13.33%	Board of Supervisors Monthly Payroll
FICA Taxes	918		122	13.29%	Payroll taxes
ProfServ-Engineering	30,000		2,385	7.95%	BDI Engineering - General engineering services for the district
ProfServ-Legal Services	25,000		3,293	13.17%	General matters, attend Board meetings
ProfServ-Mgmt Consulting Serv	51,500		8,583	16.67%	Inframark management services
ProfServ-Trustee Fees	16,000		5,289	33.06%	Trustee Fees Bond Series 2021
Website Compliance	1,700		87	5.12%	Website Compliance FY26
Communication/Freight - Gen'l	500		121	24.20%	Postage for checks, copies for agency mailings.
Public Officials Insurance	3,414		3,286	96.25%	EGIS FY26 Policy#100125718 10/01/25 - 10/01/26
Miscellaneous Services	2,500		206	8.24%	Complete I.T. - Network firmware 65.00 Monthly, Inframark Variable Charges Postage/Storage Fee
Misc-Assessment Collection Cost	31,000		1,947	6.28%	FY26 Assessment collection cost month to date
Misc Contingency	80,000		123	0.15%	Misc Purchases
Annual District Filing Fee	175		175	100.00%	FY26 Annual District Filing Fee
<u>Electric Utility Services</u>					
Utilities - Electric	264,000		43,517	16.48%	Monthly electric services from TECO
<u>Water-Sewer Comb Services</u>					
Utility - Water & Sewer	20,000		2,664	13.32%	Monthly water & sewer services from BOCC
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lake and Wetland	28,225		4,524	16.03%	Solitude Lake Mgmt contract increased February 2024 to \$2,262.27
R&M-Lake	6,000		5,500	91.67%	CrossCreek Environmental Removal of Storage Tank

Notes to the Financial Statements
November 30, 2025

Variance Analysis

Account Name	Annual Budget	YTD	Actual	% of Budget	Explanation
Expenses (continued)					
<u>Field</u>					
ProfServ-Field Management	17,500		2,917	16.67%	Inframark Field Mgmt
Contracts-Landscape	247,000		42,369	17.15%	South County Landcare \$21,184.53/month
Insurance - General Liability	40,000		23,246	58.12%	EGIS FY26 Policy#100125718 10/01/25 - 10/01/26
R&M-Irrigation	30,000		5,311	17.70%	Irrigation repairs
R&M-Landscape	40,000		4,860	12.15%	South County Landcare Tree Removal
Reserve - Ponds	30,000		18,500	61.67%	Finn Outdoor Pond Work
Reserve - Signs/Monuments/Fence	10,000		2,280	22.80%	Labor & materials for 4x8 galvanized pole
<u>Parks and Recreation</u>					
Payroll-Salaries	58,400		9,077	15.54%	Payroll Salary - onsite manager
Payroll-Hourly	37,000		4,736	12.80%	Payroll for cabana staff hourly employees
Payroll - Administrative	9,606		1,681	17.50%	Cabana Payroll Risk Mgmt and Administration Fees
FICA Taxes	6,675		1,166	17.47%	Includes payroll taxes, risk management and administrative fees from payroll company
Contracts-Pools	23,000		4,000	17.39%	Brandon Wood pool cleaning monthly contract \$2,000
Telephone/Fax/Internet Services	6,060		199	3.28%	Monthly phone and cable services from Frontier and Verizon
R&M-Pools	3,000		4,580	152.67%	Brandon Wood Pool Service
Misc-Security	6,000		125	2.08%	Security Camera
Office Supplies	2,000		717	35.85%	Valley Bank CC Purchases

SOUTH FORK EAST

Community Development District

Supporting Schedules

November 30, 2025

SOUTH FORK EAST

Community Development District

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2026

					Allocation by fund			
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	2017 Debt Service Fund	2021 Debt Service Fund	2025 Debt Service Fund
Assessments Levied				\$2,792,349.27	\$1,680,393.41	\$717,232	\$251,109	\$143,615
Allocation %				100%	60%	26%	9%	5%
11/06/25	\$ 29,584	\$ 1,538	\$ 604	\$ 31,725	\$ 19,092	\$ 8,149	\$ 2,853	\$ 1,632
11/14/25	\$ 73,056	\$ 3,101	\$ 1,491	\$ 77,648	\$ 46,727	\$ 19,944	\$ 6,983	\$ 3,994
11/21/25	\$ 55,856	\$ 2,375	\$ 1,140	\$ 59,371	\$ 35,729	\$ 15,250	\$ 5,339	\$ 3,054
TOTAL	\$ 158,496	\$ 7,013	\$ 3,235	\$ 168,744	\$ 101,547	\$ 43,343	\$ 15,175	\$ 8,679
% COLLECTED					6%	6%	6%	6%
TOTAL OUTSTANDING				\$ 2,623,607	\$ 1,578,846	\$ 673,889	\$ 235,934	\$ 134,936

**Cash and Investment Report
November 30, 2025**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Operating Checking Account	Valley National		4.33%	\$1,582,570
	Total General Fund			\$1,582,570
Series 2017 Prepayment Account	US Bank	N/A	3.75%	\$1,016
Series 2017 Reserve Fund	US Bank	N/A	3.75%	\$359,388
Series 2017 Revenue Fund	US Bank	N/A	3.75%	\$382,625
	Total Series 2017 Debt Service Fund			\$743,029
Series 2021 Prepayment Account	US Bank	N/A	3.75%	\$89
Series 2021 Reserve Fund	US Bank	N/A	3.75%	\$23,267
Series 2021 Revenue Fund	US Bank	N/A	3.75%	\$54,731
	Total Series 2021 Debt Service Fund			\$78,087
Series 2025 Interest Fund	US Bank	N/A	3.75%	\$178
Series 2025 Reserve Fund	US Bank	N/A	3.75%	\$10,000
Series 2025 Revenue Fund	US Bank	N/A	3.75%	\$7,206
	Total Series 2025 Debt Service Fund			\$17,384
	Grand Total			\$2,421,070

For the Period from 11/01/2025 to 11/30/2025

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100191							
001	11/05/25	BRANDON WOOD	8270	Pool vendor November 2025	Contracts-Pools	534078-57201	\$2,000.00
Check Total							<u>\$2,000.00</u>
CHECK # 100192							
001	11/05/25	SOLITUDE LAKE MANAGEMENT	PSI213686	November 2025 lake management	Contracts-Lake and Wetland	534021-53801	\$2,261.75
Check Total							<u>\$2,261.75</u>
CHECK # 100193							
001	11/05/25	COMPLETE I.T.	18108	Stand by MSP Plan firmware November 2025	Website Compliance	534397-51301	\$65.00
Check Total							<u>\$65.00</u>
CHECK # 100194							
001	11/05/25	SOUTH COUNTY LANDCARE INC	10816	November 2025 Landscape Management	Contracts-Landscape	534050-53901	\$21,184.53
Check Total							<u>\$21,184.53</u>
CHECK # 100195							
001	11/05/25	DISCLOSURE SERVICES LLC	1620	Audit and Annual Reporting November 2025	Auditing Services	532002-51301	\$750.00
Check Total							<u>\$750.00</u>
CHECK # 100196							
001	11/13/25	COMPLETE I.T.	18252	Installation of Windows 11 Nov 2025	Miscellaneous Services	549001-51301	\$89.95
Check Total							<u>\$89.95</u>
CHECK # 100197							
001	11/13/25	BRLETIC DVORAK , INC	2160	ENGINEERING SERVICE OCT 25	ProfServ-Engineering	531013-51301	\$2,385.00
Check Total							<u>\$2,385.00</u>
CHECK # 100198							
001	11/13/25	ALLTECH SERVICES LLC	132955	Security Camera	Miscellaneous Services	549001-57201	\$125.00
Check Total							<u>\$125.00</u>
CHECK # 100199							
001	11/14/25	FINN OUTDOOR LLC	2960	POND WORK NOV 2025	Reserve - Ponds	568126-53901	\$18,500.00
Check Total							<u>\$18,500.00</u>
CHECK # 100200							
001	11/18/25	INFRAMARK LLC	163518	Southfork East Management Fee Nov 2025	Miscellaneous Services	549001-51301	\$4,291.67
001	11/18/25	INFRAMARK LLC	163518	Southfork East Management Fee Nov 2025	ProfServ-Field Management	531016-53901	\$1,458.33
001	11/18/25	INFRAMARK LLC	163518	Southfork East Management Fee Nov 2025	Miscellaneous Services	549001-51301	\$15.00
Check Total							<u>\$5,765.00</u>
CHECK # 100201							
001	11/24/25	STRALEY ROBIN	27519	Legal services October 2025	ProfServ-Legal Services	531023-51301	\$1,915.50
Check Total							<u>\$1,915.50</u>

