



South Fork East Community Development District

February 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 299 226 214 715 09
CALL-IN-NUMBER: 1-646-838-1601

PASSCODE: HZ6ff3bb
CONFERENCE ID: 901 837 414#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork East Community Development District

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Vivek Babbar, District Counsel
Frederick Levatte, On-Site Manager
Robert Dvorak, District Engineer
Christina Fowler, Field Inspector
Sandra MacGregor, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda Thursday, February 12, 2026 at 6:00 P.M.

Teams Information

Call in Number: 1-646-838-1601 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's Report
 - B. District Engineer Page 3
 - C. District Counsel
 - D. Aquatics Report
 - E. SOLitude – Waterway Inspection Report..... Page 20
 - F. Field Inspection Report Page 34
 - G. NewLeaf Landscape Report..... Page 52
 - H. On-Site Manager's Report
 - I. District Manager's Report
6. Business Items
 - A. Consideration of Resolution 2026-02, Removing and Designating Treasurer .. Page 58
 - B. Discussion of Revised Policies Handbook Page 59
 - C. Consideration of SOLitude Lake Management Pond Renewal Contract 2026/2027 Page 80
 - D. Florida Reserve Study and Appraisal, Inc. - Reserve Study with Invoice ... Page 89
 - E. Discussion of 11630 and 11632 Iris Spring Court Page 133
7. Consent Agenda
 - A. Approval of the Minutes of the January 8, 2026, Meeting Page 139
 - B. Acceptance of the Check Register for December 2025 with Invoices..... Page 143
8. Old Business
9. Supervisors' Comments
10. Audience Comments (3) Minute Time
11. Adjournment

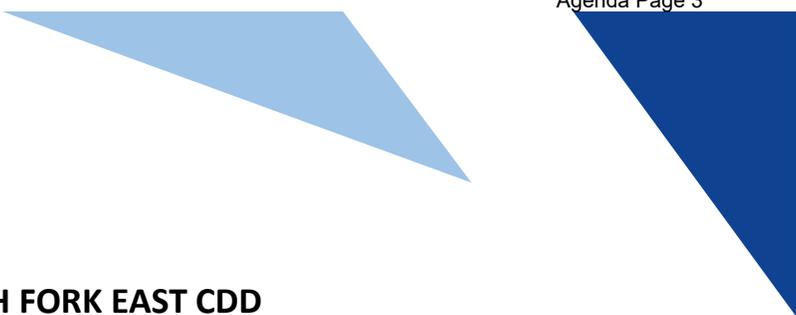
The next regularly scheduled meeting is on Thursday, March 12, 2026 at 6:00 p.m.

District Office

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

Meeting Location

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



SOUTH FORK EAST CDD
ENGINEER'S REPORT FOR FEBURARY 12, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Stormwater Maintenance:

North Ditch Clearing – Tabled to 2027 Budget

Survey for access to ponds 19 and 20.

Survey has been completed of the back property lines from 13489 to 13841 Moonstone Canyon Dr. and along the HOA property to determine the exact location of CDD property. Attached is the document provided by the survey company.

Exposed Pipe - Graham Yarden Dr – RFP – Tabled from Jan 2026 meeting.

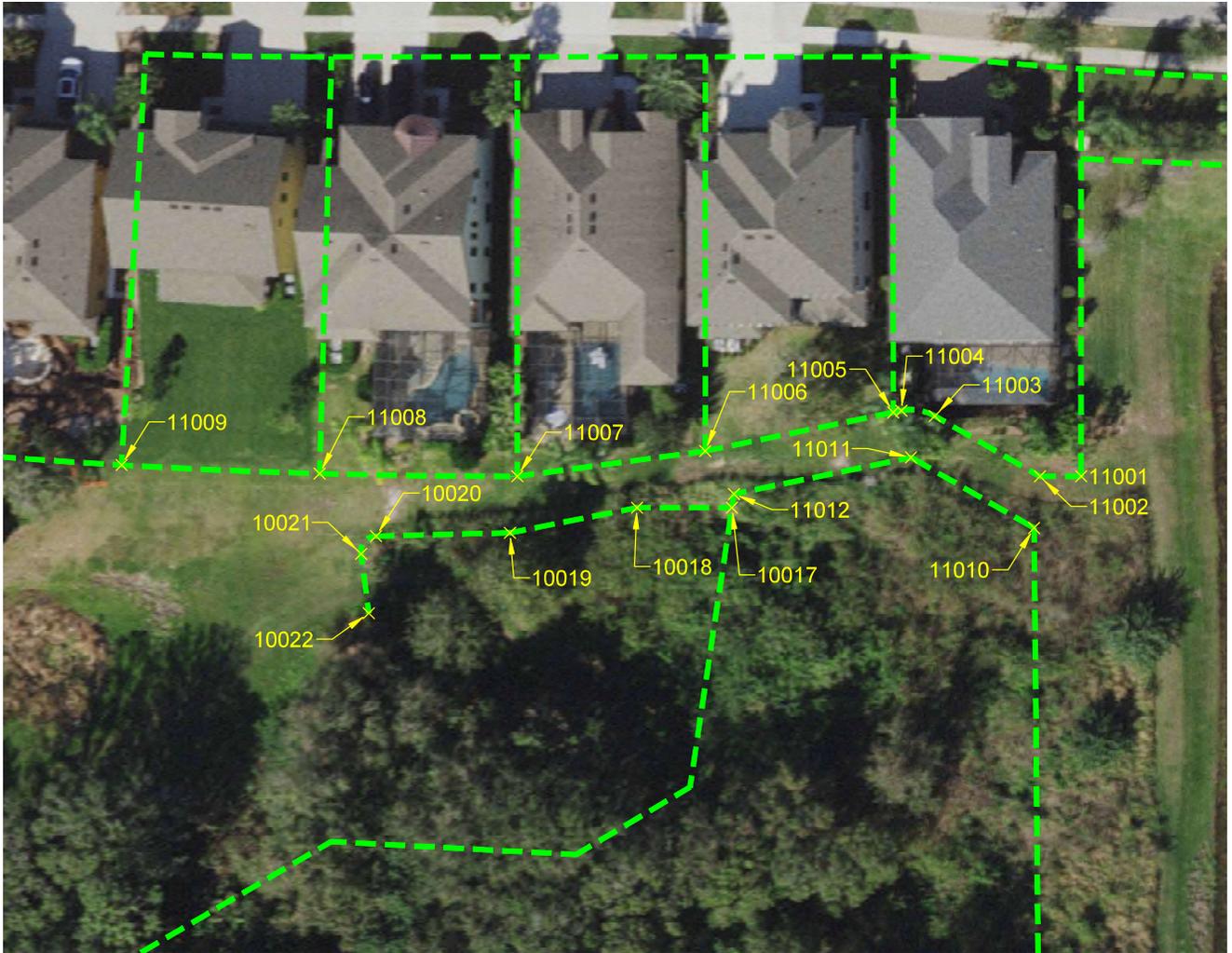
Attached is a proposal for removal of the pipe and shoreline restoration. District tabled this until January meeting.

Brighton Knoll Dr - Picket Fence on South Side of Residential Properties – Tabled from Jan 2026 meeting.

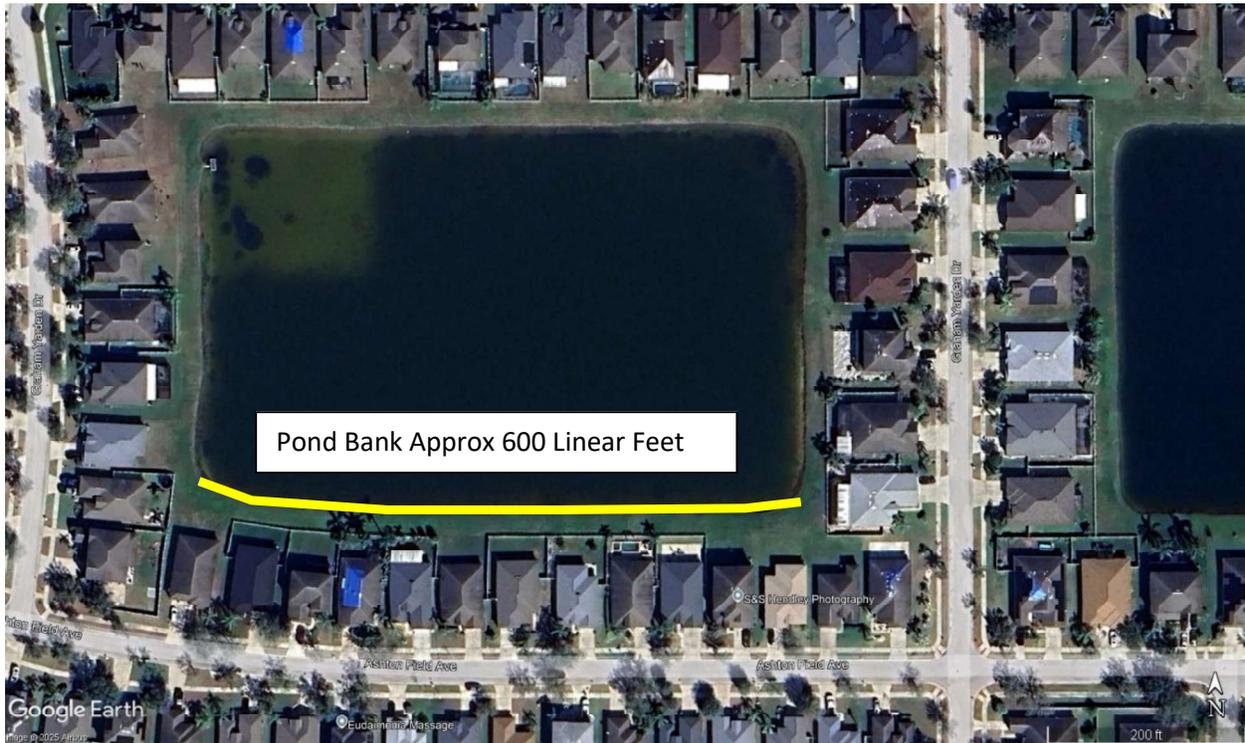
Engineering completed a review of available documents, and no conclusive statements were found to indicate ownership of the picket fence. The next step to determine ownership is to complete a review of the purchase documents recorded during construction, if the district wants to proceed. Included in this report is a survey report completed in 2022. This document provides an aerial view of this location for the district to review.

Stormwater Pond Bank Erosion Assessment Proposal.

Need proposal signed. If this is done, BDi can move forward with field work in February with report creation in March. Anticipating report submission, no later than April BOS meeting.



SOUTH FORK EAST POND 7



PIPE REMOVAL / BANK REPAIR OPTION 1

- Remove 6" PVC pipe wherever it is visible above the water line and within bank repair area (including buried)
- Restore bank to similar condition as current/surrounding, leaving slope approximately 2:1. Restoration will include imported fill soil, coconut erosion control mat, and Bahia sod.
- No dewatering, no bank extension, no MES replacement

\$13,750



PIPE REMOVAL / BANK REPAIR OPTION 2

- Remove 6" PVC pipe wherever it is visible above the water line and within bank repair area (including buried)
- Restore bank to permit conditions (within tolerance), approximately 3:1 - 4:1 as water levels allow. Restoration will include imported fill soil, nonwoven geotextile coverage and underlayment, and Bahia sod.
- No dewatering, no MES replacement

\$37,500

PIPE REMOVAL / BANK REPAIR OPTION 3

- Remove all 6" PVC pipe including buried and under water
- Restore bank to better-than permit conditions (permanent repair), approximately 4:1 slope with rip rap from toe at low water to 8" above control elevation. Restoration will include limestone rip rap, imported fill soil, nonwoven geotextile coverage and underlayment, and Bahia sod.
- Includes MES replacement (see below), includes dewatering if necessary, includes bank extension of approximately 8' (approximately 5' rock and 3' turf)

\$72,000

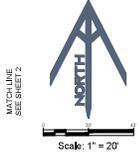
ADDITIONAL (OPTIONAL)

There are two mitered end sections (MES) in this project area which are attached to corrugated aluminum pipe and both are rusting through (failing). Permit conditions call for concrete flared end sections (FES) in these areas, not the current MES and aluminum. Option 3 includes making the proper replacement of the existing MES with concrete FES. MES to FES replacement can be added to Options 1 or 2 for \$7400 total for both, which includes dewatering if necessary and creating a compacted stone base for the FES.

*Erosion and Stormwater Specialists
Wetland Mitigation
Drainage Solutions*



Agenda Page 7
730 20th Ave N
St Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com



LEGEND

<ul style="list-style-type: none"> 1001 - Instrument Reference Measurement 1002 - Temporary Stake/Marker 1003 - Survey Boundary 1004 - Easement 1005 - Right-of-Way 1006 - Utility 1007 - Fence 1008 - Property Line 1009 - Survey Boundary 1010 - Easement 1011 - Right-of-Way 1012 - Utility 1013 - Fence 1014 - Property Line 1015 - Survey Boundary 1016 - Easement 1017 - Right-of-Way 1018 - Utility 1019 - Fence 1020 - Property Line 1021 - Survey Boundary 1022 - Easement 1023 - Right-of-Way 1024 - Utility 1025 - Fence 1026 - Property Line 1027 - Survey Boundary 1028 - Easement 1029 - Right-of-Way 1030 - Utility 1031 - Fence 1032 - Property Line 1033 - Survey Boundary 1034 - Easement 1035 - Right-of-Way 1036 - Utility 1037 - Fence 1038 - Property Line 1039 - Survey Boundary 1040 - Easement 1041 - Right-of-Way 1042 - Utility 1043 - Fence 1044 - Property Line 1045 - Survey Boundary 1046 - Easement 1047 - Right-of-Way 1048 - Utility 1049 - Fence 1050 - Property Line 	<ul style="list-style-type: none"> 1051 - Survey Boundary 1052 - Easement 1053 - Right-of-Way 1054 - Utility 1055 - Fence 1056 - Property Line 1057 - Survey Boundary 1058 - Easement 1059 - Right-of-Way 1060 - Utility 1061 - Fence 1062 - Property Line 1063 - Survey Boundary 1064 - Easement 1065 - Right-of-Way 1066 - Utility 1067 - Fence 1068 - Property Line 1069 - Survey Boundary 1070 - Easement 1071 - Right-of-Way 1072 - Utility 1073 - Fence 1074 - Property Line 1075 - Survey Boundary 1076 - Easement 1077 - Right-of-Way 1078 - Utility 1079 - Fence 1080 - Property Line 1081 - Survey Boundary 1082 - Easement 1083 - Right-of-Way 1084 - Utility 1085 - Fence 1086 - Property Line 1087 - Survey Boundary 1088 - Easement 1089 - Right-of-Way 1090 - Utility 1091 - Fence 1092 - Property Line 1093 - Survey Boundary 1094 - Easement 1095 - Right-of-Way 1096 - Utility 1097 - Fence 1098 - Property Line 1099 - Survey Boundary 1100 - Easement 	<ul style="list-style-type: none"> 1101 - Survey Boundary 1102 - Easement 1103 - Right-of-Way 1104 - Utility 1105 - Fence 1106 - Property Line 1107 - Survey Boundary 1108 - Easement 1109 - Right-of-Way 1110 - Utility 1111 - Fence 1112 - Property Line 1113 - Survey Boundary 1114 - Easement 1115 - Right-of-Way 1116 - Utility 1117 - Fence 1118 - Property Line 1119 - Survey Boundary 1120 - Easement 1121 - Right-of-Way 1122 - Utility 1123 - Fence 1124 - Property Line 1125 - Survey Boundary 1126 - Easement 1127 - Right-of-Way 1128 - Utility 1129 - Fence 1130 - Property Line 1131 - Survey Boundary 1132 - Easement 1133 - Right-of-Way 1134 - Utility 1135 - Fence 1136 - Property Line 1137 - Survey Boundary 1138 - Easement 1139 - Right-of-Way 1140 - Utility 1141 - Fence 1142 - Property Line 1143 - Survey Boundary 1144 - Easement 1145 - Right-of-Way 1146 - Utility 1147 - Fence 1148 - Property Line 1149 - Survey Boundary 1150 - Easement
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SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC, makes no representations or warranties regarding to encumbrances, easements, rights-of-ways, reservations, agreements and other similar matters.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) This survey is intended to be displayed at 1" = 20' or smaller.
- 4) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 5) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 6) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 7) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.

Survey History		
Date	Description	By
10/1/2024	Final Occupation	MRIC



South Fork East
Survey Exhibit

Prepared by:
South Fork East 033

Section 16, 18, Township 37 South, Range 20 East,
Hillsborough County, FL

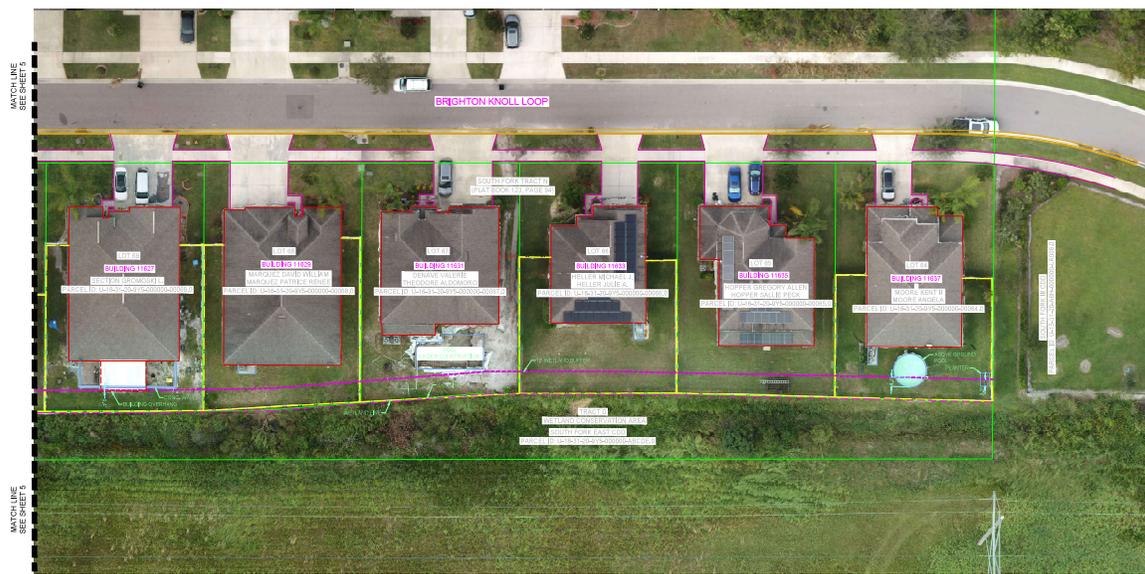
Project Number: 220116 Sheet 1 of 8



LEGEND

<ul style="list-style-type: none"> 100 — Easement Reference Measurement 101 — Easement Description 102 — Easement Boundary 103 — Easement Centerline 104 — Easement Right-of-Way 105 — Easement Right-of-Way 106 — Easement Right-of-Way 107 — Easement Right-of-Way 108 — Easement Right-of-Way 109 — Easement Right-of-Way 110 — Easement Right-of-Way 111 — Easement Right-of-Way 112 — Easement Right-of-Way 113 — Easement Right-of-Way 114 — Easement Right-of-Way 115 — Easement Right-of-Way 116 — Easement Right-of-Way 117 — Easement Right-of-Way 118 — Easement Right-of-Way 119 — Easement Right-of-Way 120 — Easement Right-of-Way 	<ul style="list-style-type: none"> 200 — Easement Right-of-Way 201 — Easement Right-of-Way 202 — Easement Right-of-Way 203 — Easement Right-of-Way 204 — Easement Right-of-Way 205 — Easement Right-of-Way 206 — Easement Right-of-Way 207 — Easement Right-of-Way 208 — Easement Right-of-Way 209 — Easement Right-of-Way 210 — Easement Right-of-Way 211 — Easement Right-of-Way 212 — Easement Right-of-Way 213 — Easement Right-of-Way 214 — Easement Right-of-Way 215 — Easement Right-of-Way 216 — Easement Right-of-Way 217 — Easement Right-of-Way 218 — Easement Right-of-Way 219 — Easement Right-of-Way 220 — Easement Right-of-Way 	<ul style="list-style-type: none"> 300 — Easement Right-of-Way 301 — Easement Right-of-Way 302 — Easement Right-of-Way 303 — Easement Right-of-Way 304 — Easement Right-of-Way 305 — Easement Right-of-Way 306 — Easement Right-of-Way 307 — Easement Right-of-Way 308 — Easement Right-of-Way 309 — Easement Right-of-Way 310 — Easement Right-of-Way 311 — Easement Right-of-Way 312 — Easement Right-of-Way 313 — Easement Right-of-Way 314 — Easement Right-of-Way 315 — Easement Right-of-Way 316 — Easement Right-of-Way 317 — Easement Right-of-Way 318 — Easement Right-of-Way 319 — Easement Right-of-Way 320 — Easement Right-of-Way 	<ul style="list-style-type: none"> 400 — Easement Right-of-Way 401 — Easement Right-of-Way 402 — Easement Right-of-Way 403 — Easement Right-of-Way 404 — Easement Right-of-Way 405 — Easement Right-of-Way 406 — Easement Right-of-Way 407 — Easement Right-of-Way 408 — Easement Right-of-Way 409 — Easement Right-of-Way 410 — Easement Right-of-Way 411 — Easement Right-of-Way 412 — Easement Right-of-Way 413 — Easement Right-of-Way 414 — Easement Right-of-Way 415 — Easement Right-of-Way 416 — Easement Right-of-Way 417 — Easement Right-of-Way 418 — Easement Right-of-Way 419 — Easement Right-of-Way 420 — Easement Right-of-Way
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		South Fork East Survey Exhibit
731 S. Howard Avenue, Suite 106-230 Tampa, FL 33606 (813) 942-2111 MRIC.com Licensed Business #3126		Prepared by: South Fork East 033 Section 16 & 18, Township 37 South, Range 20 East, Hillsborough County, FL Project Number: 220116 Sheet 6 of 8



LEGEND

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|---|--|--|--|
| <ul style="list-style-type: none"> 1000 — Easement Reference Measurement 1001 — Easement Dimension 1002 — Easement Dimension 1003 — Easement Dimension 1004 — Easement Dimension 1005 — Easement Dimension 1006 — Easement Dimension 1007 — Easement Dimension 1008 — Easement Dimension 1009 — Easement Dimension 1010 — Easement Dimension 1011 — Easement Dimension 1012 — Easement Dimension 1013 — Easement Dimension 1014 — Easement Dimension 1015 — Easement Dimension 1016 — Easement Dimension 1017 — Easement Dimension 1018 — Easement Dimension 1019 — Easement Dimension 1020 — Easement Dimension | <ul style="list-style-type: none"> 1021 — Easement Dimension 1022 — Easement Dimension 1023 — Easement Dimension 1024 — Easement Dimension 1025 — Easement Dimension 1026 — Easement Dimension 1027 — Easement Dimension 1028 — Easement Dimension 1029 — Easement Dimension 1030 — Easement Dimension 1031 — Easement Dimension 1032 — Easement Dimension 1033 — Easement Dimension 1034 — Easement Dimension 1035 — Easement Dimension 1036 — Easement Dimension 1037 — Easement Dimension 1038 — Easement Dimension 1039 — Easement Dimension 1040 — Easement Dimension | <ul style="list-style-type: none"> 1041 — Easement Dimension 1042 — Easement Dimension 1043 — Easement Dimension 1044 — Easement Dimension 1045 — Easement Dimension 1046 — Easement Dimension 1047 — Easement Dimension 1048 — Easement Dimension 1049 — Easement Dimension 1050 — Easement Dimension 1051 — Easement Dimension 1052 — Easement Dimension 1053 — Easement Dimension 1054 — Easement Dimension 1055 — Easement Dimension 1056 — Easement Dimension 1057 — Easement Dimension 1058 — Easement Dimension 1059 — Easement Dimension 1060 — Easement Dimension | <ul style="list-style-type: none"> 1061 — Easement Dimension 1062 — Easement Dimension 1063 — Easement Dimension 1064 — Easement Dimension 1065 — Easement Dimension 1066 — Easement Dimension 1067 — Easement Dimension 1068 — Easement Dimension 1069 — Easement Dimension 1070 — Easement Dimension 1071 — Easement Dimension 1072 — Easement Dimension 1073 — Easement Dimension 1074 — Easement Dimension 1075 — Easement Dimension 1076 — Easement Dimension 1077 — Easement Dimension 1078 — Easement Dimension 1079 — Easement Dimension 1080 — Easement Dimension |
|---|--|--|--|

<p>Survey History</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>10/1/2017</td> <td>Lot 1001 Acquisition</td> <td>MRIC</td> </tr> </tbody> </table>		Date	Description	By	10/1/2017	Lot 1001 Acquisition	MRIC	<p>731 S. Howard Avenue, Suite 106-230 Tampa, FL 33606 813-942-0211 MRIC.com Licensed Business #3136</p>	<p>South Fork East Survey Exhibit</p> <p>Prepared By: South Fork East LLC</p> <p>Section 16 & 18, Township 37 South, Range 20 East, Hillsborough County, FL</p> <p>Project Number: 220116 Sheet 6 of 8</p>
Date	Description	By							
10/1/2017	Lot 1001 Acquisition	MRIC							
<p>10/1/2017</p>									

SOLITUDE LAKE MANAGEMENT



South Fork East CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-01-26

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)

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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



January 2025



January 2025

Site: 2

Comments:

Normal growth observed

Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 2025

Site: 3

Comments:

Normal growth observed

Minor shoreline weed growth.
Water level low.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 2025

4

Comments:

Site looks good
Minor shoreline weed growth.
Site looks good.



January 2025



January 2025

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

5

Comments:

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



January 2025



January 2025

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

6

Comments:

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



January 2025



January 2025

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 7

Comments:

Site looks good
Minor shoreline weed growth observed. Open water is clear.
Site looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 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



January 2025



January 2025

Site: 9

Comments:

Treatment in progress
Algae in site with minor submerged vegetation growth.
Healthy native vegetation around perimeter. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



January 2025



January 2025

Site: 10

Comments:

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



January 2025



January 2025

Site: 11

Comments:

Normal growth observed
Submerged vegetation in site. Open water is clear. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



January 2025



January 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



January 2025



January 2025

Site: 13

Comments:

Site looks good

Minor shoreline weed growth.
Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 2025

Site: 14

Comments:

Normal growth observed

Minor shoreline weed growth.
Minor submerged vegetation
observed. Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



January 2025



January 2025

Site: 15

Comments:

Normal growth observed

Minor submerged vegetation
present in pond. Minor shoreline
weed growth. Water level low.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



January 2025



January 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



January 2025



January 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:

Shoreline weeds



January 2025



January 2025

Site: 19

Comments:

Normal growth observed

Minor shoreline weed growth. Open water is clear. Erosion present along banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 2025

Site: 20

Comments:

Normal growth observed

Minor shoreline weed growth.
Open water is clear. Erosion
present around banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 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



January 2025



January 2025

Site: 22

Comments:

Treatment in progress

Healthy native vegetation. Minor
shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 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



January 2025



January 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



January 2025



January 2025

Site: 25,26

Comments:

Normal growth observed

Site 25 (1st photo): Minor
shoreline weed growth. Open
water is clear. Healthy native
vegetation around perimeter. Site
26 (2nd photo): Minor shoreline

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 2025

Site: 27,28

Comments:

Normal growth observed

Site 27 (1st photo): Open water is clear. Minor shoreline weed growth. Healthy native vegetation around perimeter. Site 28 (2nd photo): open water is clear. Minor

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January 2025



January 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:

Species non-specific



January 2025



January 2025

Management Summary

South Fork East CDD's Waterway Inspection Report was completed on January 26th, 2026 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.

Healthy vegetation observed around perimeters of shorelines. Will continue to monitor and treat for any non-native, invasive vegetation, and algae.

Water Clarity: 1' - 3'

Wildlife Observed: Ducks

Thank you for choosing SOLitude Lake Management!

South Fork East CDD Waterway Inspection Report

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	Site looks good	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	Site looks good	Shoreline weeds	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	Surface algae	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	Site looks good	Shoreline weeds	Routine maintenance next visit
14	Normal growth observed	Submersed vegetation	Routine maintenance next visit
15	Normal growth observed	Submersed vegetation	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Normal growth observed	Shoreline weeds	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	Species non-specific	Routine maintenance next visit



South Fork East CDD

Wednesday, 28 January 2026

Prepared For Board Of Supervisors

25 Items Identified

25 Items Incomplete

Christy Fowler

Inframark



Item 1

Assigned To: Maintenance

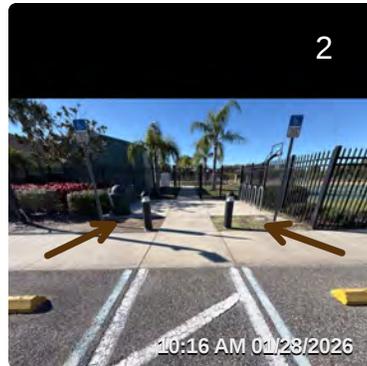
Fencing for around the wells estimates, Our Maintenance division is working on these.

Item 2

Assigned To: New Leaf

Magnolia Trees (Amenity Center): Seed pods observed on the ground around magnolia trees. Recommend routine cleanup to maintain site appearance and reduce slip or trip hazards.

Bike Rack Area: Bare soil observed around bike racks. Recommend installing mulch or river rock to improve aesthetics, reduce erosion, and minimize weed growth. Would the board like proposals.

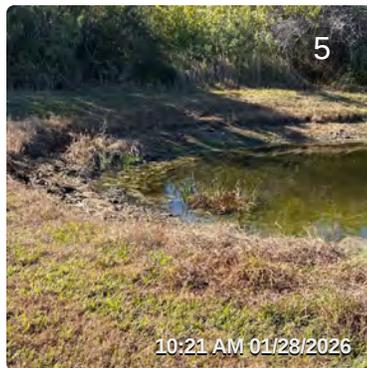
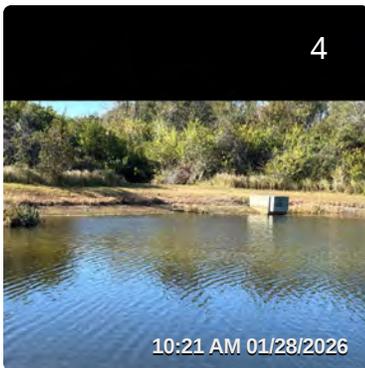
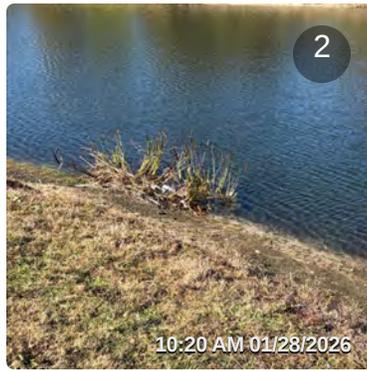
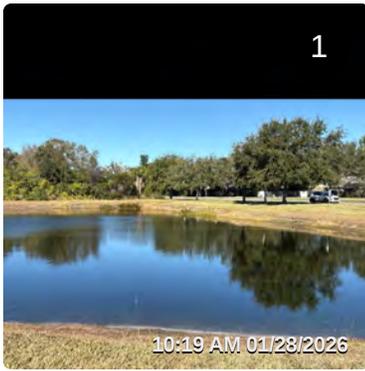


Item 3

Assigned To: Aquatics

Pond 1 – Water Quality / Debris

Trash observed in the pond with algae present, most notably in the southwest corner. Recommend addressing through routine maintenance and continued monitoring.



Item 4

Assigned To: New Leaf

Clubhouse – Southeast Side (Landscape)

Indian Hawthorn shrubs observed not thriving. Recommend removal and replacement to maintain plant health and site appearance.



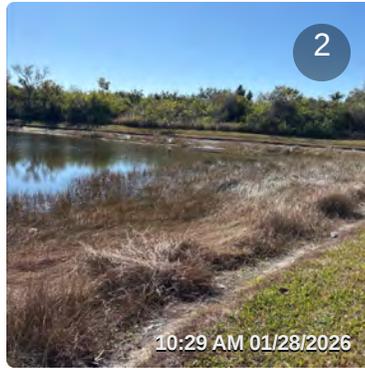
Item 5

Assigned To: New Leaf/Aquatics

Pond 2

Dead vegetation, and trash observed. Recommend removal to improve drainage and site appearance.

Drain needs to be cleared and prepared ahead of the rainy season to ensure proper water flow.



Item 6

Assigned To: New Leaf

Amenity Center – East Roadway (Pond 2)

Tree grass runners observed encroaching in tree rings. Recommend edging and clearly defining tree rings. Remove runners.

Amenity Center – Front East Landscape Bed (Left of Sidewalk)

Recommend removal of dead grasses and declining croton and installation of mulch in this area.

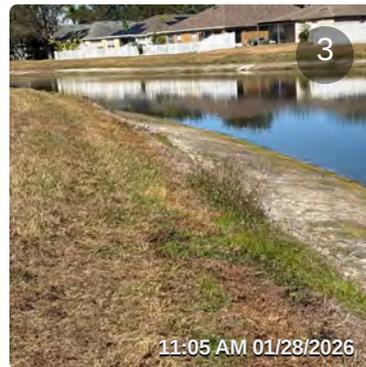
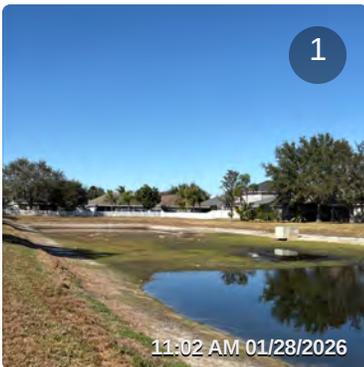


Item 7

Assigned To: Aquatics

Pond 15

Pond banks before the water line have some weed growth. I will continue to monitor.



Item 8

Assigned To: Engineer

Pond 17/14 – Erosion

Erosion observed beneath the drain structure.

Erosion noted along the east bank.

Void/undermining present beneath the drain at the southwest end of the pond. Recommend evaluation and corrective action to stabilize affected areas.