For the Period from 11/01/2025 to 11/30/2025

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100202							
001	11/24/25	BRANDON WOOD	8301	Pool repair Nov 2025	R&M-Pools	546074-57201	\$1,557.32
Check Total							\$1,557.32
CHECK # 2445							
001	11/19/25	FLORIDACOMMERCE	92881	Annual District Filing Fee FY26	Annual District Filing Fee	554007-51301	\$175.00
Check Total							\$175.00
CHECK # 2448							
001	11/20/25	KAREN GAGLIARDI	KG-111825	Mileage reimbursement for CDD	Misc-Contingency	549900-51301	\$108.00
Check Total							\$108.00
CHECK # 2450							
001	11/24/25	SOUTH FORK EAST C/O US BANK	NOV.09.25-DS-2017	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$12,566.69
Check Total							\$12,566.69
CHECK # 2453							
001	11/25/25	VERIZON	6128149588	BILL PRD 10/11-11/10/25	Telephone/Fax/Internet Services	541009-57201	\$73.60
Check Total							\$73.60
CHECK # 300037							
001	11/18/25	BOCC	102825-ACH	SERVICE FOR 9/22-10/23/25	Utility - Water & Sewer	543021-53601	\$1,396.55
Check Total							\$1,396.55
CHECK # 300038							
001	11/25/25	VALLEY NATIONAL BANK	103125-9116-ACH	PURCHASES FOR 10/17-10/20/25	Office Supplies	551002-53901	\$479.90
001	11/25/25	VALLEY NATIONAL BANK	103125-9116-ACH	PURCHASES FOR 10/17-10/20/25	Office Supplies	551002-53901	\$236.99
Check Total							\$716.89
CHECK # 300039							
001	11/07/25	VALLEY NATIONAL BANK	100925-7164-ACH	SPECTRUM MOBILE	Telephone/Fax/Internet Services	541009-57201	\$52.00
Check Total							\$52.00
CHECK # DD569							
001	11/10/25	TECO	102025-8329-ACH	ACCT# 211031378329 9/16-10/14/25	Utility - Electric	543041-53100	\$939.03
Check Total							\$939.03
CHECK # DD570							
001	11/07/25	TECO	11-14-25-ACH-A	SERVICE FOR 9/13-10/13/25	Utility - Electric	543041-53100	\$21,291.30
Check Total							\$21,291.30
Fund Total							\$93,918.11

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

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

203 2017 SERIES DEBT SERVICE FUND - 203**CHECK # 2447**

203	11/19/25	SOUTH FORK EAST C/O US BANK	NOV.17.25-DS-2017	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$18,764.78
Check Total							\$18,764.78
Fund Total							\$18,764.78

204 2021 SERIES DEBT SERVICE FUND - 204**CHECK # 2446**

204	11/19/25	SOUTH FORK EAST C/O US BANK	NOV.17.25-DS-2021	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$6,569.71
Check Total							\$6,569.71

CHECK # 2452

204	11/24/25	SOUTH FORK EAST C/O US BANK	NOV.09.25-DS-2021	XFR FY 2026 SPECIAL ASSESSMENTS	Due From Other Funds	131000	\$4,275.60
Check Total							\$4,275.60
Fund Total							\$10,845.31

205 2025 SERIES DEBT SERVICE FUND - 205**CHECK # 2449**

205	11/21/25	SOUTH FORK EAST C/O US BANK	NOV.17.25-DS-2025	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$3,757.36
Check Total							\$3,757.36

CHECK # 2451

205	11/24/25	SOUTH FORK EAST C/O US BANK	NOV.09.25-DS-2025	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$2,720.19
Check Total							\$2,720.19
Fund Total							\$6,477.55

Total Checks Paid	\$130,005.75
--------------------------	---------------------

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.: 8270
Terms: Net 15
Invoice date: 11/01/2025
Due date: 11/16/2025

#	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



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: PSI213686
Invoice Date: 11/1/2025

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		Customer ID	6405
Ship Date	11/1/2025	P.O. Number	
Due Date	12/1/2025	P.O. Date	11/1/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,261.75	2,261.75
November Billing					
11/1/2025 - 11/30/2025					
South Fork East Cdd-Lake-ALL					

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

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 #	18108
Invoice Date	11-01-25
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
10816	11/01/2025	\$21,184.53	11/01/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SOUTHFORK EAST CDD	Landscape Maintenance for monthlhy for SouthFork East	1	21,184.53	21,184.53

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

Pay invoice

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
South Fork East Community Development District

INVOICE 1620
DATE 10/31/2025

BOND SERIES ...
Capital Imp Rev Refunding Bonds 2017, 2021 2025

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 2026 Audit and Annual Reporting	750.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE \$750.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

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 #	18252
Invoice Date	11-04-25
Balance Due	\$89.95

Item	Description	Unit Cost	Quantity	Line Total
Operating System Installation - Windows 11	Installation of Windows 11. Doesn't include Microsoft Windows Activation Key (License).	\$89.95	1.0	\$89.95

Subtotal	\$89.95
Tax	\$0.00
Invoice Total	\$89.95
Payments	\$0.00
Credits	\$0.00
Balance Due	\$89.95



Invoice Ticket

Ticket Date	Thu 10-30-25 05:32 PM
Ticket #	12272
Subject	Fresh Windows 11 Install for laptop

Ticket Issue

Initial Issue Thu 10-30-25 05:32 PM Troy Bacon	Karen brought in a laptop for us to wipe and have a fresh instance of Windows 11 installed.
--	---

Ticket Comments

Date	Comment
Update Tue 11-04-25 02:25 PM Mark Johnson	Karen came by today and picked up the computer.
Initial Issue Thu 10-30-25 05:32 PM Troy Bacon	Karen brought in a laptop for us to wipe and have a fresh instance of Windows 11 installed.

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 2160
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
South Fork East CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[October 09 - October 31]	6:00	180.00	1,080.00
Senior Inspector	[October 17 - October 21]	10:00	120.00	1,200.00
Project Manager	[October 21]	0:30	210.00	105.00

BALANCE DUE **\$2,385.00**



**SOUTH FORK EAST CDD
OCTOBER 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
	1.00	\$180	J. Whited	\$180.00
Review Pond 7 scope of work with contractor; review landscape access via buffer area with Robert and follow up with Board Chair; Site Visit.	0.00	\$210	R. Dvorak	\$0.00
	0.00	\$180	J. Whited	<u>\$0.00</u>
	6.00	\$120	K. Wagner	<u>\$720.00</u>
Communication for SOI Repairs.	0.00	\$210	R. Dvorak	\$0.00
	1.00	\$180	J. Whited	<u>\$180.00</u>
	0.00	\$120	K. Wagner	<u>\$0.00</u>
Maintenance Access Discussion including Property Line Staking Site Visit.	0.50	\$210	R. Dvorak	\$105.00
	3.00	\$180	J. Whited	<u>\$540.00</u>
	4.00	\$120	K. Wagner	<u>\$480.00</u>
INVOICE TOTAL	16.50			<u>\$2,385.00</u>



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

132955

11/03/2025

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

This invoice is for trouble shooting security cameras

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Security Camera	\$125.00	\$125.00
SUBTOTAL			\$125.00
TOTAL			\$125.00

Payment Terms: Net 15 days from the invoice date.

- Due Date: **November 18, 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!