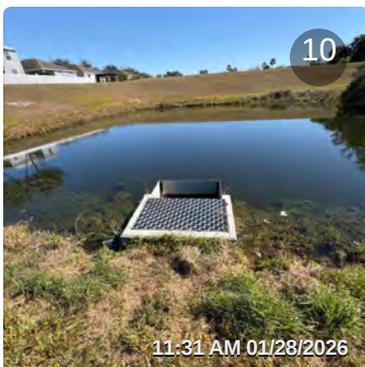
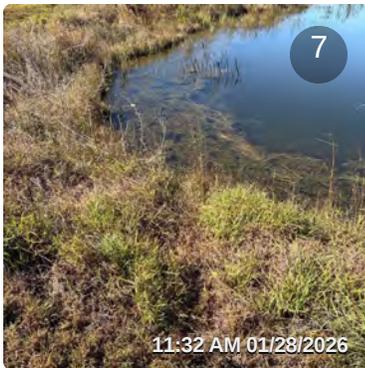
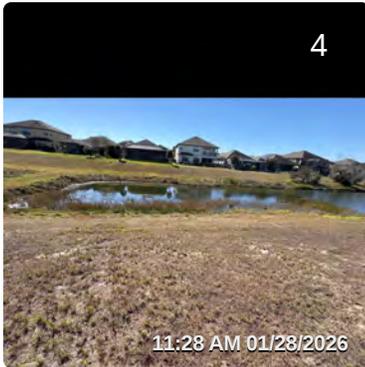
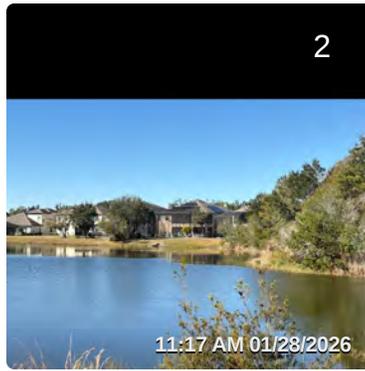
Item 9

Assigned To: Aquatics

Pond 16 (P28) – Water Quality / Debris

Photo 7 (Southeast end): Algae observed.

Photos 8–10 (Small subsection): Algae and trash present. Recommend routine maintenance to address algae growth and remove debris.



Item 10

Assigned To: Aquatics/ New Leaf

Pond 13/24 – Inspection Notes

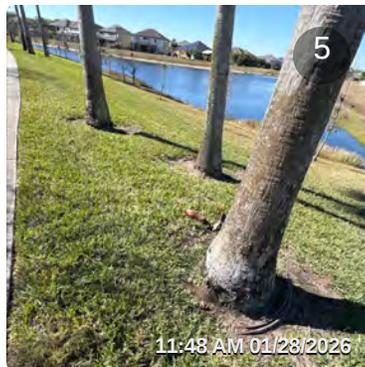
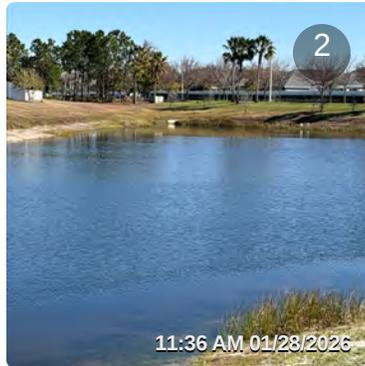
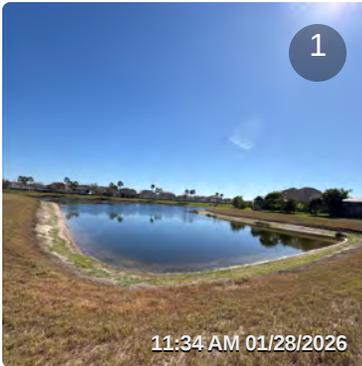
Algae: Some algae present in the pond; recommend routine treatment.

Drain: Drain requires backfill.

Trees / Landscape: Check tree health; consider removing weeds around tree rings to maintain aesthetics and plant health.

Turf / Reserve Area: Large hole in turf located behind the drain and halfway to the sidewalk along Clement Pride Boulevard. Recommend filling with soil to prevent safety hazards.

Would the board like proposals?

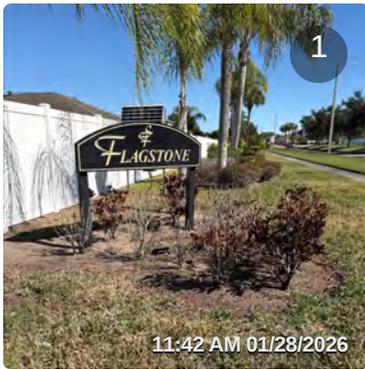


Item 11

Assigned To: New Leaf

Flagstone / Monument / Clement Pride Boulevard – Landscape

Declining plants observed along the southwest side of Flagstone, Monument, and down the sidewalk of Clement Pride Boulevard. Recommend removal and replacement to maintain site appearance.



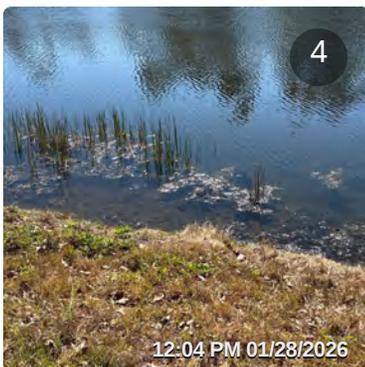
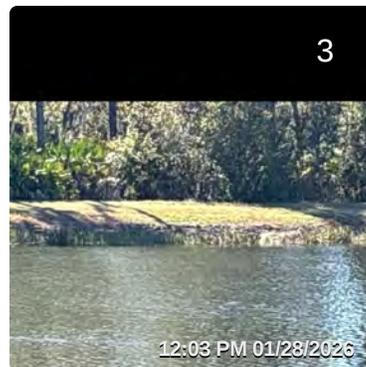
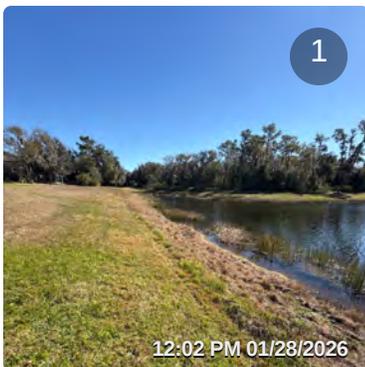
Item 12

Assigned To: Aquatics/ DM

Pond 20 (P27) – Water Quality / Wildlife

Visible algae observed in the pond.

Possible hog disturbance noted along the banks. Recommend routine maintenance for algae control and monitoring for wildlife impacts.



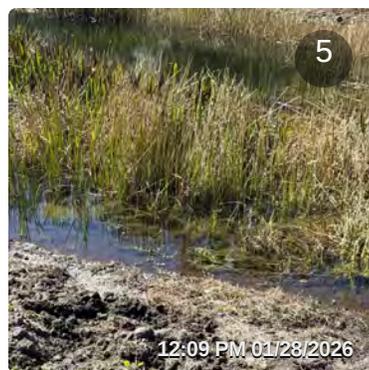
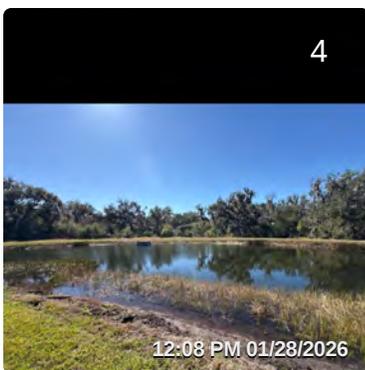
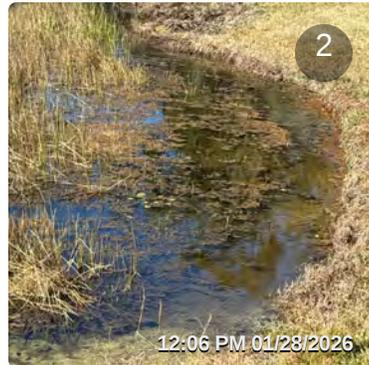
Item 13

Assigned To: Aquatics/New Leaf

Pond 19 (P25) – Water Quality / Bank Condition

Pig damage observed along both sides of the pond bank.

Algae and some invasive vegetation present. Recommend bank stabilization where pigs have pushed past the waterline, invasive vegetation treatment, and continued monitoring of wildlife impacts. Would the board like information on trappers?



Item 14

Assigned To: Aquatics

Pond 21 (24A) – Aquatic Vegetation

Treat any invasive vegetation present to maintain pond health and prevent overgrowth.

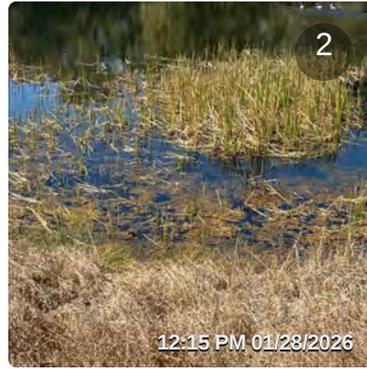
Item 15

Assigned To: Aquatics

Pond 22/24B

Algae growth observed. Cattails present along the pond perimeter.

Recommend implementing algae control measures and selective removal of Cattails to prevent overgrowth.



Item 16

Assigned To: Aquatics/New Leaf

Pond 12/22 – Inspection Notes:

Bank Conditions:

Turf by the road is stressed with some dead spots. Evaluate irrigation coverage or possible pest infiltration.

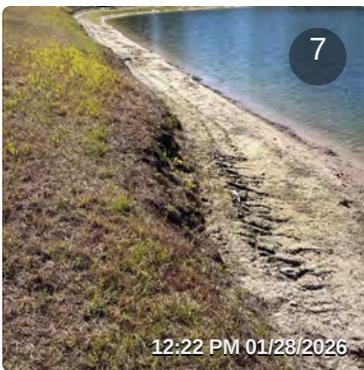
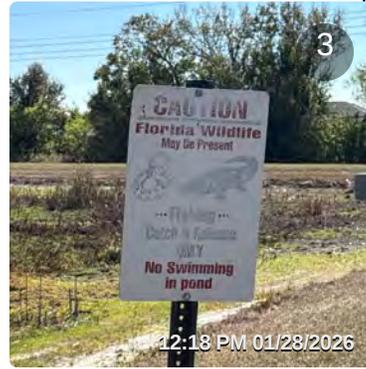
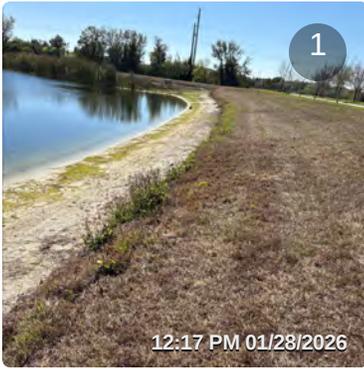
Trash present along the banks with significant trash in the littoral shelf area.

Additional trash on the backside.

Debris around the drain. Needs removal.

Erosion observed around the pond banks. Will continue to monitor.

Pond sign is faded and may need replacement.



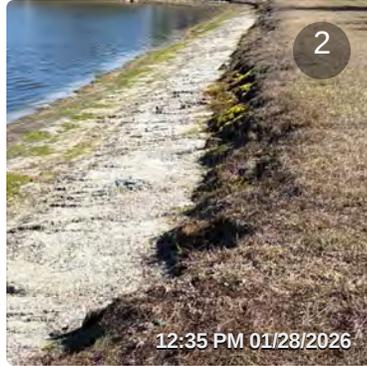
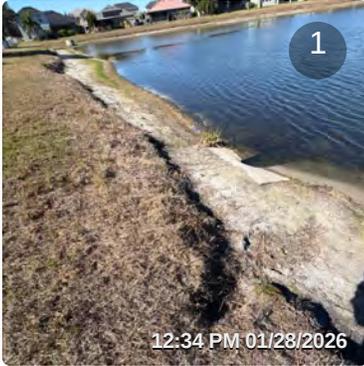
Item 17

Assigned To: Aquatics

Pond 11/23

Erosion present on the south bank. Recommend Monitor and stabilize the eroded south bank as needed.

Trash observed on the southeast corner. Remove trash at upcoming service.



Item 18

Assigned To: New Leaf

Landscape Bed – Highland Monument:

Weeds present in bed. Remove weeds from the bed.

Prune or cut back dead vegetation in March to promote healthy new growth.

Item 19

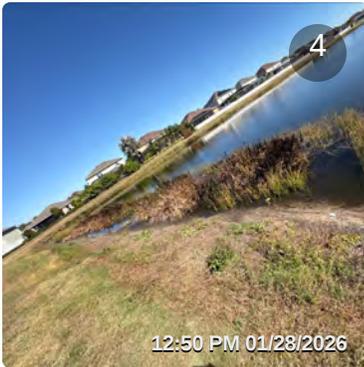
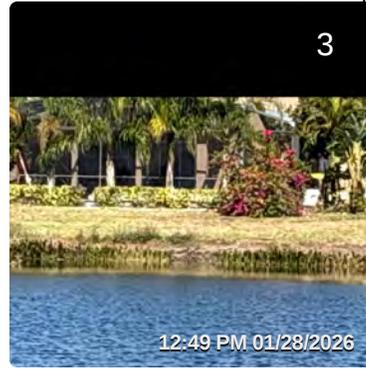
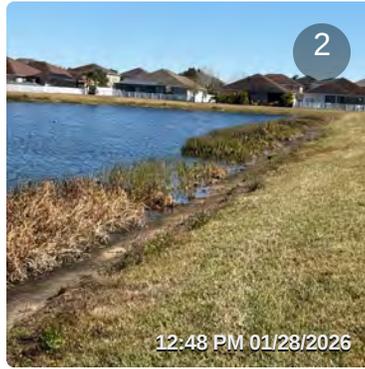
Assigned To: Aquatics

Pond 24 – Observation:

Trash present along the north side of the pond.

Recommended Action:

Remove trash from the north side to maintain pond cleanliness.

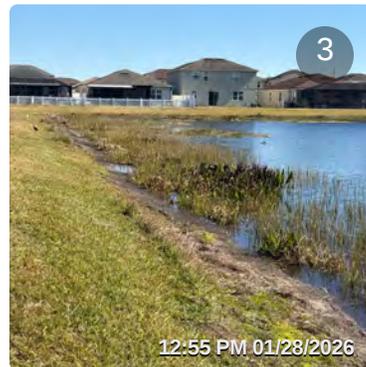
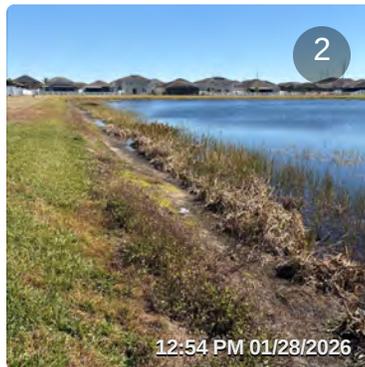


Item 20

Assigned To: Aquatics

Pond 23

Erosion at south end draining in a long Southbank. Will continue to monitor.
Treat any invasive vegetation.

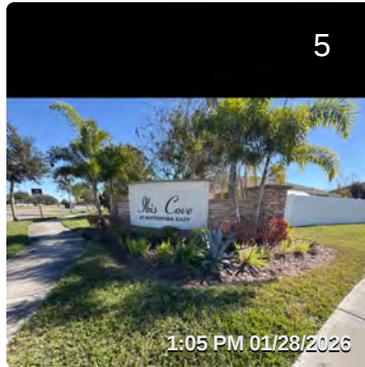
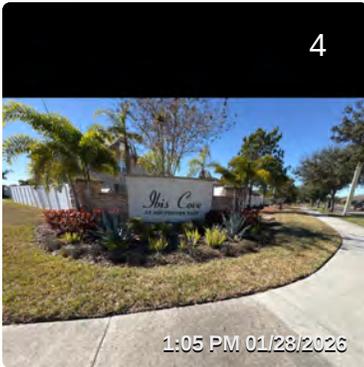
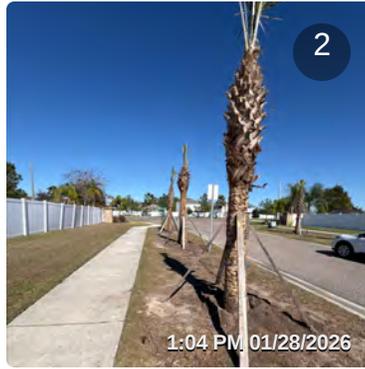
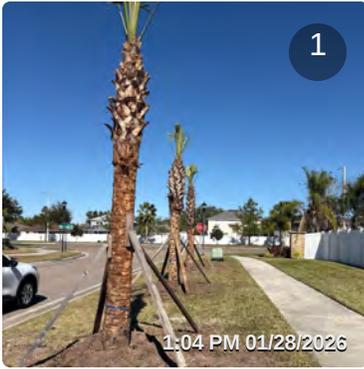


Item 21

Assigned To: New Leaf

New Palms on Juniper Springs Boulevard. Monitor establishment and irrigation to ensure healthy growth.

Remove dead debris in Foxtail Ferns to maintain plant health and appearance around the sign.



Item 22

Assigned To: New Leaf/ Irrigation

Drip line sticking up out of the ground; needs to be repaired/secured.

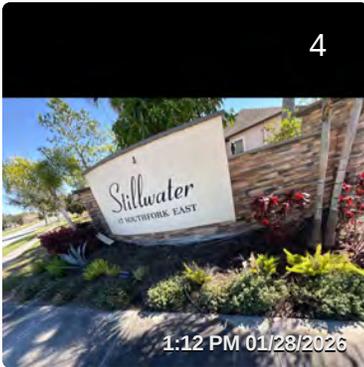
Landscape Beds / Plants:

Pinecones and seed pods from Magnolia on the west side of Ambleside; remove debris.

Foxtail ferns contain dead debris; clean up recommended.

Weeds present at Monument on the east and west side of Rushing Spring; need remove.

Damaged sign on the ground in Jasmine; remove or replace.



Item 23

Assigned To: Aquatics

Pond 27 – Observations & Recommendations:

Observation: Water level is very low.

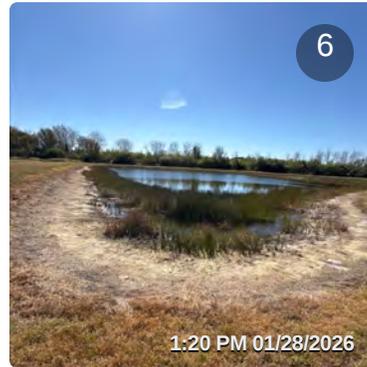
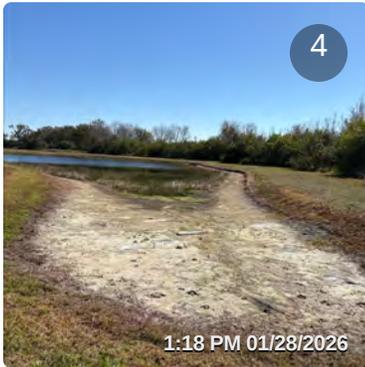
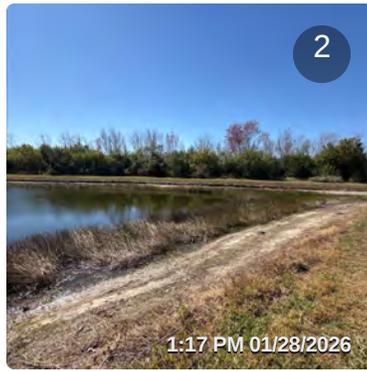
Recommendation: Monitor water level and assess if additional management is needed.

Observation: Undesirable vegetation present.

Recommendation: Treat any undesirable vegetation.

Observation: Trash observed in the pond.

Recommendation: Remove trash from the pond.



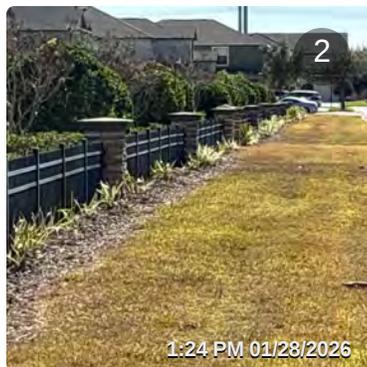
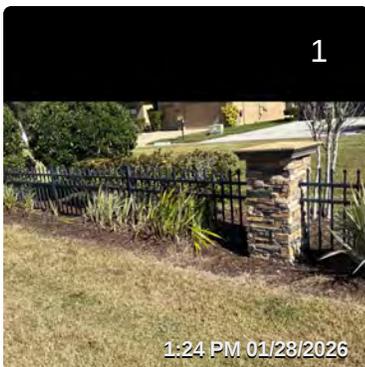
Item 24

Assigned To: New Leaf

Flax lily's look good and were cleaned out.

Observation: Fronds present at Felix Will Road.

Recommendation: Pick up and remove fronds to maintain cleanliness and appearance.

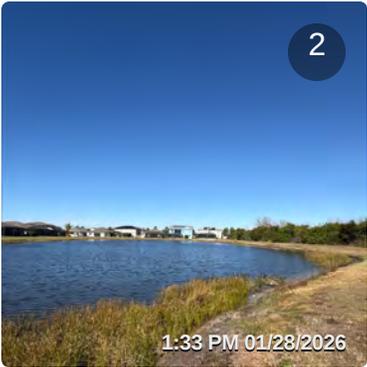


Item 25

Assigned To: Aquatics

Pond 28/N1

Mostly looks good. Will continue to monitor erosion and trash collection.



South Fork East CDD Landscape & Irrigation Maintenance Report

February 2026



Dustin Heflin
NewLeaf Horticulture
04 Feb 2026

Irrigation



Status: In Progress

Description: Maintenance

Assigned To: Irrigation Team

Reviewed By: Dustin

Comments:

- An irrigation crew successfully installed new lines with bubblers for the newly installed palm trees at Ibis Cove.
- A solenoid was replaced on Clement Pride, south of Ambleside Blvd near The Reserve.
- The narrow island at the four way stop that was recently sodded is scheduled for an irrigation adjustment. Heads will be added and currently installed nozzles will be replaced with shorter throw nozzles to avoid overspray in the street.
- An irrigation zone maintenance report is currently in development for monthly reporting purposes. In the meantime, wet checks have been conducted in every zone throughout the community.

PCO Spray Technician

Status: New

Description: Herbicide papplication

Assigned To: Pest Control Operator (PCO)

Reviewed By: Dustin

Comments: Glyphosate has been applied in needed areas, mostly in mulch beds lacking any ground cover. A selective herbicide was applied in turf grass areas to mitigate winter turf grass weeds.

Ground Crew



Status: In Progress

Description: Detail work.

Assigned To: Crew Leaders

Reviewed By: Dustin

Comments: 1. Ground crews have completed detail work on Ambleside Blvd, to include hedge work and pruning on the islands and 4-way stop at Clement Pride.

Palm Tree Installation



Status: Fixed

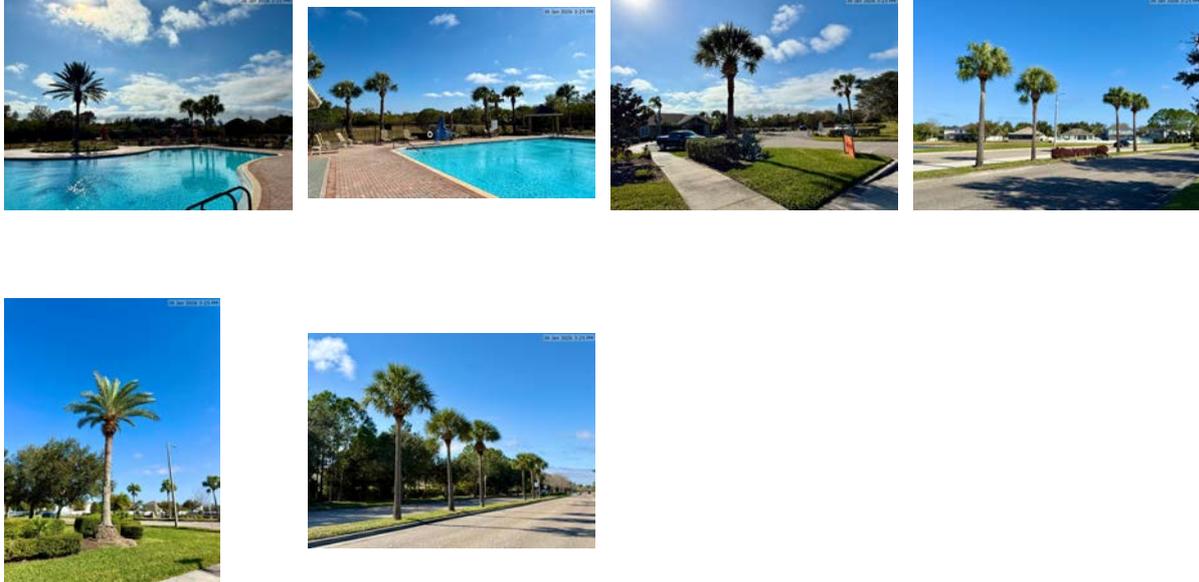
Description: Sabal Palms

Assigned To: Ground Crew

Reviewed By: Dustin

Comments: 6 sabal palms have been installed at Ibis Cove division entryway. 9-12 months is the anticipated time to establish. We will monitor their health and apply light applications of palm fertilizer as needed to assist in root ball establishment.

Palm Pruning



Status: New

Description: Bi-annual pruning.

Assigned To: Tree Trimming Crew

Reviewed By: Dustin

Comments: Bi-annual pruning is almost complete. The only remaining palms needing pruned are located on Ambleside between Enclave and Clement Pride. We should be 100% complete before the February CDD meeting.

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM
AS TREASURER OF SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the South Fork East Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 12th day of February 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

**South Fork East
Community Development District**

Revised Policies Handbook

Adopted 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 cashiers 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

South Fork East Community Development District

- 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 swimming is permitted in any District stormwater ponds.
 24. Only catch and release fishing is permitted in District stormwater ponds.
 25. Smoking (including vaping, smokeless tobacco, chewing tobacco) is only allowed in the designated smoking area.

South Fork East

Community Development District

26. 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.
27. All Patrons and Guests must abide by the capacity limits as set by the Fire Marshall and/or the District.
28. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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 year-round, except for New Years Day/Easter/Thanksgiving/Christmas when the facilities will be closed.
2. Summer hours are 8:00 a.m.-8:00 p.m.
3. Winter hours are 8:00 a.m.-6:00 p.m.
4. The courts are not lit and all play must stop 15 minutes before closing or at sunset (whichever comes first), do not use auxiliary lighting to continue play (i.e. car lights etc.).
5. No play when courts are wet or have standing water.
6. The basketball court is to be used exclusively for playing basketball, pickleball, or other uses approved by District staff or the Board.
7. If other players are waiting to use the courts, all players are to retire at the end of 1 hour.
8. Proper attire must be worn while using the facilities (shorts & rubber soled athletic shoes).
9. 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. **No parties are permitted. A group of 8 or more is considered a “party”**

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. **No parties are permitted. A group of 8 or more is considered a “party”**
4. **Alcohol is a privilege and not a right. Public impairment will not be tolerated.**
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.

**South Fork East
Community Development District**

**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 to become a Non-Resident Member.

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 Members 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.

Non-Resident Annual User Fee Schedule

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

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**

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 (cashiers 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**

Cashiers Check Payment Form

This form must be completed by each person issuing a cashiers 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: _____

**South Fork East
Community Development District**

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: _____

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Our field staff is highly experienced, with many having a degree (or two, or three!) in Aquatic Biology, Ecology, Fisheries Biology, Environmental Science, or another related field of study. They also receive the most rigorous certification training and continuing education program in the industry to ensure that your pond receives the best, most up-to-date care available anywhere. [For details, visit solitudelakemanagement.com/team](http://solitudelakemanagement.com/team).



Superior Technology = Innovative Treatment Methods

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The logo for SŌLITUDE LAKE MANAGEMENT. The word 'SŌLITUDE' is in a large, grey, sans-serif font. The letter 'O' is replaced by a blue circle containing three horizontal white lines. Below 'SŌLITUDE' is the phrase 'LAKE MANAGEMENT' in a smaller, grey, sans-serif font.



Hope all is well,

Even though we are busy enjoying the cool temperatures of winter and even occasional snow, Spring is just around the corner. When warm temperatures approach, your pond(s) will once again become a focal point and gathering spot. Spring fish stocking is one of the most impactful ways to set your waterbody up for a healthy new year.

In a healthy pond, forage fish such as small Bluegill, Fathead Minnows and Mosquitofish play a critical role in the food web, as they are eaten by almost everything. They provide an important food source for larger fish such as Largemouth Bass and adult Bluegill, as well as wildlife such as amphibians, reptiles and birds. A big benefit of a healthy forage fish population is that their diet includes mosquito larvae as well as midge larvae, making them the perfect form of natural mosquito and midge control.

Reducing mosquito populations in particular is a common goal for most homeowners. It is well known that mosquitoes can spread both diseases and viruses while also being a nuisance. At three inches in length, adult minnows thrive in turbid, low-oxygenated water bodies and spawn along the shoreline where mosquitoes often lay their eggs. Adding minnows to consume mosquito larvae is ideal when trying to reduce the mosquito's reproduction success in water bodies that lack predator fish such as Largemouth Bass and Channel Catfish.

Although forage species such as Fathead Minnows and Bluegill reproduce frequently, they are heavily preyed upon and their populations are easily depleted, particularly in small ponds, so annual stocking is recommended to sustain their long-term benefits. For waterbodies with predator fish such as Largemouth Bass and Channel Catfish, stocking Bluegill is a better approach than stocking Fathead Minnows.

Please reach out to me directly with any questions and or for pricing. Thank you in advance,

SERVICES AGREEMENT

PROPERTY NAME: South Fork East CDD

CUSTOMER NAME: South Fork East CDD

SERVICE DESCRIPTION: **Annual Maintenance Service Renewal for Water Body(ies) Located at South Fork East CDD.**

EFFECTIVE DATE: February 1, 2026 through January 21, 2027

SUBMITTED TO: Alba Sanchez

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

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

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of twelve (12) month(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional



Term shall automatically increase by six percent (6%) of then current annual pricing. Notwithstanding the foregoing, SOLitude reserves the right to annually increase the amount charged for the Services beyond the escalation percentage stated herein. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

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

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

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the



time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

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

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

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

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

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

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

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

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's



decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

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

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

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

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



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

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

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

South Fork East CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) on a three (3) times per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Pond Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.



2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

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

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$27,960.00**

Invoice Amount: **\$2,330.00**

Invoice Frequency: **Monthly**

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

South Fork East CDD

February 4, 2026



Funding Reserve Analysis

for

South Fork East CDD

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February 4, 2026

South Fork East CDD
11341 Ambleside Blvd
Riverview, Florida 33579

Board of Supervisors,

We are pleased to present to South Fork East CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

South Fork East CDD commenced operations in August 2004. The community started home construction in 2006 and the construction was been gradual up to completion in 2019. The community is comprised of single family homes and there are 1,176 owners. The community Integral to the community is a clubhouse and pool area. The CDD consists of approximately 411.8 acres and is located in Riverview, Hillsborough County, Florida.

Date of Physical Inspection

The subject property was physically inspected on January 7, 2026 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2026-2027 fiscal year plus 30 years. The Study Start Date is October 1, 2026 and the study ends on September 30, 2057.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components.

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by South Fork East CDD for the South Fork East CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2026</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1176</i>
<i>Reserve Balance as of October 1, 2026¹</i>	<i>\$ 978,173</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2027	\$ 55	\$ 64,900	\$ 993,292
2028	\$ 57	\$ 66,847	\$ 1,019,450
2029	\$ 59	\$ 68,852	\$ 1,087,649
2030	\$ 60	\$ 70,918	\$ 1,011,422
2031	\$ 62	\$ 73,046	\$ 998,321
2032	\$ 64	\$ 75,237	\$ 1,068,324

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2026

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 3.00 percent over the course of the study.

Initial Reserves

The projected reserve balance on October 1, 2026 will be \$978,173. It should be noted that this figure excludes operating reserves, as that money is earmarked for operating expenditures. It also excludes disaster relief funds. These numbers were obtained from the District on the official 2025-2026 budget and the September 30, 2025 financial statement. October 1, 2026 starts the next fiscal year. September 30, 2027 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$55.19 per owner per year in fiscal year 2026-2027 and \$978,173 in total funding. Future years move the annual reserve funding amount up with inflation.

At the current time, the District is considered to be 200 percent funded. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

- 30% funded: poorly funded
- 30-70% funded: fairly funded
- 70-100% funded: well funded

100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the National Construction Estimator, Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for South Fork East CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "South Fork East CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "South Fork East CDD Assessment Summary"

will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. South Fork East CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, South Fork East CDD shall provide to us South Fork East CDD's best-estimated age of that item. If South Fork East CDD is unable to provide an estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management

- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the South Fork East CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 15 years to 30 years. It is typical to assume an expected life of 22 years in the subject community for the pool area parking lot. The parking lot was considered to be in average condition, and there was some cracking observed. We project the parking lot has a remaining life of approximately 3 years.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In South Fork East, there are retention ponds for stormwater drainage. These ponds are estimated to have 50,481 linear feet of shoreline area, excluding natural ponds and natural shorelines.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 3 percent of the shoreline will erode and need refurbishment over a 5-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Pool Equipment Notes

South Fork East has a complex swimming pool pump and control system. It has its own designated pool equipment area. There are approximately 7 pumps and controls that run the swimming pool and kids pool. The pumps ranged in size from 1 HP to 3 HP. The lifespan of a pool pump and controls varies, but is estimated to last between 2 to 10 years, with an average of 6 years. The estimated replacement cost of all of the pool pumps, controls, and filters is \$18,700. It is our opinion that the best way to handle the pumps and controls is an allowance every 3 years of \$9,400. These numbers can be monitored and adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

The community has an overall land area of approximately 411.8 acres with 1,176 homes. The drainage for the District is comprised of several retention ponds and a complete drainage system.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 52 manholes, 25 control structures, 253 curb inlets, 5 grate inlets, 82 flared end sections, 4 mitered end sections 3 yard drains, and 3 headwalls. In addition, there is 19,996 feet of reinforced concrete piping ranging in size from a 15 inch diameter to a 54 inch diameter (this includes elliptical pipe as well). Additionally, there is 20,293 feet of ADS piping ranging from a 12 inch diameter to a 36 inch diameter.