INVOICE

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

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



South Fork CDD

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

Invoice details

Invoice no.: 2960
Terms: Due on receipt
Invoice date: 10/28/2025
Due date: 10/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	Finn Outdoor to perform all action items listed in the August 2025 Statement of Deficiencies report. 12 distinct areas listed throughout South Fork East. Project is expected to take approximately 4 working days.	1	\$18,500.00	\$18,500.00

Total \$18,500.00

Note to customer

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

South Fork East Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#

163518

CUSTOMER ID

C1986

PO#

DATE

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

Services provided for the Month of: November 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

November 20, 2025
Client: 001335
Matter: 000001
Invoice #: 27519

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	MS	RECEIPT AND UPDATE FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE AND PROFILE UPDATE.	0.2	\$35.00
10/8/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
10/8/2025	NT	PREPARE CORRESPONDENCE AND MEMOS TO T.MOSS NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
10/9/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	2.6	\$793.00
10/10/2025	VKB	DRAFT VEGETATION REMOVAL AGREEMENT WITH FINN OUTDOOR; DRAFT AGREEMENT WITH ZEBRA CLEANING TEAM FOR POOL MAINTENANCE SERVICES AGREEMENT; DRAFT EMAILS RE: SAME.	2.9	\$884.50
10/29/2025	VKB	REVIEW AND REPLY TO EMAIL FROM TITLE COMPANY RE: CDD'S LIEN OF RECORD FOR DEBT ASSESSMENTS SECURING BONDS.	0.2	\$61.00
Total Professional Services			6.5	\$1,915.50

November 20, 2025
Page 148 of 225
Client: 001335
Matter: 000001
Invoice #: 27519

Page: 2

Total Services	\$1,915.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,915.50
Previous Balance		\$1,377.00
Less Payments		(\$1,377.00)
PAY THIS AMOUNT		\$1,915.50

Please Include Invoice Number on all Correspondence

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.: 8301
Terms: Net 15
Invoice date: 11/19/2025
Due date: 12/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	3 HP	Motor in vac pak closest to office and furthest away motor. Warranted for 1 year on parts	1	\$704.57	\$704.57
2.	Whisperflow 3HP Diffuser Kit	Diffuser	1	\$118.77	\$118.77
3.	Whisperflow	Seal Plate Kit with seal plate, and shaft seal	1	\$274.48	\$274.48
4.	Labor	2 hours	2	\$175.00	\$350.00
5.	Whisperflow	Impellor	1	\$109.50	\$109.50

Total

\$1,557.32

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

FloridaCommerce, Special District Accountability Program**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92881
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

South Fork East Community Development District

Mr. Vivek Babbar

Straley Robin Vericker

1510 West Cleveland Street

Tampa, Florida 33606



2. Telephone: 813-223-9400 Ext:
 3. Fax:
 4. Email: vbabbar@srlegal.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: Southforkeastcdd.com
 8. County(ies): Hillsborough
 9. Special Purpose(s): Community Development
 10. Boundary Map on File: 10/14/2020
 11. Creation Document on File: 10/14/2020
 12. Date Established: 08/10/2004
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Hillsborough County
 15. Creation Document(s): County Ordinances 04-40 and 13-32
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Debra Sanchez Date: 11/10/25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

CHECK REQUEST FORM

District Name:	SOUTHFORK EAST CDD
Date:	11/18/25
Invoice Number:	
Please issue a check to:	karen gagliardi
Vendor Name:	
Vendor No.:	
Check amount:	\$108.00
Please code to:	549900 org unit 51301
Check Description/Reason:	Mileage 160 miles x 0.70 = \$108.00
Mailing instructions:	YOUR ADDRESS
Due Date for Check:	ASAP
Requestor:	Alba Sanchez
Manager's review:	ALBA SANCHEZ

verizon
business
PO BOX 489
NEWARK, NJ 07101-0489

Page 152 of 223

Account: 442033747-00001
Invoice: 6128149588
Billing period: Oct 11 - Nov 10, 2025
Due date: 12/10/25

00101175
M102
INFREMARK
SOUTH FORK EAST COMMUNITY
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076-3361

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 Dec 10, 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



verizon
business

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

Bill Date November 10, 2025
Account Number 442033747-00001
Invoice Number 6128149588

Total Amount Due by December 10, 2025

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

\$73.60

\$.

PO BOX 16810
NEWARK, NJ 07101-6810



61281495880104420337470000100000007360000000073602

NOTICE: Bank account and routing numbers will be retained to enable future payments by phone or online. To opt out, call 1-888-544-0401.

Account: 442033747-00001
Invoice: 6128149588
Billing period: Oct 11 - Nov 10, 2025
Due date: 12/10/25

Payment Summary

Previous Balance	\$73.60
Payment - Thank You	
Payment Received 10/30/25	-\$73.60
Total Payments	-\$73.60
Balance Forward	\$0.00

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: 6128149588

Billing period: Oct 11 - Nov 10, 2025

Due date: 12/10/25

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	--	--	--	--	--	--
Total Charges		\$69.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$73.60						



COLR700A 1154 5011 125 07 20251113 PG 2 OF 3
00101175 57174395.2 0-1

Account: 442033747-00001
Invoice: 6128149588
Billing period: Oct 11 - Nov 10, 2025
Due date: 12/10/25

Charges by line details

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

Monthly Charges **\$69.00**

Plan

5G Business Internet 100Mbps 11/11 - 12/10 \$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.~~

Surcharges and Other Charges **\$4.60**

Equipment Charges **\$0.00**

Regulatory Charge \$0.02

Business Internet Gateway Xc46Be \$9.72

Device Payment Agreement 1334892865 - Payment 8 of 36 \$1.60

Paid \$58.39

Other Charges and Credits

Balance Adjustment Charge (current payment) \$272.16 \$2.98

Device Promotional Credit (8 of 36) -\$9.72

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

Your Plan

5G Business Internet 100Mbps

\$69.00 monthly charge

Unlimited Data

Unlimited monthly gigabyte

Account: 442033747-00001
Invoice: 6128149588
Billing period: Oct 11 - Nov 10, 2025
Due date: 12/10/25

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.



DISTRICT SOUTHFORK EAST CDD
 VENDOR BOCC
 INV DATE 10/28/25
 INV # 102825-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	5095899906	13580 Clement Pride Blvd	water	\$ 22.60
543021	53601	94932402	5095899906	13801A Felix Will Rd (IRR)	water	\$ 20.80
543021	53601	53505784	5095899906	13942 Felix Will Rd (IRR)	water	\$ 776.26
543021	53601	68120664	5095899906	13901A Windy Knoll Dr (IRR)	water	\$ 20.80
543021	53601	32996226	5095899906	11341 Ambleside Blvd.	water	\$ 556.09
Bill corrections						
001.543021.53601.5000						\$ 1,396.55



Hillsborough
County Florida

11-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/28/2025	11/18/2025

Summary of Account Charges

Previous Balance	\$1,467.80
Net Payments - Thank You	\$-1,467.80
Total Account Charges	\$1,396.55

AMOUNT DUE	\$1,396.55
-------------------	-------------------

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

CJO INFRAMARK

CORAL SPRINGS FL 33076

43910

DUE DATE 11/18/2025

**Auto Pay Scheduled
DO NOT PAY**





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/28/2025	11/18/2025

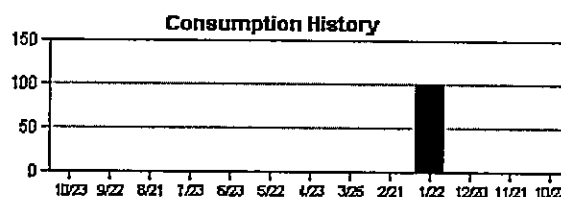
Service Address: 13801A FELIX WILL RD (IRRI)

10-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94932402	09/22/2025	6095	10/23/2025	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	10/28/2025	11/18/2025

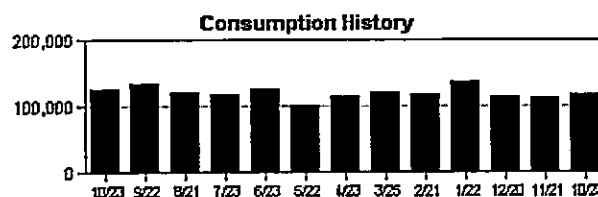
Service Address: 13942 FELIX WILL RD (IRRI)

10-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53505784	09/22/2025	74060	10/23/2025	75313	125300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$378.41
Water Base Charge	\$127.08
Water Usage Charge	\$264.74
Total Service Address Charges	\$776.26





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/28/2025	11/18/2025

Service Address: 13901A WINDY KNOLL DR (IRRI)

Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
68120664	09/22/2025	9742	10/23/2025	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	10/28/2025	11/18/2025

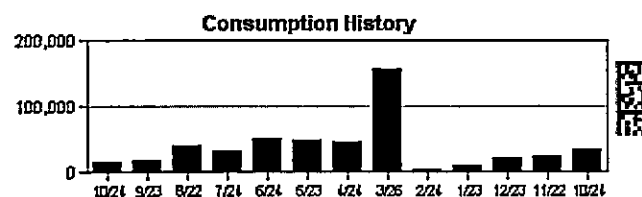
Service Address: 11341 AMBLESIDE BLVD

Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
32996226	09/23/2025	67694	10/24/2025	67841	14700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$44.39
Water Base Charge	\$115.18
Water Usage Charge	\$15.14
Sewer Base Charge	\$279.51
Sewer Usage Charge	\$95.84
Total Service Address Charges	\$556.09