South Fork East CDD Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
15"	999'	83.00	\$ 82,917
18"	7193'	95.00	\$683,335
24"	3585'	119.00	\$426,615
30"	3677'	143.00	\$525,811
36"	2175'	167.00	\$363,225
42"	477'	191.00	\$ 91,107
48"	337'	215.00	\$ 72,455
54"	87'	239.00	\$ 20,793

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South Fork East CDD Funding Study Summary - Continued*

Concrete, Elliptical:

Diameter	Length	Cost/LF	Amount
19" x 30"	74'	119.00	\$ 8,806
24" x 38"	598'	143.00	\$ 85,514
29" x 46"	488'	167.00	\$ 81,496
38" x 60"	306'	215.00	\$ 65,790

ADS:

Diameter	Length	Cost/LF	Amount
12"	510'	55.00	\$ 28,050
15"	1808'	64.00	\$115,712
18"	6304'	73.00	\$460,192
24"	8244'	92.00	\$758,448
30"	1969'	111.00	\$218,559
36"	1458'	130.00	\$189,540

Other Drainage:

Curb Inlets	253@5500 =	\$1,391,500
Grate Inlets	5@4500 =	\$ 22,500
Control Structures	25@5500 =	\$ 137,500
Manholes	52@4100 =	\$ 216,200
Flared End Sections	82@2500 =	\$ 205,000
Mitered End Sections	4@2500 =	\$ 10,000
Yard Drains	3@1200 =	\$ 3,600
Headwalls	3@7500 =	\$ 22,500

Grand Total \$6,284,165

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 1 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$62,800. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

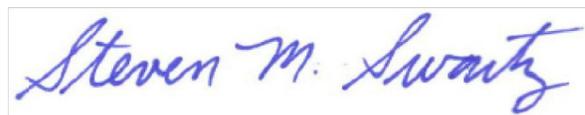
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank South Fork East CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

7 Pages of Photographs Attached

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Pool and Clubhouse Parking Lot



Amenity Parcel Gazebo



Basketball Court



Basketball Hoop



Picnic Tables



Picnic Table and Shade Structure

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Swingset



Large Playstructure



Small Playstructure



Bollard Lights



Metal Shed



Clubhouse Front View

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Clubhouse Rear View



Clubhouse Restroom



Typical Pond



Typical Pond



Well and Pressure Tank



Stormwater Drainage Control Structure

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Wooden Neighborhood Signs



Masonry Neighborhood Signs



Solar Neighborhood Sign Lighting



East Dog Park Fencing



West Dog Park Fencing



Park Benches

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Vinyl Fencing near Dog Parks



Water Fountain



Park Wall



Pool Area



Pool Pumps and Equipment



Pool Equipment Housing Boxes

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Pool Area Fencing



Pool Furniture



Pool Chair Lift



Pool Shower



Pool Surface



Kids Pool

Prepared by Florida Reserve Study and Appraisal
South Fork East CDD Funding Study Summary - Continued



Pool Deck Pavers



Camera System



Water Fountains

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Amenity Parcel					
Parking Asphalt Mill and Overlay	\$ 33,330	3 Years	22 Years	\$ 37,574	Yes
Metal Benches	\$ 4,400	6 Years	25 Years	\$ 5,427	Yes
Gazebos Shingle Roof	\$ 3,381	17 Years	18 Years	\$ 5,798	Yes
Gazebos Painting	\$ 1,600	0 Years	8 Years	\$ 1,649	Yes
Basketball Court Color Coat	\$ 3,120	7 Years	8 Years	\$ 3,965	Yes
Basketball Backboards	\$ 5,600	19 Years	20 Years	\$ 10,196	Yes
Picnic Tables	\$ 4,800	0 Years	15 Years	\$ 4,946	Yes
Picnic Table/Shade Structure	\$ 5,600	3 Years	15 Years	\$ 6,313	Yes
Swingset	\$ 6,400	13 Years	25 Years	\$ 9,735	Yes
Large Playstructure	\$ 80,000	3 Years	15 Years	\$ 90,186	Yes
Small Playstructure	\$ 25,000	3 Years	15 Years	\$ 28,183	Yes
Bollard Lights	\$ 9,100	21 Years	40 Years	\$ 17,592	Yes
Metal Shed	\$ 20,790	21 Years	25 Years	\$ 40,191	Yes
Clubhouse					
Asphalt Shingle Roof	\$ 18,400	17 Years	18 Years	\$ 31,553	Yes
Interior Paint	\$ 2,661	0 Years	8 Years	\$ 2,742	Yes
Exterior Paint	\$ 3,024	0 Years	8 Years	\$ 3,116	Yes
Restrooms Refurbishment	\$ 48,000	18 Years	20 Years	\$ 84,816	Yes
Grounds					
Pond Banks Erosion Control	\$ 12,100	4 Years	5 Years	\$ 14,056	Yes
Pond 8 Aerators	\$ 12,000	6 Years	10 Years	\$ 14,800	Yes
Well Pumps and Pressure Tanks	\$ 48,000	1 Years	10 Year	\$ 50,964	Yes
Stormwater Drainage Repair Allowance	\$ 62,800	4 Years	5 Years	\$ 72,950	Yes
Wooden Neighborhood Signs Replace	\$ 33,600	0 Years	15 Years	\$ 34,622	Yes
Masonry Monuments/Signs Refurbishment	\$ 31,500	8 Years	20 Years	\$ 41,250	Yes
Solar Neighborhood Signs Lighting	\$ 40,000	19 Years	20 Years	\$ 72,830	Yes
Park					
East Dog Park Chain Link Fencing	\$ 5,123	0 Years	15 Years	\$ 5,279	Yes

South Fork East CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
West Dog Park Chain Link Fencing	\$ 4,865	3 Years	15 Years	\$ 5,484	Yes
Park Benches	\$ 12,100	0 Years	15 Years	\$ 12,468	Yes
Vinyl Fencing 6'	\$ 29,610	8 Years	20 Years	\$ 38,775	Yes
Water Fountains	\$ 3,600	0 Years	12 Years	\$ 3,709	Yes
Park Wall Paint Interior Side	\$ 1,560	0 Years	8 Years	\$ 1,607	Yes
Park Wall Repair Allowance	\$ 1,800	1 Years	2 Year	\$ 1,911	Yes
Park Wall Aluminum Fencing	\$ 12,220	18 Years	30 Years	\$ 21,593	Yes
Park Area Pavers	\$ 8,646	18 Years	30 Years	\$ 15,278	Yes
Pool Area					
Pool Pumps and Equipment	\$ 9,400	2 Years	3 Years	\$ 10,284	Yes
Pool Equipment Housing Boxes	\$ 60,000	6 Years	25 Years	\$ 74,001	Yes
Pool/Recreation Area Aluminum Fencing	\$ 63,388	11 Years	30 Years	\$ 90,815	Yes
Pool Furniture Re-Sling/Refurbish	\$ 10,600	2 Years	3 Years	\$ 11,597	Yes
Pool Chair Lift	\$ 9,800	8 Years	12 Years	\$ 12,833	Yes
Pool Shower	\$ 3,000	6 Years	25 Years	\$ 3,700	Yes
Pool Resurface	\$ 76,007	11 Years	12 Years	\$ 108,894	Yes
Kids Pool Resurface	\$ 12,000	11 Years	12 Years	\$ 17,192	Yes
Pool Handrail and Ladder	\$ 8,300	19 Years	20 Years	\$ 15,112	Yes
Access System	\$ 8,000	1 Years	20 Year	\$ 8,494	Yes
Pool Deck Pavers	\$ 71,775	11 Years	30 Years	\$ 102,831	Yes
Seal Pool Deck Pavers	\$ 14,029	4 Years	5 Years	\$ 16,296	Yes
Security Camera System	\$ 18,000	8 Years	10 Years	\$ 23,571	Yes
Water Fountains	\$ 3,400	4 Years	12 Years	\$ 3,949	Yes

Months Remaining in Fiscal Calendar Year 2027: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 2.00%

Initial Reserve: \$ 978,173

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Amenity Parcel							
Parking Asphalt Mill and Overlay	\$ 2.75 / sf	12120 sf	\$ 33,330	3 Years	22 Years	2030	\$ 37,574
				22 Years		2052	\$ 72,638
						2074	\$ 140,423
Metal Benches	\$ 1,100 ea	4	\$ 4,400	6 Years	25 Years	2033	\$ 5,427
				25 Years		2058	\$ 11,478
Gazebos Shingle Roof	\$ 5.75 / sf	588 sf	\$ 3,381	17 Years	18 Years	2044	\$ 5,798
				18 Years		2062	\$ 9,943
Gazebos Painting	\$ 800 ea	2	\$ 1,600	0 Years	8 Years	2027	\$ 1,649
						2035	\$ 2,095
				8 Years		2043	\$ 2,663
						2051	\$ 3,384
						2059	\$ 4,301
Basketball Court Color Coat	\$ 1.30 / sf	2400 sf	\$ 3,120	7 Years	8 Years	2034	\$ 3,965
						2042	\$ 5,039
				8 Years		2050	\$ 6,404
						2058	\$ 8,139
Basketball Backboards	\$ 2,800 ea	2	\$ 5,600	19 Years	20 Years	2046	\$ 10,196
				20 Years		2066	\$ 18,565
Picnic Tables	\$ 1,600 ea	3	\$ 4,800	0 Years	15 Years	2027	\$ 4,946
						2042	\$ 7,753
				15 Years		2057	\$ 12,152
Picnic Table/Shade Structure	\$ 2,800 ea	2	\$ 5,600	3 Years	15 Years	2030	\$ 6,313
						2045	\$ 9,895
				15 Years		2060	\$ 15,510
Swingset	\$ 6,400 / total	1 total	\$ 6,400	13 Years	25 Years	2040	\$ 9,735
				25 Years		2065	\$ 20,591
Large Playstructure	\$ 80,000 ea	1	\$ 80,000	3 Years	15 Years	2030	\$ 90,186
						2045	\$ 141,361
				15 Years		2060	\$ 221,573
Small	\$ 25,000 ea	1	\$ 25,000	3 Years	15 Years	2030	\$ 28,183

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Small Playstructure	\$ 25,000 ea	1	\$ 25,000	15 Years	15 Years	2045	\$ 44,175
						2060	\$ 69,242
Bollard Lights	\$ 700 ea	13	\$ 9,100	21 Years	40 Years	2048	\$ 17,592
				40 Years		2088	\$ 58,320
Metal Shed	\$ 45.00 / sf	462 sf	\$ 20,790	21 Years	25 Years	2048	\$ 40,191
				25 Years		2073	\$ 85,005
Clubhouse							
Asphalt Shingle Roof	\$ 5.75 / sf	3200 sf	\$ 18,400	17 Years	18 Years	2044	\$ 31,553
				18 Years		2062	\$ 54,109
Interior Paint	\$ 1.50 / sf	1774 sf	\$ 2,661	0 Years	8 Years	2027	\$ 2,742
				8 Years		2035	\$ 3,485
						2043	\$ 4,429
						2051	\$ 5,628
Exterior Paint	\$ 1.50 / sf	2016 sf	\$ 3,024	0 Years	8 Years	2027	\$ 3,116
				8 Years		2035	\$ 3,960
						2043	\$ 5,033
						2051	\$ 6,396
						2059	\$ 8,128
Restrooms Refurbishment	\$ 24,000 ea	2	\$ 48,000	18 Years	20 Years	2045	\$ 84,816
				20 Years		2065	\$ 154,430
Grounds							
Pond Banks Erosion Control	\$ 12,100 / total	1 total	\$ 12,100	4 Years	5 Years	2031	\$ 14,056
				5 Years		2036	\$ 16,327
						2041	\$ 18,966
						2046	\$ 22,031
						2051	\$ 25,592
Pond 8 Aerators	\$ 1,500 ea	8	\$ 12,000	6 Years	10 Years	2056	\$ 29,728
						2033	\$ 14,800

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pond 8 Aerators	\$ 1,500 ea	8	\$ 12,000	10 Years	10 Years	2043 2053 2063	\$ 19,971 \$ 26,948 \$ 36,362
Well Pumps and Pressure Tanks	\$ 8,000 ea	6	\$ 48,000	1 Year 10 Year	10 Years	2028 2038 2048 2058	\$ 50,964 \$ 68,769 \$ 92,794 \$ 125,211
Stormwater Drainage Repair Allowance	\$ 62,800 / total	1 total	\$ 62,800	4 Years 5 Years	5 Years	2031 2036 2041 2046 2051 2056	\$ 72,950 \$ 84,739 \$ 98,435 \$ 114,343 \$ 132,823 \$ 154,290
Wooden Neighborhood Signs Replace	\$ 2,800 ea	12	\$ 33,600	0 Years 15 Years	15 Years	2027 2042 2057	\$ 34,622 \$ 54,268 \$ 85,061
Masonry Monuments/Signs Refurbishment	\$ 4,500 ea	7	\$ 31,500	8 Years 20 Years	20 Years	2035 2055 2075	\$ 41,250 \$ 75,106 \$ 136,750
Solar Neighborhood Signs Lighting	\$ 40,000 / total	1 total	\$ 40,000	19 Years 20 Years	20 Years	2046 2066	\$ 72,830 \$ 132,606
Park							
East Dog Park Chain Link Fencing	\$ 23.50 / lf	218 lf	\$ 5,123	0 Years 15 Years	15 Years	2027 2042 2057	\$ 5,279 \$ 8,274 \$ 12,969
West Dog Park Chain Link Fencing	\$ 23.50 / lf	207 lf	\$ 4,865	3 Years 15 Years	15 Years	2030 2045 2060	\$ 5,484 \$ 8,596 \$ 13,473
Park Benches	\$ 1,100 ea	11	\$ 12,100	0 Years	15 Years	2027	\$ 12,468

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Park Benches	\$ 1,100 ea	11	\$ 12,100	15 Years	15 Years	2042 2057	\$ 19,543 \$ 30,632
Vinyl Fencing 6'	\$ 45.00 / lf	658 lf	\$ 29,610	8 Years 20 Years	20 Years	2035 2055 2075	\$ 38,775 \$ 70,600 \$ 128,545
Water Fountains	\$ 3,600 / total	1 total	\$ 3,600	0 Years 12 Years	12 Years	2027 2039 2051 2063	\$ 3,709 \$ 5,315 \$ 7,614 \$ 10,909
Park Wall Paint Interior Side	\$ 1.50 / sf	1040 sf	\$ 1,560	0 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 1,607 \$ 2,043 \$ 2,596 \$ 3,299 \$ 4,193
Park Wall Repair Allowance	\$ 1,800 ea	1	\$ 1,800	1 Year 2 Year	2 Years	2028 2030 2032 2034 2036 2038 2040 2042 2044 2046 2048 2050 2052 2054 2056	\$ 1,911 \$ 2,029 \$ 2,155 \$ 2,288 \$ 2,429 \$ 2,579 \$ 2,738 \$ 2,907 \$ 3,087 \$ 3,277 \$ 3,480 \$ 3,695 \$ 3,923 \$ 4,165 \$ 4,422
Park Wall	\$ 23.50 / lf	520 lf	\$ 12,220	18 Years	30 Years	2045	\$ 21,593

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Park Wall	\$ 23.50 / lf	520 lf	\$ 12,220	30 Years	30 Years	2075	\$ 53,050
Park Area Pavers	\$ 11.00 / sf	786 sf	\$ 8,646	18 Years 30 Years	30 Years	2045 2075	\$ 15,278 \$ 37,535
Pool Area							
Pool Pumps and Equipment	\$ 9,400 / total	1 total	\$ 9,400	2 Years	3 Years	2029	\$ 10,284
						2032	\$ 11,251
						2035	\$ 12,310
						2038	\$ 13,467
						2041	\$ 14,734
				3 Years		2044	\$ 16,120
						2047	\$ 17,636
						2050	\$ 19,294
						2053	\$ 21,109
	2056	\$ 23,094					
Pool Equipment Housing Boxes	\$ 60,000 / total	1 total	\$ 60,000	6 Years 25 Years	25 Years	2033 2058	\$ 74,001 \$ 156,514
Pool/Recreation Area Aluminum Fencing	\$ 53.00 / lf	1196 lf	\$ 63,388	11 Years 30 Years	30 Years	2038 2068	\$ 90,815 \$ 223,118
Pool Furniture Re-Sling/Refurbish	\$ 10,600 / total	1 total	\$ 10,600	2 Years	3 Years	2029	\$ 11,597
						2032	\$ 12,688
						2035	\$ 13,881
						2038	\$ 15,186
				3 Years		2041	\$ 16,615
						2044	\$ 18,177
						2047	\$ 19,887
						2050	\$ 21,757
	2053	\$ 23,804					

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pool Furniture	\$ 10,600 / total	1 total	\$ 10,600	3 Years	3 Years	2056	\$ 26,043
Pool Chair Lift	\$ 9,800 ea	1	\$ 9,800	8 Years	12 Years	2035	\$ 12,833
				12 Years		2047	\$ 18,386
						2059	\$ 26,342
Pool Shower	\$ 3,000 ea	1	\$ 3,000	6 Years	25 Years	2033	\$ 3,700
				25 Years		2058	\$ 7,826
Pool Resurface	\$ 17.00 / sf	4471 sf	\$ 76,007	11 Years	12 Years	2038	\$ 108,894
				12 Years		2050	\$ 156,011
						2062	\$ 223,515
Kids Pool Resurface	\$ 48.00 / sf	250 sf	\$ 12,000	11 Years	12 Years	2038	\$ 17,192
				12 Years		2050	\$ 24,631
						2062	\$ 35,289
Pool Handrail and Ladder	\$ 8,300 ea	1	\$ 8,300	19 Years	20 Years	2046	\$ 15,112
				20 Years		2066	\$ 27,516
Access System	\$ 8,000 / total	1 total	\$ 8,000	1 Year	20 Years	2028	\$ 8,494
				20 Year		2048	\$ 15,466
						2068	\$ 28,159
Pool Deck Pavers	\$ 11.00 / sf	6525 sf	\$ 71,775	11 Years	30 Years	2038	\$ 102,831
				30 Years		2068	\$ 252,640
Seal Pool Deck Pavers	\$ 2.15 / sf	6525 sf	\$ 14,029	4 Years	5 Years	2031	\$ 16,296
						2036	\$ 18,930
						2041	\$ 21,989
				5 Years		2046	\$ 25,543
						2051	\$ 29,671
	2056	\$ 34,466					
Security Camera System	\$ 18,000 / total	1 total	\$ 18,000	8 Years	10 Years	2035	\$ 23,571
						2045	\$ 31,806
				10 Years		2055	\$ 42,918
						2065	\$ 57,911
Water	\$ 1,700 ea	2	\$ 3,400	4 Years	12 Years	2031	\$ 3,949

South Fork East CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Water Fountains	\$ 1,700 ea	2	\$ 3,400	12 Years	12 Years	2043	\$ 5,658
						2055	\$ 8,107
						2067	\$ 11,614

Months Remaining in Fiscal Calendar Year 2027: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 2.00% Initial Reserve: \$ 978,173