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	10/28/2025	11/18/2025

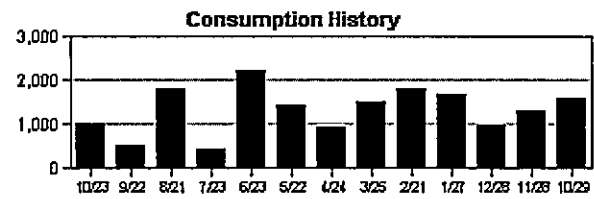
Service Address: 13580 CLEMENT PRIDE BLVD

EE-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
67028058	09/22/2025	2296	10/23/2025	2306	1000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$3.02
Water Base Charge	\$12.52
Water Usage Charge	\$1.03
Total Service Address Charges	\$22.60





0 SOUTH FORK EAST CCD 0

Account Number: XXXX XXXX XXXX 9116

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$4,283.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	15
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$716.89
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$716.89

Questions? Call Customer Service-
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$716.89
Minimum Payment Due	\$716.89
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 1830	\$716.89
10/17	10/17	526538492LXKEQFFV	LEVATAI* 8009963581 IL MCC: 5111 MERCHANT ZIP: 60606	479.90
10/20	10/20	526538495LV8BMRYG	LEVATAI* 8009963581 IL MCC: 5111 MERCHANT ZIP: 60606	236.99

IMPORTANT ACCOUNT INFORMATION

\$0 - \$716.89 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

1080 0001 TVH

001 7 31 251031 0

PAGE 1 of 2

10 1515 0000 BASE

275

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 9116
Payment Due Date:	November 25, 2025
New Balance	\$716.89
Minimum Payment Due:	\$716.89
Past Due Amount	\$0.00
Amount Enclosed:	\$

Make Check
Payable to:

0 SOUTH FORK EAST CCD 0
SOUTH FORK EAST COMMUNITY DEVELOPM
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS FL 33076



275

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00071689000716898

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.79	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.79	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Oct 2026	\$1,500,001-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	15	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442, or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.



STEPHEN J BLOOM

SOUTH FORK EAST COMMUNITY DEVELOP

Account Number XXXX XXXX XXXX 7164

Monthly Statement 10/2025

Page 1 of 4

Account Summary

Credit Limit	\$5,000.00
Total Available Credit	\$4,948.00
Cash Credit Limit	\$1,500.00
Available Cash Credit	\$1,500.00
Statement Closing Date	10/09/25
Days in Billing Cycle	30

Previous Balance		\$1,185.46
Payments	-	\$1,185.46
Other Credits	-	\$0.00
Purchases and Adjustments	+	\$52.00
Cash Advances	+	\$0.00
Fees Charged	+	\$0.00
Interest Charged	+	\$0.00
New Balance		\$52.00

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		\$136.31
Earned	+	\$0.52
Redeemed	-	\$0.00
Other Adjustments	+	\$0.00
Current Balance		\$136.83

Payment Information

New Balance	\$52.00
Minimum Payment Due	\$10.00
Payment Due Date	11/06/25

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	6 months	\$54

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

** 0000219

Account Number	XXXX XXXX XXXX 7164
New Balance	\$52.00
Minimum Payment Due (Total)	\$10.00
Payment Due Date	11/06/25

← Mail
Payments
To

Amount Enclosed \$

\$.		
<i>US Dollars only</i>								

☐ 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:

475028000017716400010000005200

INFORMATION APPLICABLE TO PURCHASES, CASH ADVANCES AND**BALANCE TRANSFERS**

If the New Balance is a credit balance, it will be applied to future amounts you owe us or refunded to you upon request. Refunds must be requested in writing at the address shown for Account Inquires on the front of this statement.

To avoid delinquency, we must receive the required Minimum Payment Due at the payment address shown on the front of this statement by the Payment Due Date. If you wish, you may make additional payments. You may pay your entire balance at any time.

The Interest Charge for this statement is computed on Purchases, Cash Advances, and Balance Transfers made through the Statement Closing Date. The Interest Charge continues to accrue daily until payment is posted. Any Interest Charge which accrues after the Statement Closing Date will appear on your next statement.

INFORMATION ABOUT INTEREST CHARGES

We calculate the Interest Charge on your Account by applying the periodic rate to the 'average daily balance' of each segment of your Account, i.e., Purchases, Cash Advances, Balance Transfers. To get the 'average daily balance' we take the beginning balance of each segment of your Account each day, add any new transactions (Purchases, Cash Advances, Balance Transfers), Fees, unpaid Interest Charges, and other debits, and subtract any payments or credits posted that day. This gives us the daily balance. Then, for each segment of your Account, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the 'average daily balance'.

GRACE PERIODS**Purchases**

You have until the Payment Due Date to pay your New Balance in full to avoid Interest Charges on new Purchases. This is called a grace period on Purchases. No Interest Charges will be imposed on new Purchases shown on your current statement if you have paid the New Balance shown on your previous statement in full on or before the Payment Due Date shown on that statement.

Cash Advances

There is no grace period applicable to Cash Advances or Balance Transfers. Interest Charges will be imposed from the date these transactions are posted to your Account through the date these transactions are repaid.

Additional Payment Information

Please detach your payment coupon and return it with your payment. Write your account number on the front of your check or money order. Payments mailed to the address shown on your payment coupon that are received by 5:00 PM local time on any Monday through Friday that is not a bank holiday will be credited as of the date received. Payments made in person at any Valley National Bank branch location that are received during branch hours will be credited as of the date received.

(Make changes to your address and phone number below):

Name

Address

City

State

Zip

(____) - _____
Home Phone

(____) - _____
Work Phone

E-mail Address



STEPHEN J BLOOM

SOUTH FORK EAST COMMUNITY DEVELOP

Account Number XXXX XXXX XXXX 7164

Monthly Statement 10/2025

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	-\$1,185.46
10/06	10/06	PAYMENT RECEIVED -- THANK YOU	00001177	-1,185.46
THADDEUS MOSS		XXXX XXXX XXXX 2900	Total Activity	\$52.00
09/15	09/13	Spectrum Mobile 855-707-7328 MO	57391859	52.00

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	14.95% (v)	\$0.00	\$0.00
CASH ADVANCE	17.75% (v)	\$0.00	\$0.00
BALANCE TRANSFER	14.95% (v)	\$0.00	\$0.00

(v) = Variable Rate





Fwd: Payment Confirmation

From South Fork East CDD <sfeonsiteemployee@gmail.com>

Date Wed 12/3/2025 3:27 PM

To Millonig, Corissa <Corissa.Millonig@inframark.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good afternoon Corissa,

The code is 541009 for the community cell phone number.

----- Forwarded message -----

From: **Spectrum** <MyAccount@spectrumemails.com>

Date: Sat, Sep 13, 2025 at 6:05 AM

Subject: Payment Confirmation

To: <sfeonsiteemployee@gmail.com>

[View in Browser](#)



Payment Confirmation

Dear Valued Customer,

Thank you for your payment.

Payment Information

Amount:

\$52.00

Method:

Visa ending in 2900

Date:

September 13, 2025

Manage Your Account

Visit SpectrumBusiness.net to review your account information, view your bill, and more.

Thank you for being a Spectrum Customer,

Spectrum Business Support Team

Please do not reply to this email as this email address is not monitored. For more information, please visit [Spectrum Business Support](#).

This email was sent to: sfeonsiteemployee@gmail.com.

©2025 Charter Communications, all rights reserved | 12405 Powerscourt Drive, St Louis, MO 63131

This message was sent by Spectrum, a brand of Charter Communications. [Privacy Policy](#) | [Terms of Service/Policies](#)



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

Statement Date: October 20, 2025
Page 172 of 223

Amount Due: \$939.03

Due Date: November 10, 2025

Account #: 211031378329

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$939.03

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

Current Month's Charges \$939.03

Amount Due by November 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: November 10, 2025

Amount Due: \$939.03

Payment Amount: \$ _____

646446171440

Your account will be
drafted on November 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.