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Amenity Parcel	Parking Asphalt Mill and Overlay	12120 sf	\$ 2.75 / sf	\$ 33,330.00
	Metal Benches	4	\$ 1,100.00 ea	\$ 4,400.00
	Gazebos Shingle Roof	588 sf	\$ 5.75 / sf	\$ 3,381.00
	Gazebos Painting	2	\$ 800.00 ea	\$ 1,600.00
	Basketball Court Color Coat	2400 sf	\$ 1.30 / sf	\$ 3,120.00
	Basketball Backboards	2	\$ 2,800.00 ea	\$ 5,600.00
	Picnic Tables	3	\$ 1,600.00 ea	\$ 4,800.00
	Picnic Table/Shade Structure	2	\$ 2,800.00 ea	\$ 5,600.00
	Swingset	1 total	\$ 6,400.00 / total	\$ 6,400.00
	Large Playstructure	1	\$ 80,000.00 ea	\$ 80,000.00
	Small Playstructure	1	\$ 25,000.00 ea	\$ 25,000.00
	Bollard Lights	13	\$ 700.00 ea	\$ 9,100.00
	Metal Shed	462 sf	\$ 45.00 / sf	\$ 20,790.00
Amenity Parcel Sub Total =				\$ 203,121.00
Clubhouse	Asphalt Shingle Roof	3200 sf	\$ 5.75 / sf	\$ 18,400.00
	Interior Paint	1774 sf	\$ 1.50 / sf	\$ 2,661.00
	Exterior Paint	2016 sf	\$ 1.50 / sf	\$ 3,024.00
	Restrooms Refurbishment	2	\$ 24,000.00 ea	\$ 48,000.00
Clubhouse Sub Total =				\$ 72,085.00
Grounds	Pond Banks Erosion Control	1 total	\$ 12,100.00 / total	\$ 12,100.00
	Pond 8 Aerators	8	\$ 1,500.00 ea	\$ 12,000.00
	Well Pumps and Pressure Tanks	6	\$ 8,000.00 ea	\$ 48,000.00
	Stormwater Drainage Repair Allowance	1 total	\$ 62,800.00 / total	\$ 62,800.00
	Wooden Neighborhood Signs Replace	12	\$ 2,800.00 ea	\$ 33,600.00
	Masonry Monuments/Signs Refurbishment	7	\$ 4,500.00 ea	\$ 31,500.00
	Solar Neighborhood Signs Lighting	1 total	\$ 40,000.00 / total	\$ 40,000.00
Grounds Sub Total =				\$ 240,000.00
Park	East Dog Park Chain Link Fencing	218 lf	\$ 23.50 / lf	\$ 5,123.00
	West Dog Park Chain Link Fencing	207 lf	\$ 23.50 / lf	\$ 4,864.50
	Park Benches	11	\$ 1,100.00 ea	\$ 12,100.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Park	Vinyl Fencing 6'	658 lf	\$ 45.00 / lf	\$ 29,610.00
	Water Fountains	1 total	\$ 3,600.00 / total	\$ 3,600.00
	Park Wall Paint Interior Side	1040 sf	\$ 1.50 / sf	\$ 1,560.00
	Park Wall Repair Allowance	1	\$ 1,800.00 ea	\$ 1,800.00
	Park Wall Aluminum Fencing	520 lf	\$ 23.50 / lf	\$ 12,220.00
	Park Area Pavers	786 sf	\$ 11.00 / sf	\$ 8,646.00
Park Sub Total =				\$ 79,523.50
Pool Area	Pool Pumps and Equipment	1 total	\$ 9,400.00 / total	\$ 9,400.00
	Pool Equipment Housing Boxes	1 total	\$ 60,000.00 / total	\$ 60,000.00
	Pool/Recreation Area Aluminum Fencing	1196 lf	\$ 53.00 / lf	\$ 63,388.00
	Pool Furniture Re-Sling/Refurbish	1 total	\$ 10,600.00 / total	\$ 10,600.00
	Pool Chair Lift	1	\$ 9,800.00 ea	\$ 9,800.00
	Pool Shower	1	\$ 3,000.00 ea	\$ 3,000.00
	Pool Resurface	4471 sf	\$ 17.00 / sf	\$ 76,007.00
	Kids Pool Resurface	250 sf	\$ 48.00 / sf	\$ 12,000.00
	Pool Handrail and Ladder	1	\$ 8,300.00 ea	\$ 8,300.00
	Access System	1 total	\$ 8,000.00 / total	\$ 8,000.00
	Pool Deck Pavers	6525 sf	\$ 11.00 / sf	\$ 71,775.00
	Seal Pool Deck Pavers	6525 sf	\$ 2.15 / sf	\$ 14,028.75
	Security Camera System	1 total	\$ 18,000.00 / total	\$ 18,000.00
	Water Fountains	2	\$ 1,700.00 ea	\$ 3,400.00
Pool Area Sub Total =				\$ 367,698.75
Totals =				\$ 962,428.25

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2027	\$ 64,900	\$ 20,357	\$ 70,138	\$ 993,292	183.5%
2028	\$ 66,847	\$ 20,681	\$ 61,370	\$ 1,019,450	183.0%
2029	\$ 68,852	\$ 21,228	\$ 21,881	\$ 1,087,649	185.7%
2030	\$ 70,918	\$ 22,624	\$ 169,769	\$ 1,011,422	153.3%
2031	\$ 73,046	\$ 21,104	\$ 107,251	\$ 998,321	170.1%
2032	\$ 75,237	\$ 20,860	\$ 26,093	\$ 1,068,324	183.4%
2033	\$ 77,494	\$ 22,294	\$ 97,928	\$ 1,070,184	161.2%
2034	\$ 79,819	\$ 22,353	\$ 6,253	\$ 1,166,103	172.2%
2035	\$ 82,213	\$ 24,313	\$ 154,203	\$ 1,118,427	142.0%
2036	\$ 84,680	\$ 23,373	\$ 122,425	\$ 1,104,054	146.6%
2037	\$ 87,220	\$ 23,106		\$ 1,214,381	161.3%
2038	\$ 89,837	\$ 25,359	\$ 419,734	\$ 909,842	103.1%
2039	\$ 92,532	\$ 19,232	\$ 5,315	\$ 1,016,291	173.1%
2040	\$ 95,308	\$ 21,408	\$ 12,474	\$ 1,120,533	157.1%
2041	\$ 98,167	\$ 23,540	\$ 170,738	\$ 1,071,501	127.6%
2042	\$ 101,112	\$ 22,576	\$ 97,783	\$ 1,097,406	135.5%
2043	\$ 104,145	\$ 23,128	\$ 40,349	\$ 1,184,330	137.9%
2044	\$ 107,270	\$ 24,912	\$ 74,735	\$ 1,241,777	127.8%
2045	\$ 110,488	\$ 26,102	\$ 357,520	\$ 1,020,848	96.6%
2046	\$ 113,803	\$ 21,670	\$ 263,334	\$ 892,987	104.2%
2047	\$ 117,217	\$ 19,119	\$ 55,909	\$ 973,413	129.2%
2048	\$ 120,733	\$ 20,776	\$ 169,522	\$ 945,400	109.4%
2049	\$ 124,355	\$ 20,243		\$ 1,089,998	126.0%
2050	\$ 128,086	\$ 23,199	\$ 231,793	\$ 1,009,490	96.5%
2051	\$ 131,928	\$ 21,608	\$ 214,407	\$ 948,619	95.0%
2052	\$ 135,886	\$ 20,415	\$ 76,561	\$ 1,028,359	105.8%
2053	\$ 139,963	\$ 22,063	\$ 71,860	\$ 1,118,525	102.5%
2054	\$ 144,162	\$ 23,923	\$ 4,165	\$ 1,282,444	104.7%
2055	\$ 148,487	\$ 27,274	\$ 196,730	\$ 1,261,475	87.8%
2056	\$ 152,941	\$ 26,892	\$ 272,043	\$ 1,169,264	79.9%
2057	\$ 157,529	\$ 25,071	\$ 140,813	\$ 1,211,051	89.4%
Totals :	\$ 3,245,174	\$ 700,801	\$ 3,713,097		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2027: 12 Inflation = 3.00 % Interest = 2.00 %

Study Life = 30 years Initial Reserve Funds = \$ 978,173.00 Final Reserve Value = \$ 1,211,051.17

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2027	\$ 55.19	\$ 64,900
2028	\$ 56.84	\$ 66,847
2029	\$ 58.55	\$ 68,852
2030	\$ 60.30	\$ 70,918
2031	\$ 62.11	\$ 73,046
2032	\$ 63.98	\$ 75,237
2033	\$ 65.90	\$ 77,494
2034	\$ 67.87	\$ 79,819
2035	\$ 69.91	\$ 82,213
2036	\$ 72.01	\$ 84,680
2037	\$ 74.17	\$ 87,220
2038	\$ 76.39	\$ 89,837
2039	\$ 78.68	\$ 92,532
2040	\$ 81.04	\$ 95,308
2041	\$ 83.48	\$ 98,167
2042	\$ 85.98	\$ 101,112
2043	\$ 88.56	\$ 104,145
2044	\$ 91.22	\$ 107,270
2045	\$ 93.95	\$ 110,488
2046	\$ 96.77	\$ 113,803
2047	\$ 99.67	\$ 117,217
2048	\$ 102.66	\$ 120,733
2049	\$ 105.74	\$ 124,355
2050	\$ 108.92	\$ 128,086
2051	\$ 112.18	\$ 131,928
2052	\$ 115.55	\$ 135,886
2053	\$ 119.02	\$ 139,963
2054	\$ 122.59	\$ 144,162
2055	\$ 126.26	\$ 148,487
2056	\$ 130.05	\$ 152,941
2057	\$ 133.95	\$ 157,529

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 3.00%

Number of Payment Months in Fiscal Calendar Year 2027: 12

Number of Years of Constant Payments: 1

South Fork East CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 1176

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South Fork East CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047
<i>Reserve Category : Amenity Parcel</i>																				
Parking Asphalt Mill and Overlay				\$ 37,574																
Metal Benches							\$ 5,427													
Gazebos Shingle Roof																	\$ 5,798			
Gazebos Painting	\$ 1,649								\$ 2,095							\$ 2,663				
Basketball Court Color Coat								\$ 3,965							\$ 5,039					
Basketball Backboards																			\$ 10,196	
Picnic Tables	\$ 4,946														\$ 7,753					
Picnic Table/Shade Structure				\$ 6,313															\$ 9,895	
Swingset													\$ 9,735							
Large Playstructure				\$ 90,186															\$ 141,361	
Small Playstructure				\$ 28,183															\$ 44,175	
Bollard Lights																				
Metal Shed																				
Category Subtotal :	\$ 6,595			\$ 162,256			\$ 5,427	\$ 3,965	\$ 2,095				\$ 9,735		\$ 12,792	\$ 2,663	\$ 5,798	\$ 195,431	\$ 10,196	
<i>Reserve Category : Clubhouse</i>																				
Asphalt Shingle Roof																	\$ 31,553			
Interior Paint	\$ 2,742								\$ 3,485							\$ 4,429				
Exterior Paint	\$ 3,116								\$ 3,960							\$ 5,033				
Restrooms Refurbishment																			\$ 84,816	
Category Subtotal :	\$ 5,858								\$ 7,445							\$ 9,462	\$ 31,553	\$ 84,816		
<i>Reserve Category : Grounds</i>																				
Pond Banks Erosion Control				\$ 14,056					\$ 16,327					\$ 18,966						\$ 22,031
Pond & Aerators							\$ 14,800									\$ 19,971				
Well Pumps and Pressure Tanks		\$ 50,964									\$ 68,769									
Stormwater Drainage Repair Allowance				\$ 72,950					\$ 84,739					\$ 98,435						\$ 114,343
Wooden Neighborhood Signs Replace	\$ 34,622														\$ 54,268					
Masonry Monuments/Signs Refurbishment									\$ 41,250											
Solar Neighborhood Signs Lighting																				\$ 72,830
Category Subtotal :	\$ 34,622	\$ 50,964		\$ 87,006			\$ 14,800		\$ 41,250	\$ 101,066	\$ 68,769			\$ 117,401	\$ 54,268	\$ 19,971			\$ 209,204	

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South Fork East CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047
Reserve Category : Park																				
East Dog Park Chain Link Fencing	\$ 5,279														\$ 8,274					
West Dog Park Chain Link Fencing				\$ 5,484														\$ 8,596		
Park Benches	\$ 12,468														\$ 19,543					
Vinyl Fencing 6'									\$ 38,775											
Water Fountains	\$ 3,709											\$ 5,315								
Park Wall Paint Interior Side	\$ 1,607								\$ 2,043							\$ 2,596				
Park Wall Repair Allowance		\$ 1,911		\$ 2,029		\$ 2,155		\$ 2,288		\$ 2,429	\$ 2,579		\$ 2,738		\$ 2,907		\$ 3,087		\$ 3,277	
Park Wall Aluminum Fencing																			\$ 21,593	
Park Area Pavers																			\$ 15,278	
Category Subtotal :	\$ 23,063	\$ 1,911		\$ 7,513		\$ 2,155		\$ 2,288	\$ 40,818	\$ 2,429	\$ 2,579	\$ 5,315	\$ 2,738		\$ 30,724	\$ 2,596	\$ 3,087	\$ 45,467	\$ 3,277	
Reserve Category : Pool Area																				
Pool Pumps and Equipment			\$ 10,284			\$ 11,251			\$ 12,310		\$ 13,467			\$ 14,734			\$ 16,120			\$ 17,636
Pool Equipment Housing Boxes							\$ 74,001													
Pool/Recreation Area Aluminum Fencing											\$ 90,815									
Pool Furniture Re-Sling/Refurbish			\$ 11,597			\$ 12,688			\$ 13,881		\$ 15,186			\$ 16,615			\$ 18,177			\$ 19,887
Pool Chair Lift									\$ 12,833											\$ 18,386
Pool Shower							\$ 3,700													
Pool Resurface											\$ 108,894									
Kids Pool Resurface											\$ 17,192									
Pool Handrail and Ladder																			\$ 15,112	
Access System		\$ 8,494																		
Pool Deck Pavers											\$ 102,831									
Seal Pool Deck Pavers					\$ 16,296					\$ 18,930				\$ 21,989						\$ 25,543
Security Camera System									\$ 23,571										\$ 31,806	
Water Fountains					\$ 3,949											\$ 5,658				
Category Subtotal :		\$ 8,494	\$ 21,881		\$ 20,245	\$ 23,939	\$ 77,701		\$ 62,595	\$ 18,930	\$ 348,385			\$ 53,338		\$ 5,658	\$ 34,297	\$ 31,806	\$ 40,655	\$ 55,909
Expense Totals :	\$ 70,138	\$ 61,370	\$ 21,881	\$ 169,769	\$ 107,251	\$ 26,093	\$ 97,928	\$ 6,253	\$ 154,203	\$ 122,425	\$ 419,734	\$ 5,315	\$ 12,474	\$ 170,738	\$ 97,783	\$ 40,349	\$ 74,735	\$ 357,520	\$ 263,334	\$ 55,909

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2048	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054	FY 2055	FY 2056	FY 2057
Reserve Category : Amenity Parcel									
Parking Asphalt Mill and Overlay				\$ 72,638					
Metal Benches									
Gazebos Shingle Roof									
Gazebos Painting			\$ 3,384						
Basketball Court Color Coat		\$ 6,404							
Basketball Backboards									
Picnic Tables									\$ 12,152
Picnic Table/Shade Structure									
Swingset									
Large Playstructure									
Small Playstructure									
Bollard Lights	\$ 17,592								
Metal Shed	\$ 40,191								
Category Subtotal :	\$ 57,783	\$ 6,404	\$ 3,384	\$ 72,638					\$ 12,152
Reserve Category : Clubhouse									
Asphalt Shingle Roof									
Interior Paint			\$ 5,628						
Exterior Paint			\$ 6,396						
Restrooms Refurbishment									
Category Subtotal :			\$ 12,024						
Reserve Category : Grounds									
Pond Banks Erosion Control			\$ 25,592					\$ 29,728	
Pond 8 Aerators					\$ 26,948				
Well Pumps and Pressure Tanks	\$ 92,794								
Stormwater Drainage Repair Allowance			\$ 132,823					\$ 154,290	
Wooden Neighborhood Signs Replace									\$ 85,061
Masonry Monuments/Signs Refurbishment						\$ 75,106			
Solar Neighborhood Signs Lighting									
Category Subtotal :	\$ 92,794		\$ 158,415		\$ 26,948		\$ 75,106	\$ 184,018	\$ 85,061

Prepared by Florida Reserve Study and Appraisal

South Fork East CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2048</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>	<i>FY 2054</i>	<i>FY 2055</i>	<i>FY 2056</i>	<i>FY 2057</i>
<i>Reserve Category : Park</i>									
<i>East Dog Park Chain Link Fencing</i>									\$ 12,969
<i>West Dog Park Chain Link Fencing</i>									
<i>Park Benches</i>									\$ 30,632
<i>Vinyl Fencing 6'</i>							\$ 70,600		
<i>Water Fountains</i>			\$ 7,614						
<i>Park Wall Paint Interior Side</i>			\$ 3,299						
<i>Park Wall Repair Allowance</i>	\$ 3,480	\$ 3,695		\$ 3,923		\$ 4,165		\$ 4,422	
<i>Park Wall Aluminum Fencing</i>									
<i>Park Area Pavers</i>									
Category Subtotal :	\$ 3,480	\$ 3,695	\$ 10,913	\$ 3,923		\$ 4,165	\$ 70,600	\$ 4,422	\$ 43,601
<i>Reserve Category : Pool Area</i>									
<i>Pool Pumps and Equipment</i>		\$ 19,294			\$ 21,109			\$ 23,094	
<i>Pool Equipment Housing Boxes</i>									
<i>Pool/Recreation Area Aluminum Fencing</i>									
<i>Pool Furniture Re-Sling/Refurbish</i>		\$ 21,757			\$ 23,804			\$ 26,043	
<i>Pool Chair Lift</i>									
<i>Pool Shower</i>									
<i>Pool Resurface</i>		\$ 156,011							
<i>Kids Pool Resurface</i>		\$ 24,631							
<i>Pool Handrail and Ladder</i>									
<i>Access System</i>	\$ 15,466								
<i>Pool Deck Pavers</i>									
<i>Seal Pool Deck Pavers</i>			\$ 29,671					\$ 34,466	
<i>Security Camera System</i>							\$ 42,918		
<i>Water Fountains</i>							\$ 8,107		
Category Subtotal :	\$ 15,466	\$ 221,693	\$ 29,671		\$ 44,913		\$ 51,025	\$ 83,603	
Expense Totals :	\$ 169,522	\$ 231,793	\$ 214,407	\$ 76,561	\$ 71,860	\$ 4,165	\$ 196,730	\$ 272,043	\$ 140,813

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February 4, 2026

Expense Summary by Year

Year	Category	Item Name	Expense	
FY 2027	Amenity Parcel	Gazebos Painting	\$ 1,649	
		Picnic Tables	\$ 4,946	
	Amenity Parcel Subtotal = \$ 6,595.00			
	Clubhouse	Interior Paint	\$ 2,742	
		Exterior Paint	\$ 3,116	
	Clubhouse Subtotal = \$ 5,858.00			
	Grounds	Wooden Neighborhood Signs Replace	\$ 34,622	
	Park	East Dog Park Chain Link Fencing	\$ 5,279	
		Park Benches	\$ 12,468	
		Water Fountains	\$ 3,709	
		Park Wall Paint Interior Side	\$ 1,607	
Park Subtotal = \$ 23,063.00				
FY 2027 Annual Expense Total = \$ 70,138				
FY 2028	Grounds	Well Pumps and Pressure Tanks	\$ 50,964	
	Park	Park Wall Repair Allowance	\$ 1,911	
	Pool Area	Access System	\$ 8,494	
FY 2028 Annual Expense Total = \$ 61,369				
FY 2029	Pool Area	Pool Pumps and Equipment	\$ 10,284	
		Pool Furniture Re-Sling/Refurbish	\$ 11,597	
	Pool Area Subtotal = \$ 21,881.00			
FY 2029 Annual Expense Total = \$ 21,881				
FY 2030	Amenity Parcel	Parking Asphalt Mill and Overlay	\$ 37,574	
		Picnic Table/Shade Structure	\$ 6,313	
		Large Playstructure	\$ 90,186	
		Small Playstructure	\$ 28,183	
	Amenity Parcel Subtotal = \$ 162,256.00			
Park	West Dog Park Chain Link Fencing	\$ 5,484		

Year	Category	Item Name	Expense
FY 2030	Park	Park Wall Repair Allowance	\$ 2,029
	Park Subtotal = \$ 7,513.00		
FY 2030 Annual Expense Total = \$ 169,769			
FY 2031	Grounds	Pond Banks Erosion Control	\$ 14,056
		Stormwater Drainage Repair Allowance	\$ 72,950
	Grounds Subtotal = \$ 87,006.00		
	Pool Area	Seal Pool Deck Pavers	\$ 16,296
		Water Fountains	\$ 3,949
Pool Area Subtotal = \$ 20,245.00			
FY 2031 Annual Expense Total = \$ 107,251			
FY 2032	Park	Park Wall Repair Allowance	\$ 2,155
	Pool Area	Pool Pumps and Equipment	\$ 11,251
		Pool Furniture Re-Sling/Refurbish	\$ 12,688
	Pool Area Subtotal = \$ 23,939.00		
FY 2032 Annual Expense Total = \$ 26,094			
FY 2033	Amenity Parcel	Metal Benches	\$ 5,427
	Grounds	Pond 8 Aerators	\$ 14,800
	Pool Area	Pool Equipment Housing Boxes	\$ 74,001
		Pool Shower	\$ 3,700
	Pool Area Subtotal = \$ 77,701.00		
FY 2033 Annual Expense Total = \$ 97,928			
FY 2034	Amenity Parcel	Basketball Court Color Coat	\$ 3,965
	Park	Park Wall Repair Allowance	\$ 2,288
FY 2034 Annual Expense Total = \$ 6,253			
FY 2035	Amenity Parcel	Gazebos Painting	\$ 2,095
	Clubhouse	Interior Paint	\$ 3,485
		Exterior Paint	\$ 3,960
	Clubhouse Subtotal = \$ 7,445.00		
	Grounds	Masonry Monuments/Signs Refurbishment	\$ 41,250
	Park	Vinyl Fencing 6'	\$ 38,775
		Park Wall Paint Interior Side	\$ 2,043
	Park Subtotal = \$ 40,818.00		
Pool Area	Pool Pumps and Equipment	\$ 12,310	
	Pool Furniture Re-Sling/Refurbish	\$ 13,881	

Year	Category	Item Name	Expense	
FY 2035	Pool Area	Pool Chair Lift	\$ 12,833	
		Security Camera System	\$ 23,571	
	Pool Area Subtotal = \$ 62,595.00			
FY 2035 Annual Expense Total = \$ 154,203				
FY 2036	Grounds	Pond Banks Erosion Control	\$ 16,327	
		Stormwater Drainage Repair Allowance	\$ 84,739	
	Grounds Subtotal = \$ 101,066.00			
	Park	Park Wall Repair Allowance	\$ 2,429	
	Pool Area	Seal Pool Deck Pavers	\$ 18,930	
FY 2036 Annual Expense Total = \$ 122,425				
FY 2038	Grounds	Well Pumps and Pressure Tanks	\$ 68,769	
	Park	Park Wall Repair Allowance	\$ 2,579	
	Pool Area	Pool Pumps and Equipment	\$ 13,467	
		Pool/Recreation Area Aluminum Fencing	\$ 90,815	
		Pool Furniture Re-Sling/Refurbish	\$ 15,186	
		Pool Resurface	\$ 108,894	
		Kids Pool Resurface	\$ 17,192	
		Pool Deck Pavers	\$ 102,831	
	Pool Area Subtotal = \$ 348,385.00			
FY 2038 Annual Expense Total = \$ 419,733				
FY 2039	Park	Water Fountains	\$ 5,315	
Annual Expense Total = \$ 5,315				
FY 2040	Amenity Parcel	Swingset	\$ 9,735	
	Park	Park Wall Repair Allowance	\$ 2,738	
FY 2040 Annual Expense Total = \$ 12,473				
FY 2041	Grounds	Pond Banks Erosion Control	\$ 18,966	
		Stormwater Drainage Repair Allowance	\$ 98,435	
	Grounds Subtotal = \$ 117,401.00			
	Pool Area	Pool Pumps and Equipment	\$ 14,734	
		Pool Furniture Re-Sling/Refurbish	\$ 16,615	
Seal Pool Deck Pavers		\$ 21,989		
Pool Area Subtotal = \$ 53,338.00				
FY 2041 Annual Expense Total = \$ 170,739				

Year	Category	Item Name	Expense	
FY 2042	Amenity Parcel	Basketball Court Color Coat	\$ 5,039	
		Picnic Tables	\$ 7,753	
	Amenity Parcel Subtotal = \$ 12,792.00			
	Grounds	Wooden Neighborhood Signs Replace	\$ 54,268	
	Park	East Dog Park Chain Link Fencing	\$ 8,274	
		Park Benches	\$ 19,543	
		Park Wall Repair Allowance	\$ 2,907	
Park Subtotal = \$ 30,724.00				
FY 2042 Annual Expense Total = \$ 97,784				
FY 2043	Amenity Parcel	Gazebos Painting	\$ 2,663	
		Clubhouse	Interior Paint	\$ 4,429
	Exterior Paint		\$ 5,033	
	Clubhouse Subtotal = \$ 9,462.00			
	Grounds	Pond 8 Aerators	\$ 19,971	
	Park	Park Wall Paint Interior Side	\$ 2,596	
	Pool Area	Water Fountains	\$ 5,658	
FY 2043 Annual Expense Total = \$ 40,350				
FY 2044	Amenity Parcel	Gazebos Shingle Roof	\$ 5,798	
	Clubhouse	Asphalt Shingle Roof	\$ 31,553	
	Park	Park Wall Repair Allowance	\$ 3,087	
	Pool Area	Pool Pumps and Equipment	\$ 16,120	
		Pool Furniture Re-Sling/Refurbish	\$ 18,177	
	Pool Area Subtotal = \$ 34,297.00			
FY 2044 Annual Expense Total = \$ 74,735				
FY 2045	Amenity Parcel	Picnic Table/Shade Structure	\$ 9,895	
		Large Playstructure	\$ 141,361	
		Small Playstructure	\$ 44,175	
	Amenity Parcel Subtotal = \$ 195,431.00			
	Clubhouse	Restrooms Refurbishment	\$ 84,816	
	Park	West Dog Park Chain Link Fencing	\$ 8,596	
		Park Wall Aluminum Fencing	\$ 21,593	
		Park Area Pavers	\$ 15,278	
Park Subtotal = \$ 45,467.00				
Pool Area	Security Camera System	\$ 31,806		
Annual Expense Total = \$ 357,520				

Year	Category	Item Name	Expense	
FY 2046	Amenity Parcel	Basketball Backboards	\$ 10,196	
	Grounds	Pond Banks Erosion Control	\$ 22,031	
		Stormwater Drainage Repair Allowance	\$ 114,343	
		Solar Neighborhood Signs Lighting	\$ 72,830	
	Grounds Subtotal = \$ 209,204.00			
	Park	Park Wall Repair Allowance	\$ 3,277	
	Pool Area	Pool Handrail and Ladder	\$ 15,112	
		Seal Pool Deck Pavers	\$ 25,543	
Pool Area Subtotal = \$ 40,655.00				
FY 2046 Annual Expense Total = \$ 263,332				
FY 2047	Pool Area	Pool Pumps and Equipment	\$ 17,636	
		Pool Furniture Re-Sling/Refurbish	\$ 19,887	
		Pool Chair Lift	\$ 18,386	
	Pool Area Subtotal = \$ 55,909.00			
FY 2047 Annual Expense Total = \$ 55,909				
FY 2048	Amenity Parcel	Bollard Lights	\$ 17,592	
		Metal Shed	\$ 40,191	
	Amenity Parcel Subtotal = \$ 57,783.00			
	Grounds	Well Pumps and Pressure Tanks	\$ 92,794	
	Park	Park Wall Repair Allowance	\$ 3,480	
Pool Area	Access System	\$ 15,466		
FY 2048 Annual Expense Total = \$ 169,523				
FY 2050	Amenity Parcel	Basketball Court Color Coat	\$ 6,404	
	Park	Park Wall Repair Allowance	\$ 3,695	
	Pool Area	Pool Pumps and Equipment	\$ 19,294	
		Pool Furniture Re-Sling/Refurbish	\$ 21,757	
		Pool Resurface	\$ 156,011	
		Kids Pool Resurface	\$ 24,631	
Pool Area Subtotal = \$ 221,693.00				
FY 2050 Annual Expense Total = \$ 231,792				
FY 2051	Amenity Parcel	Gazebos Painting	\$ 3,384	
	Clubhouse	Interior Paint	\$ 5,628	
		Exterior Paint	\$ 6,396	
	Clubhouse Subtotal = \$ 12,024.00			
Grounds	Pond Banks Erosion Control	\$ 25,592		

Year	Category	Item Name	Expense
FY 2051	Grounds	Stormwater Drainage Repair Allowance	\$ 132,823
		Grounds Subtotal = \$ 158,415.00	
	Park	Water Fountains	\$ 7,614
		Park Wall Paint Interior Side	\$ 3,299
	Park Subtotal = \$ 10,913.00		
Pool Area	Seal Pool Deck Pavers	\$ 29,671	
Annual Expense Total = \$ 214,407			
FY 2052	Amenity Parcel	Parking Asphalt Mill and Overlay	\$ 72,638
	Park	Park Wall Repair Allowance	\$ 3,923
FY 2052 Annual Expense Total = \$ 76,561			
FY 2053	Grounds	Pond 8 Aerators	\$ 26,948
		Pool Area	Pool Pumps and Equipment
	Pool Furniture Re-Sling/Refurbish		\$ 23,804
	Pool Area Subtotal = \$ 44,913.00		
FY 2053 Annual Expense Total = \$ 71,861			
FY 2054	Park	Park Wall Repair Allowance	\$ 4,165
Annual Expense Total = \$ 4,165			
FY 2055	Grounds	Masonry Monuments/Signs Refurbishment	\$ 75,106
		Park	Vinyl Fencing 6'
	Pool Area		Security Camera System
		Water Fountains	\$ 8,107
	Pool Area Subtotal = \$ 51,025.00		
FY 2055 Annual Expense Total = \$ 196,731			
FY 2056	Grounds	Pond Banks Erosion Control	\$ 29,728
		Stormwater Drainage Repair Allowance	\$ 154,290
		Grounds Subtotal = \$ 184,018.00	
	Park	Park Wall Repair Allowance	\$ 4,422
		Pool Area	Pool Pumps and Equipment
	Pool Furniture Re-Sling/Refurbish		\$ 26,043
	Seal Pool Deck Pavers		\$ 34,466
Pool Area Subtotal = \$ 83,603.00			
FY 2056 Annual Expense Total = \$ 272,043			
FY 2057	Amenity Parcel	Picnic Tables	\$ 12,152

Year	Category	Item Name	Expense
FY 2057	Grounds	Wooden Neighborhood Signs Replace	\$ 85,061
	Park	East Dog Park Chain Link Fencing	\$ 12,969
		Park Benches	\$ 30,632
	Park Subtotal = \$ 43,601.00		
FY 2057 Annual Expense Total = \$ 140,814			

INVOICE

FROM:
 Florida Reserve Study and Appraisal, Inc.
 12407 N. Florida Avenue
 Tampa, FL 33612
 Telephone Number: 813-932-1588 Fax Number: 813-388-4189

INVOICE NUMBER
02042026
DATE
02/04/2026

TO:
 South Fork East CDD
 c/o Board of Supervisors
 Telephone Number: Fax Number:
 Alternate Number: E-Mail:

REFERENCE
 Internal Order #:
 Client File #:
 Main File # on form:
 Other File # on form:
 Federal Tax ID:
 Employer ID:

DESCRIPTION

Client: South Fork East CDD
Property Address: 11341 Ambleside Blvd
City: Riverview
County: Hillsborough **State:** FL **Zip:** 33579
Legal Description:

FEES	AMOUNT
------	--------

Reserve Study for South Fork East CDD	3,500.00
Please make check payable to Florida Reserve Study and Appraisal, Inc. EIN # 46-1213408	
SUBTOTAL	3,500.00

PAYMENTS	AMOUNT
----------	--------

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 3,500.00



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
10904	01/16/2026	\$300.00	01/16/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Tree Removal i Yucca and 1 spindle palm removed from 11630 iris spring ct Riverview fl. 33579	1	300.00	300.00

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	\$300.00

Pay invoice

SOUTHFORK EAST Community Development District

2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544
Office (813)991-1116 ext 1002

August 4, 2025

David Kowalski
11630 IRIS SPRING CT
RIVERVIEW, FL 33579-2413

Subject: Immediate Action Required: Removal of Unauthorized Palm trees on District Property

Dear Mr. Pimentel

I hope this message finds you well. It has come to our attention there are palm trees planted on District property. This alteration was made without proper authorization and needs to be addressed promptly.

We request that you take the following actions within 30 days from the date of this email:

1. ****Secure a Site Survey Company****: Determine the correct boundaries of your property.
2. ****Relocate the Palm trees****: Move the palm trees to ensure it is within your property lines.
3. ****Restore the Area****: Return the affected area to its original condition.

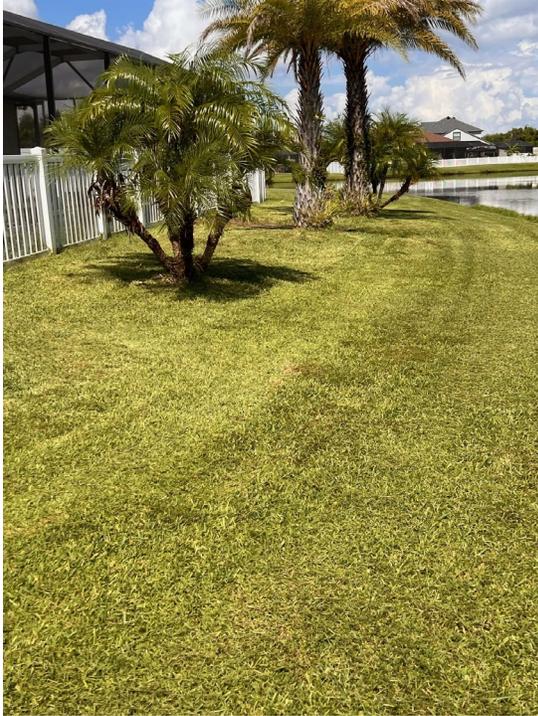
Failure to comply with these requests may result in the pursuit of legal remedies by the District.

If you have any questions or require further assistance, please do not hesitate to contact me directly. Thank you for your cooperation and prompt attention to this matter.