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



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

Page 173 of 223

Account N: 21003170029
Statement Date: October 31, 2024
Charges Due: November 15, 2024

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 Program
813-275-3909

DISTRICT	SOUTH FORK EAST CDD				
VENDOR	TECO - TAMPA ELECTRIC				
INV DATE	10/17/2025				
INV #	11.14.25-ACH A				10/31/2025
					<u>SVC DATES</u>
<u>G/L Acct</u>	<u>OrgUnit</u>	<u>Acct #</u>	<u>Meter</u>	<u>Service Address</u>	<u>9/13-10/13/25</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	\$ 204.31
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.	\$ 1,006.73
543041	53100	211014757119	C21112	11606 Ambleside Blvd. (Pump)	\$ 179.20
543041	53100	211014757309	K33769	13290 Clement Pride Blvd. (Pump)	\$ 20.82
543041	53100	211014757523	street lights	South Fork Tract L (LS-1) (27 poles)	\$ 1,354.26
543041	53100	211014757721	J97336	11561 Ambleside Blvd.	\$ 25.89
543041	53100	211014758836	street lights	Clement Pride BI Lighting (LS-1) (32 poles)	\$ 955.46
543041	53100	211014759065	street lights	Ambleside BI, LT UP (LS-1) (22 poles)	\$ 656.89
543041	53100	221005662947	street lights	Callaway Pond Dr. (LS-1) (27 poles)	\$ 1,376.88
543041	53100	211029262014	IRR WELL	11496 Ambleside Blvd.	\$ 440.72
543041	53100	221000328007	K89578	11651 Ambleside Blvd.	\$ 22.86
543041	53100	221008639702		13334 Graham Yarden Dr, A	\$ 126.18
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	\$ 21,291.30
				001.543041.53100.5000	\$ 21,291.30
Electricity-General					



SOUTH FORK EAST COMMUNITY
13334 GRAHAM YARDEN DR, A
RIVERVIEW, FL 33579-2388

Statement Date: October 17, 2025
Page 175 of 223

Amount Due: \$126.18

Due Date: November 07, 2025
Account #: 221008639702

DO NOT PAY. Your account will be drafted on November 07, 2025

Account Summary

Current Service Period: September 13, 2025 - October 13, 2025

Previous Amount Due	\$122.64
Payment(s) Received Since Last Statement	-\$122.64
Current Month's Charges	\$126.18

Amount Due by November 07, 2025 **\$126.18**

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

Your Energy Insight

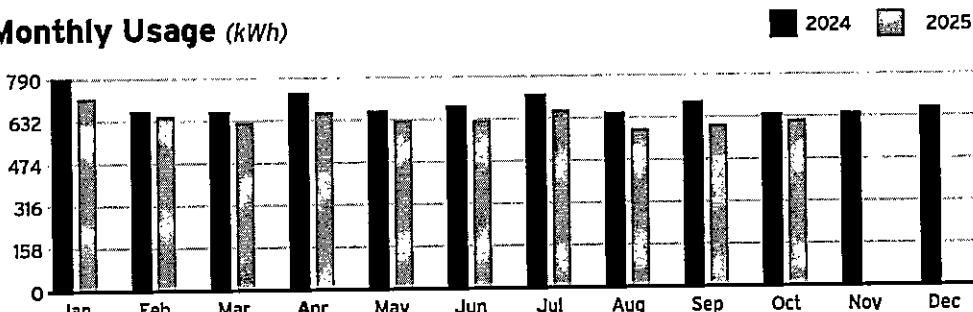
Your average daily kWh used was **4.76% lower** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



Pay your bill online at TampaElectric.com

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

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

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

Account #: 221008639702

Due Date: November 07, 2025

Amount Due: \$126.18

Payment Amount: \$ _____

667433676959

Your account will be drafted on November 07, 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



Service For:
13334 GRAHAM YARDEN DR
A, RIVERVIEW, FL 33579-2388

Account #: 221008639702
Statement Date: October 17, 2025
Charges Due: November 07, 2025

Meter Read

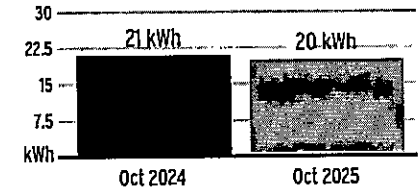
Service Period: Sep 13, 2025 - Oct 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861702	10/13/2025	26,730	26,110		620 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	620 kWh @ \$0.08641/kWh	\$53.57
Fuel Charge	620 kWh @ \$0.03391/kWh	\$21.02
Storm Protection Charge	620 kWh @ \$0.00577/kWh	\$3.58
Clean Energy Transition Mechanism	620 kWh @ \$0.00418/kWh	\$2.59
Storm Surcharge	620 kWh @ \$0.02121/kWh	\$13.15
Florida Gross Receipt Tax		\$2.91
Electric Service Cost		\$116.35
State Tax		\$9.83
Total Electric Cost, Local Fees and Taxes		\$126.18

Total Current Month's Charges

\$126.18

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 Program

813-275-3909



SOUTH FORK EAST COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: October 20, 2025
Page 177 of 223

Amount Due: \$22.86

Due Date: November 10, 2025

Account #: 221000328007

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$24.97

Payment(s) Received Since Last Statement -\$24.97

Current Month's Charges \$22.86

Amount Due by November 10, 2025 \$22.86

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.

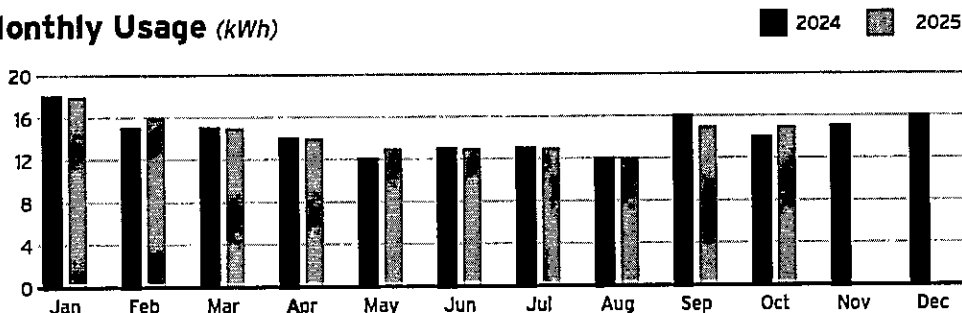


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



Pay your bill online at TampaElectric.com

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

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

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

Account #: 221000328007

Due Date: November 10, 2025

Amount Due: \$22.86

Payment Amount: \$ _____

637804254613

Your account will be drafted on November 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



Service For:
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Page 178 of 223

Account #: 221000328007
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

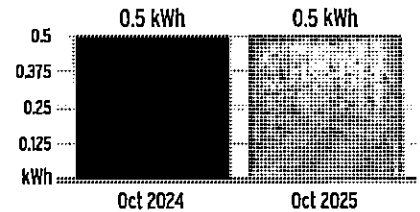
Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555922	10/14/2025	629	614		15 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.53
Electric Service Cost		\$21.08
State Tax		\$1.78
Total Electric Cost, Local Fees and Taxes		\$22.86

Total Current Month's Charges

\$22.86

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010
Energy-Saving Program
813-275-3909



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

Statement Date: October 20, 2025
Page 179 of 223

Amount Due: \$657.30

Due Date: November 10, 2025
Account #: 211014758174

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$657.30

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

Current Month's Charges \$657.30

Amount Due by November 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
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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 #: 211014758174

Due Date: November 10, 2025

Amount Due: \$657.30

Payment Amount: \$ _____

669902814266

Your account will be
drafted on November 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.

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



Service For:
SOUTH FORK TRACT M
RIVERVIEW, FL 33569-0000

Account #: 211014758174
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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 Program
813-275-3909



SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
SOUTH FORK TRACT M
RIVERVIEW, FL 33579-0000

Statement Date: October 20, 2025
Page 181 of 223

Amount Due: \$757.39

Due Date: November 10, 2025

Account #: 211014758406

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$757.39

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

Current Month's Charges \$757.39

Amount Due by November 10, 2025 \$757.39

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

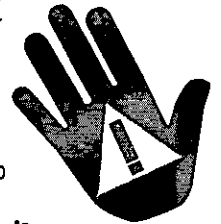


Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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 #: 211014758406

Due Date: November 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: \$ _____

669902814267

Your account will be
drafted on November 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



Service For:
SOUTH FORK TRACT M
RIVERVIEW, FL 33579-0000

Account #: 211014758406
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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 Program
813-275-3909



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

Statement Date: October 20, 2025
Page 183 of 223

Amount Due: \$1,597.42

Due Date: November 10, 2025

Account #: 211014757960

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 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 November 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
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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 #: 211014757960

Due Date: November 10, 2025

Amount Due: \$1,597.42

Payment Amount: \$ _____

669902814265

Your account will be
drafted on November 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.