Best regards,

Alba M. Sanchez
District Manager
SOUTHFORK EAST Community Development District

Enclosed:
Pictures of the CDD property





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
10905	01/16/2026	\$3,960.00	02/15/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Tree Removal 2 large palms 11632 iris spring ct	2	1,630.00	3,260.00
	Tree Removal	Tree Removal	2	280.00	560.00
	dump fee	Clean up of concrete	2	70.00	140.00

SUBTOTAL	3,960.00
TAX	0.00
TOTAL	3,960.00
BALANCE DUE	\$3,960.00

Pay invoice

SOUTHFORK EAST Community Development District

2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544
Office (813)991-1116 ext 1002

July 31, 2025

Oconner Nicholas Reid
11632 Iris Spring Ct. Riverview FL 33579

Subject: Immediate Action Required: Removal of Unauthorized Landscaping on District Property

Dear Mr. Kowalski

I hope this message finds you well. It has come to our attention you have encroached on CDD property behind your home. This encroachment was made without proper authorization and needs to be addressed promptly.

We request that you take the following action within 30 days from the date of this email:

1. ****Secure a Site Survey Company****: Determine the correct boundaries of your property.
2. ****Remove the encroachment (palm trees) from the CDD property ****: Ensure you relocate it within your property lines.
3. ****Restore the Area****: Return the affected area to its original condition.

Failure to comply with this request may result in removal of encroachment at the owner's expense. The CDD reserves the right to remedy the encroachment with all available resources.

If you have any questions or require further assistance, please do not hesitate to contact me directly. Thank you for your cooperation and prompt attention to this matter.

Best regards,

Alba M. Sanchez
District Manager
Alba.sanchez@inframark.com
813 482-1614
SOUTHFORK EAST Community Development District



**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, January 8, 2026 at 6:02 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

Also present were:

Alba Sanchez	District Manager
Vivek Babbar	District Counsel
Christina Fowler	Field Manager
Kirk Wagner	District Engineer
Fredrick Levatte	Onsite 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 6:02 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 January 8, 2026, agenda was approved.

FOURTH ORDER OF BUSINESS **Audience Comments on Agenda**

Resident Comment: 13849 Canyon Stone inquired about the recent activity behind his home as it pertains to staking the area - the Engineer explained we needed to mark the area for the vendors to have access

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Accountant Report

41 Ms. Schneider provided a high-level overview of the financials.

42

43 **B. District Engineer**

44 **1. Update on CDD Labor Rates**

45 Discussed the recently staked areas and the need for the delineation of the area
46 for vendors to have access.

47

48 On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with
49 all in favor, the South Fork East Community Development
50 District Board accepted the \$18,840 proposal for the Pond
51 Erosion Assessment.

52

53 **C. District Counsel**

54 **1. Consideration of Revised Policies Handbook**

55 High-level overview of the handbook with some minor admin changes - the
56 Attorney will make the final corrections.

57

58 On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with
59 all in favor, the South Fork East Community Development
60 District Board accepted the Revised policy handbook to include
61 the correction.

62

63 **D. Aquatics Report**

64 **1. SOLitude – Waterway Inspection Report**

65 There were no updates.

66

67 **E. Field Inspection Report**

68 **1. Consideration of Arborist Abroad Landscaping Proposal**

69 Ms. Fowler presented the field report.

70

71 **F. Landscape Report**

72 **1. Consideration of the Revised NewLeaf Contract**

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On MOTION by Ms. Green, seconded by Ms. Gagliardi, with all in favor, the South Fork East Community Development District approved the Revised NewLeaf Contract.

G. On-Site Manager’s Report

There were no updates.

H. District Manager’s Report

There were no updates.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Pressure Washing Proposal

Tabled indefinitely.

B. Consideration of Roofing Proposal

The Attorney will draft a Service Agreement - once that is signed, the vendor and the Chair will execute the agreement.

On MOTION by Ms. Green, seconded by Ms. Dixon, with all in favor, the Board approved the Roofing proposal with a not-to-exceed amount of \$27,000.

C. Consideration of Motion to Assign Funds

On MOTION by Ms. Green, seconded by Ms. Gagliardi, with all in favor, the Board approved to assign the funds as presented.

D. Consideration of Resolution 2026-01, Authorizing Certain Spending Limits

On MOTION by Ms. Green, seconded by Mr. Gagliardi, with all in favor, the Board adopted Resolution 2026-01, Authorizing the Certain Spending Limits.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the December 11, 2025, Meeting

110 On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all
111 in favor, the South Fork East Community Development District
112 approved the December 11, 2025, Meeting minutes.

113
114 **B. Acceptance of the Check Register for November 2025 with Invoice**

115
116 On MOTION by Ms. Green, seconded by Ms. Gagliardi, with all
117 in favor, the South Fork East Community Development District
118 approved the November 2025 Check Register with invoices.

119
120 **EIGHTH ORDER OF BUSINESS** **Old Business**

121 The Board would like to add to the next agenda the Encroachment Agreement for 13849 Moonstone
122 Canyon Drive.

123 On MOTION by Ms. Green, seconded by Ms. Gagliardi, with all
124 in favor, the South Fork East Community Development District
125 approved to move 140 from the Swimming Pool Reserves to
126 R&M Pond Reserves.

127
128 On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with
129 all in favor, the South Fork East Community Development
130 District approved for Illuminations to add additional lights.

131
132 **NINTH ORDER OF BUSINESS** **Supervisor’s Comments**

133 None.

134
135 **TENTH ORDER OF BUSINESS** **Audience Comments (3) Minute Time**

136 None.

137
138 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

139 On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all
140 in favor, the South Fork East Community Development District
141 adjourned the meeting at 8:00 p.m.

142
143 _____
144 Secretary/Assistant Secretary Chairperson/Vice Chairperson

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100203							
001	12/01/25	BRANDON WOOD	8308	SFE Pool Vacuum Line Cover Nov 2025	R&M-Pools	546074-57201	\$35.50
Check Total							<u>\$35.50</u>
CHECK # 100204							
001	12/01/25	INFRAMARK LLC	165644	Management Fee Dec 2025	ProfServ-Field Management	531016-53901	\$1,458.33
001	12/01/25	INFRAMARK LLC	165644	Management Fee Dec 2025	Misc-Contingency	549900-51301	\$15.00
001	12/01/25	INFRAMARK LLC	165644	Management Fee Dec 2025	Misc-Contingency	549900-51301	\$4,291.67
Check Total							<u>\$5,765.00</u>
CHECK # 100205							
001	12/03/25	SOUTH COUNTY LANDCARE INC	10838	Hunter Module for ICC controller	R&M-Irrigation	546041-53901	\$2,135.00
Check Total							<u>\$2,135.00</u>
CHECK # 100206							
001	12/04/25	BRANDON WOOD	8337	DEC 25 POOL SERVICE	Contracts-Pools	534078-57201	\$2,000.00
Check Total							<u>\$2,000.00</u>
CHECK # 100207							
001	12/04/25	SOLITUDE LAKE MANAGEMENT	PSI220895	December 2025 Lake Management	Contracts-Lake and Wetland	534021-53801	\$2,261.75
Check Total							<u>\$2,261.75</u>
CHECK # 100208							
001	12/04/25	COMPLETE I.T.	18387	NETWORK MONITORING & FIRMWARE DEC 2025	Miscellaneous Services	549001-51301	\$65.00
Check Total							<u>\$65.00</u>
CHECK # 100209							
001	12/16/25	SOUTH COUNTY LANDCARE INC	10857	DEC 25 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$186.40
Check Total							<u>\$186.40</u>
CHECK # 100210							
001	12/16/25	BRLETIC DVORAK , INC	2197	ENGINEERING SERVICE NOV 25	ProfServ-Engineering	531013-51301	\$2,280.00
Check Total							<u>\$2,280.00</u>
CHECK # 100211							
001	12/30/25	INFRAMARK LLC	166726	Postage Dec 2025	Miscellaneous Services	549001-51301	\$2.96
Check Total							<u>\$2.96</u>
CHECK # 2454							
001	12/01/25	FREDERICK LEVATTE	112125 - 1678	Replenish Petty Cash	Cash On Hand/Petty Cash	102000	\$250.00
Check Total							<u>\$250.00</u>
CHECK # 2455							
001	12/04/25	AMERICAN MULCH & GROUNDCOVER, LLC	8015-DEPOSIT	50% DEPOSIT PLAYGROUND MULCH	R&M Landscape	546259-53901	\$1,560.00
Check Total							<u>\$1,560.00</u>

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 2459								
001	12/04/25	ALLIANCE BACKGROUND LLC	2025050228	AB Global Screening Background June 2025	Misc-Contingency	549900-51301	\$281.01	
							Check Total	\$281.01
CHECK # DD571								
001	12/19/25	LAURA GREEN EFT	121525-	REIMBURSEMENT FOR ETHICS TRN	Misc-Contingency	549900-53901	\$79.00	
							Check Total	\$79.00
							Fund Total	\$16,901.62

203 2017 SERIES DEBT SERVICE FUND - 203

CHECK # 2458								
203	12/04/25	SOUTH FORK EAST C/O US BANK	DEC.03.25-DS-2017	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$39,306.84	
							Check Total	\$39,306.84
#REF!								
#####	#REF!	SOUTH FORK EAST C/O US BANK	12.05.25	Trustee Payment Dec 2025	ProfServ-Trustee Fees	531045-51301	\$511,650.88	
							Check Total	\$511,650.88
							Fund Total	\$550,957.72

204 2021 SERIES DEBT SERVICE FUND - 204

CHECK # 2457								
204	12/04/25	SOUTH FORK EAST C/O US BANK	DEC.03.25-DS-2021	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$13,761.66	
							Check Total	\$13,761.66
CHECK # 2464								
204	12/19/25	SOUTH FORK EAST C/O US BANK	DEC.05.25 - DS-20212	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$179,133.31	
							Check Total	\$179,133.31
							Fund Total	\$192,894.97

205 2025 SERIES DEBT SERVICE FUND - 205

CHECK # 2456								
205	12/04/25	SOUTH FORK EAST C/O US BANK	DEC.03.25-DS-2025	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED	Due From Other Funds	131000	\$7,870.60	
							Check Total	\$7,870.60
CHECK # 2460								
205	12/11/25	SOUTH FORK EAST C/O US BANK	DEC.05.25 - DS-2025	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$102,450.36	
							Check Total	\$102,450.36
							Fund Total	\$110,320.96

Total Checks Paid	\$871,075.27
--------------------------	---------------------

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.: 8308
 Terms: Net 15
 Invoice date: 11/24/2025
 Due date: 12/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Vacuum Line Cover	Vac Line Cover	1	\$35.50	\$35.50

Total **\$35.50**

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165644

DATE

12/1/2025

CUSTOMER ID

C1986

NET TERMS

Due On Receipt

PO#

DUE DATE

12/1/2025

BILL TO

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

Services provided for the Month of: December 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.



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
10838	11/28/2025	\$2,135.00	11/28/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	modulue	Hunter Module for ICC controller	1	2,135.00	2,135.00

SUBTOTAL	2,135.00
TAX	0.00
TOTAL	2,135.00
BALANCE DUE	\$2,135.00

Pay invoice

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.: 8337
Terms: Net 15
Invoice date: 12/01/2025
Due date: 12/16/2025

#	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

INVOICE

Page: 1

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 Number: PSI220895
Invoice Date: 12/1/2025

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

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

Ship Via
Ship Date 12/1/2025
Due Date 12/31/2025
Terms Net 30

Customer ID 6405
P.O. Number
P.O. Date 12/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 South Fork East Cdd-Lake-ALL		1	1	2,261.75	2,261.75

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

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



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 #	18387
Invoice Date	12-01-25
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
10857	12/03/2025	\$186.40	12/03/2025	Due on receipt	

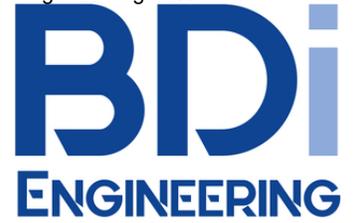
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SOUTHFORK EAST CDD	Landscape Maintenance for monthly for SouthFork East December 2025	1	186.40	186.40

SUBTOTAL	186.40
TAX	0.00
TOTAL	186.40
BALANCE DUE	\$186.40

Pay invoice

Brlitic 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 2197
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME

South Fork East CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[November 04]	4:00	135.00	540.00
Project Manager II	[November 07 - November 25]	7:00	180.00	1,260.00
Senior Inspector	[November 20]	4:00	120.00	480.00

BALANCE DUE **\$2,280.00**



**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.	6.00	\$180	K. Wagner	\$1,080.00
	1.00	\$180	J. Whited	\$180.00
Communication and Site Visit for Stormwater Repairs.	0.00	\$210	R. Dvorak	\$0.00
	0.00	\$180	J. Whited	<u>\$0.00</u>
	4.00	\$120	K. Wagner	<u>\$480.00</u>
Follow Up On Land Lock Property Owned by HOA; Input on Getting Survey for Pond Access; Cost Estimate for Documenting Drainage Easement	0.00	\$210	R. Dvorak	\$0.00
	0.00	\$180	J. Whited	<u>\$0.00</u>
	4.00	\$135	K. Wagner	<u>\$540.00</u>
INVOICE TOTAL	15.00			<u>\$2,280.00</u>



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

166726

DATE

12/22/2025

CUSTOMER ID

C1986

NET TERMS

Due On Receipt

PO#

DUE DATE

12/22/2025

BILL TO

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

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal	\$2.96
Tax	\$0.00
Total Due	\$2.96

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.

CHECK REQUEST FORM

District Name: South Fork East

Date: 21-Nov-25

Invoice Number: 112125 - 1678

Please issue a check to:

Vendor Name: Frederick Levatte

Vendor No.: NEW

Check amount: \$250.00

Please cut check from Acct. #: #1678 Valley Checking Account

Please code to: 102000.001.1000

Check Description/Reason: SFE Petty Cash

Mailing instructions: Frederick Levatte

South Fork East CDD Clubhouse

11341 Ambleside Blvd, Riverview, FL 33579

Due Date for Check: next batch

Requestor: Sandra MacGregor

Manager's Approval: Alba Sanchez

Date: 21-Nov-25

American Mulch & Soil, LLC
 13838 Hays Rd.
 Spring Hill, FL 34610

Invoice

Date	Invoice #
12/3/2025	8015

Phone # 813-443-2121

Bill To
Inframark Infrastructure Mgt Services 2654 Cypress Ridge Rd. Suite 101 Wesley Chapel FL 33544

Ship To
Playground - Ambleside 11771 Ambleside Blvd Riverview, FL 33579

Rep	S.O. No.	P.O. No.	Terms	Ordered By
RS	9253		Cash Up front	Eric

Description	Ordered	Prev. Invoi...	Backord...	Invoiced	U/M	Rate	Amount
PRE INVOICE.							
EWF Playground Mulch	60	0	0	60		51.00	3,060.00
Fuel Surcharge	60	0		60		1.00	60.00
CALL IN ROUTE: Eric @ 656-251-7244 E: efrazier@inframark.com							
2 playgrounds.							
Mulch @ 3-inch depth							
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed							
Quantity provided by customer. AMS will not be liable for any material shortages							
50% DUE PRIOR TO INSTALLATION - Balance due upon completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **							

All estimates valid for 30 days. Please review, sign and return to schedule installation.	Total	\$3,120.00
	Payments/Credits	\$0.00
	Balance Due	\$3,120.00

AB Global

12651 Walsingham Road Suite C
Largo, FL 33774 US
+18665908715
Accounting@ABGlobalScreening.com
www.ABGlobalScreening.com



BILL TO

Alba Sanchez
South Fork East
2005 Pan Am Circle Suite 300
Tampa, FL 33607

SHIP TO

Alba Sanchez
South Fork East
2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE 2025050228

DATE 06/02/2025 TERMS Net 30

DUE DATE 07/02/2025

INVOICE DATE	SUMMARY	AMOUNT
	Background Screening	272.83
	Processing Fee	8.18

Pay invoice

TOTAL DUE \$281.01

CHECK REQUEST FORM

District Name: Southfork EAST CDD

Date: 12/15/25

2025-03

Invoice Number:

Please issue a check to:

Vendor Name: Laura Green

Vendor No.: Reimbursement for Ethics Course

Check amount: \$79.00

Please code to: misc contingency GL 549900 ORG CODE 53901

Check Description/Reason: reimbursement for ethics course

Mailing instructions:

Due Date for Check:

Requestor: Alba Sanchez

Manager's review: ALBA SANCHEZ

THIS CERTIFICATE IS AWARDED TO

Laura Green

FOR SUCCESSFULLY COMPLETING THE 4-HOUR COURSE

Florida Ethics, Public Records & Sunshine Law 2025

Florida Bar CLE: #2403074N (5 hours General & 2.5 hours Ethics) | IIMC: .75 CMC Experience or .75 MMC
Professional Contribution Points

Issued: 2025-12-15

Certificate ID: ojua2j5z0d



CHECK REQUEST FORM

District Name: South Fork East CDD

Date: December 3, 2025

Invoice Number: DEC.03.25 - DS-2017

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$39,306.84

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

December 3, 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

\$39,306.84

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: December 5, 2025

Invoice Number: DEC.05.25 - DS-2017

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$511,650.88

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

December 5, 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

\$511,650.88

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: December 3, 2025

Invoice Number: DEC.03.25 - DS-2021

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$13,761.66

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

December 3, 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 2026 Special Assessments received

Series 2021

\$13,761.66

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: December 5, 2025

Invoice Number: DEC.05.25 - DS-2021

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$179,133.31

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

December 5, 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 2026 Special Assessments received

Series 2021

\$179,133.31

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: December 3, 2025

Invoice Number: DEC.03.25 - DS-2025

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$7,870.60

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

December 3, 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

\$7,870.60

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: December 5, 2025

Invoice Number: DEC.03.25 - DS-2025

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$102,450.36

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

December 5, 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

\$102,450.36

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