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



Service For:
S FORK TRACT L BLVD
RIVERVIEW, FL 33579-0000

Page 184 of 223

Account #: 211014757960
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

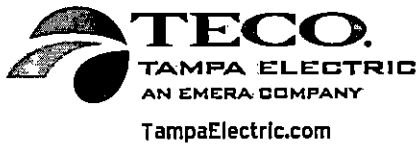
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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 Program
813-275-3909



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

Statement Date: October 20, 2025
Page 185 of 223

Amount Due: \$2,223.64

Due Date: November 10, 2025

Account #: 211014758646

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 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 November 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: November 10, 2025

Amount Due: \$2,223.64

Payment Amount: \$ _____

669902814268

Your account will be
drafted on November 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.

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

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



Service For:
11597 AMBLESIDE BLVD
RIVERVIEW, FL 33579-2100

Account #: 211014758646
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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**

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 Program
813-275-3909



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

Statement Date: October 20, 2025
Page 187 of 223

Amount Due: \$440.72

Due Date: November 10, 2025
Account #: 211029262014

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

Account Summary

Current Service Period: September 16, 2025 - October 14, 2025

Previous Amount Due \$407.08


Payment(s) Received Since Last Statement -\$407.08


Current Month's Charges \$440.72

Amount Due by November 10, 2025 \$440.72

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 115% higher than the same period last year.

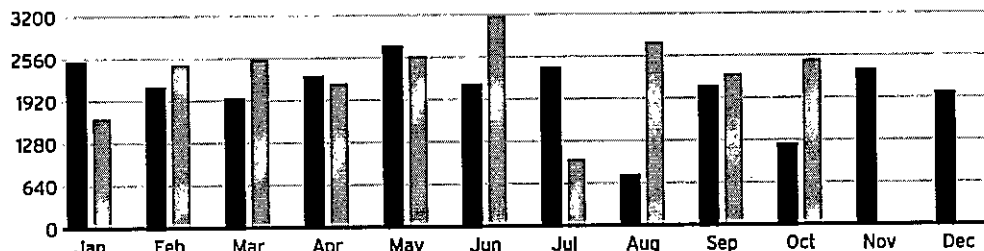
 Your average daily kWh used was 21.13% higher than it was in your previous period.



Scan here to view
your account online.

Monthly Usage (kWh)

2024 2025



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

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



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

Account #: 211029262014

Due Date: November 10, 2025

Amount Due: \$440.72

Payment Amount: \$ _____

685952158628

Your account will be
drafted on November 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.

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



Service For:
11496 AMBLESIDE BL
RIVERVIEW, FL 33579-0000

Page 188 of 223

Account #: 211029262014
Statement Date: October 20, 2025
Charges Due: November 10, 2025

Meter Read

Meter Location: IRR WELL

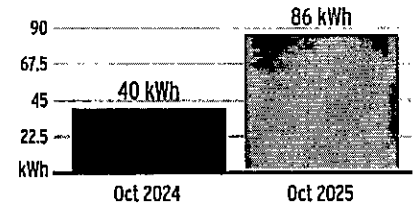
Service Period: Sep 16, 2025 - Oct 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000555924	10/14/2025	32,942	30,447	2,495 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,495 kWh @ \$0.08641/kWh	\$215.59
Fuel Charge	2,495 kWh @ \$0.03391/kWh	\$84.61
Storm Protection Charge	2,495 kWh @ \$0.00577/kWh	\$14.40
Clean Energy Transition Mechanism	2,495 kWh @ \$0.00418/kWh	\$10.43
Storm Surcharge	2,495 kWh @ \$0.02121/kWh	\$52.92
Florida Gross Receipt Tax		\$10.16
Electric Service Cost		\$406.38
State Tax		\$34.34
Total Electric Cost, Local Fees and Taxes		\$440.72

Total Current Month's Charges

\$440.72

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 Program

813-275-3909



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

Statement Date: October 24, 2025
Page 189 of 223

Amount Due: \$597.18

Due Date: November 14, 2025

Account #: 211031359626

DO NOT PAY. Your account will be drafted on November 14, 2025

Account Summary

Current Service Period: September 20, 2025 - October 20, 2025

Previous Amount Due \$597.18

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

Current Month's Charges \$597.18

Amount Due by November 14, 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.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: November 14, 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: \$ _____

625458607667

Your account will be
drafted on November 14, 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:
SOUTH FORK PHASE 3
RIVERVIEW, FL 33569-0000

Page 190 of 223

Account #: 211031359626

Statement Date: October 24, 2025

Charges Due: November 14, 2025

Service Period: Sep 20, 2025 - Oct 20, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

00006834-0013894-Page 6 of 8

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: **866-689-6469**

All Other Correspondences:

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

Contact Us

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

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

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

Notice a streetlight out?

Report it as easy as...

- 1 Note the pole ID number and/or the nearest street address or intersection.
- 2 Report the light out:
 - TampaElectric.com/ReportLight
 - Call toll-free **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.
- 3 Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

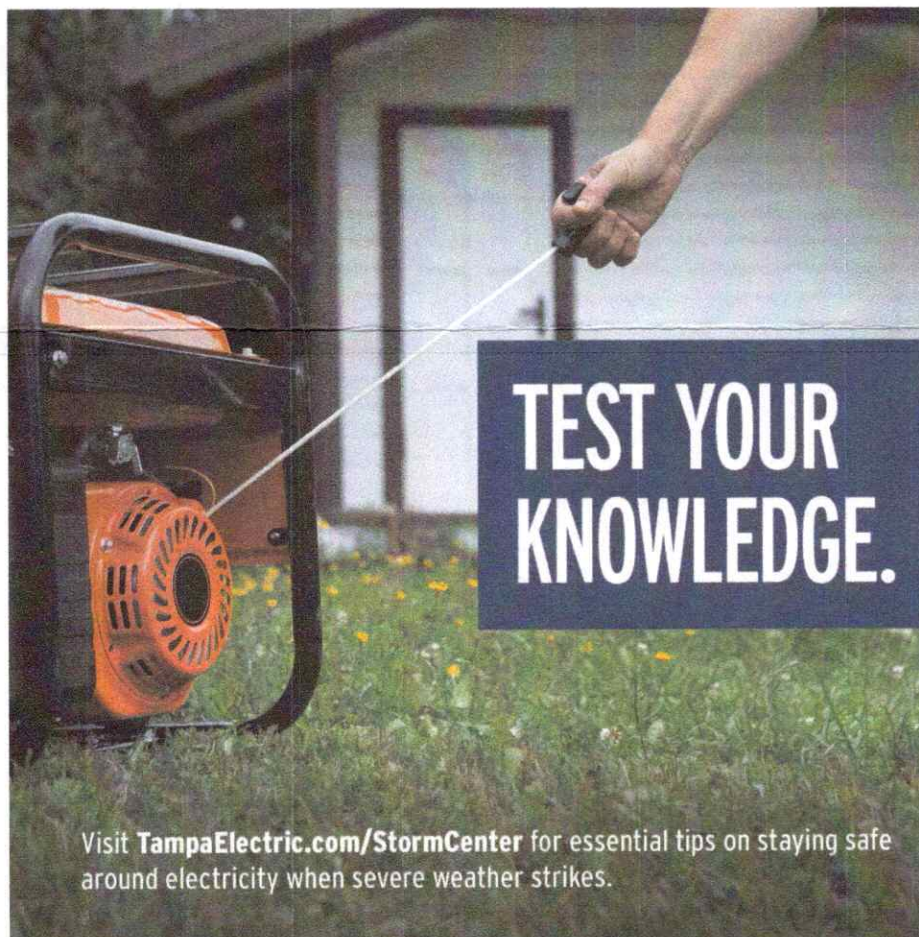
**Extensive repairs may take longer.*



Our Bright Choices® outdoor lighting program brings safe, stylish lighting to neighborhoods, parks and public spaces – no upfront costs. Discover your options at TampaElectric.com/BrightChoices.



TEC090721_Rev 09.2025



Visit TampaElectric.com/StormCenter for essential tips on staying safe around electricity when severe weather strikes.

Portable generators can be a lifesaver during a power outage, but do you know how to operate one properly?

- A. Outside in a dry, well-ventilated area
- B. 20 or more feet away from your home with the exhaust pointing away
- C. Away from windows, doors, garage openings and air conditioning units
- D. All of the above

If you picked **"D. All of the above,"** you're right!

If **not** used properly, portable generators can be deadly, posing a threat of fire, carbon monoxide poisoning and electrocution. Always follow the manufacturer's instructions.



TEC071825



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

Statement Date: October 24, 2025
Page 192 of 223

Amount Due: \$776.31

Due Date: November 14, 2025

Account #: 211031369005

DO NOT PAY. Your account will be drafted on November 14, 2025

Account Summary

Current Service Period: September 20, 2025 - October 20, 2025

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

Current Month's Charges	\$776.31
-------------------------	----------

Amount Due by November 14, 2025	\$776.31
--	-----------------

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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 #: 211031369005

Due Date: November 14, 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: \$ _____

625458607668

Your account will be
drafted on November 14, 2025

00006834 FTECO110252500285210 00000 01 00000000 6834 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:
S FORK BLVD
PH 4, RIVERVIEW, FL 33569-0000

Page 193 of 223

Account #: 211031369005
Statement Date: October 24, 2025
Charges Due: November 14, 2025

Service Period: Sep 20, 2025 - Oct 20, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

00006834-0013692-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

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.

Notice a streetlight out?

Report it as easy as...

- 1** Note the pole ID number and/or the nearest street address or intersection.
- 2** Report the light out:
 - TampaElectric.com/ReportLight
 - Call toll-free **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.
- 3** Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within five* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy and last longer than conventional lighting.

**Extensive repairs may take longer.*



Our Bright Choices® outdoor lighting program brings safe, stylish lighting to neighborhoods, parks and public spaces – no upfront costs. Discover your options at TampaElectric.com/BrightChoices.



TEC090721_Rev 09.2025



Visit TampaElectric.com/StormCenter for essential tips on staying safe around electricity when severe weather strikes.

Portable generators can be a lifesaver during a power outage, but do you know how to operate one properly?

- A. Outside in a dry, well-ventilated area
- B. 20 or more feet away from your home with the exhaust pointing away
- C. Away from windows, doors, garage openings and air conditioning units
- D. All of the above

If you picked "D. All of the above," you're right!

If not used properly, portable generators can be deadly, posing a threat of fire, carbon monoxide poisoning and electrocution. Always follow the manufacturer's instructions.




TEC071825



TECO
P.O. Box 31318
Tampa FL 33631-3318

Page 195 of 223

00000010 FTECO511032523074969 00000 01 00000000 40 008



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



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

Statement Date: November 03, 2025
Page 196 of 223

Amount Due: \$14,092.30

Due Date: November 17, 2025
Account #: 311000000258

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Previous Amount Due	\$13,936.52
Payment(s) Received Since Last Statement	-\$13,936.52
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$14,092.30

Amount Due by November 17, 2025 **\$14,092.30**

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

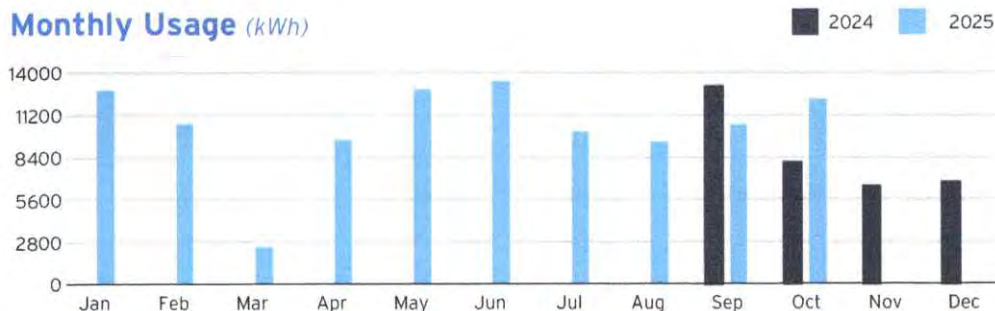
Your Locations With The Highest Usage

	11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101	10,184 KWH
	11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101	1,092 KWH



Scan here to interact with your bill online.

Monthly Usage (kWh)



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



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

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



Pay your bill online at TampaElectric.com

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

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

Account #: 311000000258

Due Date: November 17, 2025

Amount Due: \$14,092.30

Payment Amount: \$ _____

700500003554

Your account will be
drafted on November 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	10/14/2025	85,036		83,944		1,092 kWh	1	29 Days	\$204.31
									 22.7%

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	10/14/2025	11,898		1,714		10,184 kWh	1	29 Days	\$1,006.73
1000351603	10/14/2025	15.49		0		15.49 kW	1	29 Days	 17.5%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000000258

Page 198 of 223

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

Service Address: 11606 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2102

Sub-Account Number: 211014757119

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000852060	10/14/2025	56,435		55,492		943 kWh	1	29 Days	\$179.20
									<input checked="" type="checkbox"/> 0.7%

Service Address: 13290 CLEMENT PRIDE BLVD, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014757309

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488714	10/14/2025	219		216		3 kWh	1	29 Days	\$20.82
									<input type="checkbox"/> 0.0%

Service Address: SOUTH FORK TRACT L, RIVERVIEW, FL 33579-0000

Sub-Account Number: 211014757523

Amount: \$1,354.26

Service Address: 11561 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2100

Sub-Account Number: 211014757721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555996	10/14/2025	1,380		1,347		33 kWh	1	29 Days	\$25.89
									<input checked="" type="checkbox"/> 2.9%

Service Address: CLEMENT PRIDE BL LIGHTING, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014758836

Amount: \$955.46

Service Address: AMBLESIDE BL, LT UP, RIVERVIEW, FL 33569-0000

Sub-Account Number: 211014759065

Amount: \$656.89

Service Address: CALLAWAY POND DR, RIVERVIEW, FL 33579-2357

Sub-Account Number: 221005662947

Amount: \$1,376.88

Total Current Month's Charges

\$14,092.30


00000010-0000104-Page 5 of 18



Service Address: SOUTH FRK, UNIT 11, RIVERVIEW, FL 33569-0000

Service Period: 09/16/2025 - 10/14/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000010-0000104- Page 6 of 18



Service Address: 11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101

Meter Read

Service Period: 09/16/2025 - 10/14/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000555921	10/14/2025	85,036	83,944	1,092 kWh	1	29 Days

Charge Details

<div>⚡ Electric Charges</div>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,092 kWh @ \$0.08641/kWh		\$94.36
Fuel Charge	1,092 kWh @ \$0.03391/kWh		\$37.03
Storm Protection Charge	1,092 kWh @ \$0.00577/kWh		\$6.30
Clean Energy Transition Mechanism	1,092 kWh @ \$0.00418/kWh		\$4.56
Storm Surcharge	1,092 kWh @ \$0.02121/kWh		\$23.16
Florida Gross Receipt Tax			\$4.71
Electric Service Cost			\$188.39
State Tax			\$15.92
Total Electric Cost, Local Fees and Taxes			\$204.31



Current Month's Electric Charges \$204.31

Billing information continues on next page →

00000010-0000105-Page 7 of 18



Page 201 of 223
 Sub-Account #: 211014756160
 Statement Date: 10/29/2025

Service Address: SOUTH FRK, UNIT 8, RIVERVIEW, FL 33569-0000

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Service Address: SOUTH FRK, UNIT 9, RIVERVIEW, FL 33569-0000

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: Lighting Service

Charge Details

00000010-0000106-Page 9 of 18

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 →



Service Address: SOUTH FRK, UNIT 10, RIVERVIEW, FL 33569-0000

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Page 204 of 223
 Sub-Account #: 211014756913
 Statement Date: 10/29/2025

Service Address: 11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101

Meter Read

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000351603	10/14/2025	11,898	1,714	10,184 kWh	1	29 Days
1000351603	10/14/2025	15.49	0	15.49 kW	1	29 Days

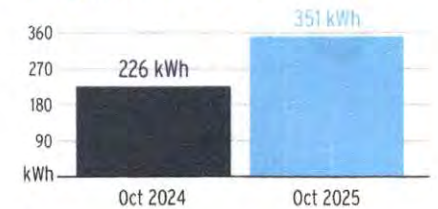
Charge Details



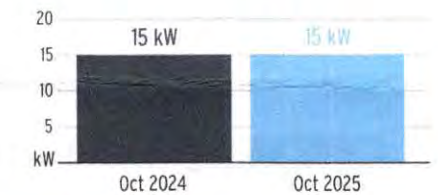
Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	15 kW @ \$18.07000/kW	\$271.05
Energy Charge	10,184 kWh @ \$0.00773/kWh	\$78.72
Fuel Charge	10,184 kWh @ \$0.03391/kWh	\$345.34
Capacity Charge	15 kW @ \$0.30000/kW	\$4.50
Storm Protection Charge	15 kW @ \$2.08000/kW	\$31.20
Energy Conservation Charge	15 kW @ \$0.93000/kW	\$13.95
Environmental Cost Recovery	10,184 kWh @ \$0.00068/kWh	\$6.93
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	10,184 kWh @ \$0.01035/kWh	\$105.40
Florida Gross Receipt Tax		\$23.21
Electric Service Cost		\$928.29
State Tax		\$78.44
Total Electric Cost, Local Fees and Taxes		\$1,006.73

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$1,006.73

Billing information continues on next page →



Service Address: 11606 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2102

Meter Read

Meter Location: Pmp

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852060	10/14/2025	56,435		55,492		943 kWh	1	29 Days

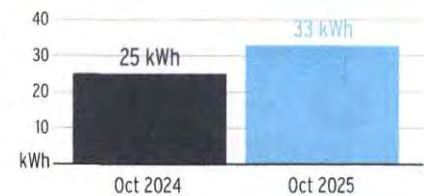
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	943 kWh @ \$0.08641/kWh	\$81.48
Fuel Charge	943 kWh @ \$0.03391/kWh	\$31.98
Storm Protection Charge	943 kWh @ \$0.00577/kWh	\$5.44
Clean Energy Transition Mechanism	943 kWh @ \$0.00418/kWh	\$3.94
Storm Surcharge	943 kWh @ \$0.02121/kWh	\$20.00
Florida Gross Receipt Tax		\$4.13
Electric Service Cost		\$165.24
State Tax		\$13.96
Total Electric Cost, Local Fees and Taxes		\$179.20

Avg kWh Used Per Day



Current Month's Electric Charges

\$179.20

Billing information continues on next page →



Service Address: 13290 CLEMENT PRIDE BLVD, RIVERVIEW, FL 33569-0000

Meter Read


Meter Location: PUMP

Service Period: 09/16/2025 - 10/14/2025

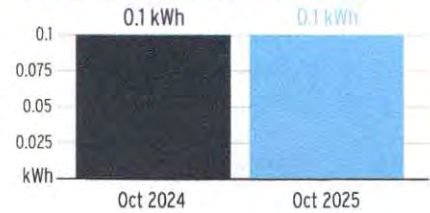
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488714	10/14/2025	219		216		3 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
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			\$0.48
Electric Service Cost			\$19.20
State Tax			\$1.62
Total Electric Cost, Local Fees and Taxes			\$20.82

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.82

Billing information continues on next page →


Service Address: SOUTH FORK TRACT L, RIVERVIEW, FL 33579-0000

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Service Address: 11561 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2100

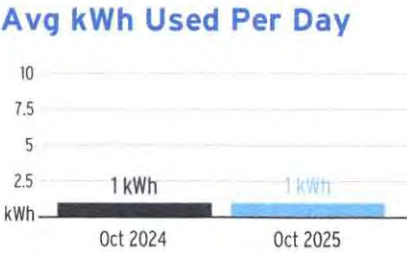
Meter Read

Service Period: 09/16/2025 - 10/14/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555996	10/14/2025	1,380		1,347		33 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	33 kWh @ \$0.08641/kWh	\$2.85
Fuel Charge	33 kWh @ \$0.03391/kWh	\$1.12
Storm Protection Charge	33 kWh @ \$0.00577/kWh	\$0.19
Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$23.87
State Tax		\$2.02
Total Electric Cost, Local Fees and Taxes		\$25.89



Current Month's Electric Charges

\$25.89

Billing information continues on next page →

00000010-0000109-Page 15 of 18



Service Address: CLEMENT PRIDE BL LIGHTING, RIVERVIEW, FL 33569-0000

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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 →



Page 210 of 223
 Sub-Account #: 211014759065
 Statement Date: 10/29/2025

Service Address: AMBLESIDE BL, LT UP, RIVERVIEW, FL 33569-0000

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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 →



Service Address: CALLAWAY POND DR, RIVERVIEW, FL 33579-2357

Service Period: 09/16/2025 - 10/14/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
State Tax		\$96.47

Lighting Charges \$1,376.88

Current Month's Electric Charges \$1,376.88

Total Current Month's Charges \$14,092.30

CHECK REQUEST FORM

District Name: South Fork East CDD

Date: November 17, 2025

Invoice Number: NOV.17.25 - DS-2017

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$18,764.78

Please cut check from Acct. #: Valley National Acct # 1678

Please code to: 203-131000-1000

Check Description/Reason: Xfr FY 2026 Special Assessments received

Mailing instructions: Please FedEx 2017 DS Ck Req with letter to Trustee at US Bank

Due Date for Check: include in next AP batch

Requestor: Sandra MacGregor

Manager's Approval:

Date:

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

November 17, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2024-25 Special Assessments received

Series 2017

\$18,764.78

Please deposit these funds into the Series 2017 Revenue account.

Account # 222993000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836.

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	November 9, 2025
Invoice Number:	NOV.09.25 - DS-2017
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$12,566.69
Please cut check from Acct. #:	Valley National Acct # 1678
Please code to:	203-131000-1000
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx 2017 DS Ck Req with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Sandra MacGregor

Manager's Approval:	
Date:	

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

November 9, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2025-26 Special Assessments received

Series 2017

\$12,566.69

Please deposit these funds into the Series 2017 Revenue account.

Account # 222993000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836.

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	November 17, 2025
Invoice Number:	NOV.17.25 - DS-2021
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$6,569.71
Please cut check from Acct. #:	Valley National Acct # 1678
Please code to:	204-131000-1000
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx 2021 DS Ck Req with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Sandra MacGregor

Manager's Approval:	
Date:	

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33071
(954) 603-0033 / fax (954) 345-1292

November 17, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2025 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2026 Special Assessments received

Series 2021

\$6,569.71

Please deposit these funds into the Series 2021 Revenue account.

Account # 266781000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	November 9, 2025
Invoice Number:	NOV.09.25 - DS-2021
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$4,275.60
Please cut check from Acct. #:	Valley National Acct # 1678
Please code to:	204-131000-1000
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx 2021 DS Ck Req with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Sandra MacGregor

Manager's Approval:	
Date:	

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33071
(954) 603-0033 / fax (954) 345-1292

November 9, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2025-26 Special Assessments received

Series 2021

\$4,275.60

Please deposit these funds into the Series 2021 Revenue account.

Account # 266781000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	November 17, 2025
Invoice Number:	NOV.17.25 - DS-2025
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$3,757.36
Please cut check from Acct. #:	Valley National Acct # 1678
Please code to:	205-131000-1000
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx 2025 DS Ck Req with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Sandra MacGregor

Manager's Approval:	
Date:	

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33071
(954) 603-0033 / fax (954) 345-1292

November 17, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2025-26 Special Assessments received

Series 2025

\$3,757.36

Please deposit these funds into the Series 2025 Revenue account.

Account # 291959000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	November 9, 2025
Invoice Number:	NOV.09.25 - DS-2025
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$2,720.19
Please cut check from Acct. #:	Valley National Acct # 1678
Please code to:	205-131000-1000
Check Description/Reason:	Xfr FY 2026 Special Assessments received
Mailing instructions:	Please FedEx 2025 DS Ck Req with letter to Trustee at US Bank
Due Date for Check:	include in next AP batch
Requestor:	Sandra MacGregor

Manager's Approval:	
Date:	

SOUTH FORK EAST
Community Development District
11555 Heron Bay Blvd, Ste 201
Coral Springs, Florida 33071
(954) 603-0033 / fax (954) 345-1292

November 9, 2025

U.S. Bank National Association
C/O South Fork East
Attention: Deposits / Lee Daugherty
LOCKBOX SERV 12-2657 EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

Enclosed please find the following check representing special assessments collected for South Fork East Community Development District.

Xfr FY 2025-26 Special Assessments received

Series 2025

\$2,720.19

Please deposit these funds into the Series 2025 Revenue account.

Account # 291959000

Should you have any questions, please do not hesitate to contact me at (954) 753-6836

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant