



South Fork East Community Development District

March 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
Kirk Wagner, District Engineer
Christy Fowler, Field Inspector
Sandra MacGregor, District Accountant
Kareen Baker, District Admin

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

Teams Information

[Join the meeting now](#)

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 4
- C. District Counsel
- D. Aquatics Report
- E. SOLitude – Waterway Inspection Report..... Page 12
- F. Field Inspection Report Page 26
- G. NewLeaf Landscape and Irrigation Maintenance Report Page 41
 - i. NewLeaf Tree Removal Proposal #1302 Page 46
- H. On-Site Manager's Report
- I. District Manager's Report
 - i. Consideration of Resolution 2026-03, Authorizing Bank Account Signatories Page 47
 - ii. Consideration of Resolution 2026-04, General Election Page 48
 - iii. General Election 2026 Fact Sheet..... Page 50

6. Business Items

- A. Consideration of Property Encroachment Agreement (Flower Bed) -13849 Moonstone Canyon Drive Page 51
- B. Discussion of Revised Policies Handbook..... Page 57

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
954-603-0033

Meeting Location

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

- 7. **Consent Agenda**
 - A. Approval of the Minutes of the February 12, 2026, Meeting Page 78
 - B. Acceptance of the Check Register for January 2026 with Invoices..... Page 83
- 8. **Old Business**
- 9. **Supervisors' Comments**
- 10. **Audience Comments (3) Minute Time Limit**
- 11. **Adjournment**

The next regularly scheduled meeting is on Thursday, April 9, 2026 at 6:00 p.m.

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
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 Pond Bank Erosion Assessment Proposal.

Field work has been completed. Assessment report will be ready for April 2026 meeting

The Reserve at South Fork East – Well #4.

A site visit with BOS representative and DM was completed in Feb 2026 to review well #4, located within the fencing at the entrance to The Reserve. Interpretation of available data, the CDD is the owner of the property and the well. The CDD should consult with legal to verify there are no other impediments to moving forward with installing a dedicated meter at the well and disconnect from the HOA meter and panel. It is recommended that the CDD complete a survey to verify property corners and lines where needed.

Irrigation wells - ownership and water use permits.

In progress. Awaiting follow up from SWFWMD if CDD needs WUPs for the wells. Attached are the documents found to date showing ownership of wells #2 - #5. Well #3 located at Amenity Center will need ownership transferred to CDD. Working on determining the where abouts of well construction permit for well #1.

Cargo Box in wetland

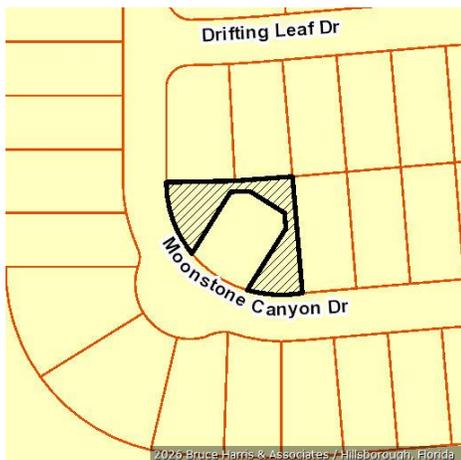
A site visit to review the cargo box in the wetland was completed in Feb 2026. Observed the cargo box to be in deteriorated state. No visible signs of impact to immediate surrounding wetland area. Recommend CDD to leave the cargo box where its resting and allow it to naturally deteriorate as removal may have greater impact to the wetland.



Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafil.org/
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 077717-6153



Owner Information	
Owner Name	RESERVE AT SOUTH FORK HOMEOWNERS ASSOCIATION INC
Mailing Address	2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008
Site Address	RIVERVIEW
PIN	U-16-31-20-9UP-000000-L0000.0
Folio	077717-6153
Prior PIN	U-16-31-20-9UP-000000-C0000.0
Prior Folio	077717-6154
Tax District	U - UNINCORPORATED
Property Use	0901 RESIDENTIAL HOA
Plat Book/Page	121/95
Neighborhood	226015.00 Southfork Area
Subdivision	9UP RESERVE AT SOUTH FORK PHASE 1

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$100	\$100	\$0	\$100
Public Schools	\$100	\$100	\$0	\$100
Municipal	\$100	\$100	\$0	\$100
Other Districts	\$100	\$100	\$0	\$100

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2015127473	03	2015	QC	Unqualified	Vacant	\$100
21788 / 0586	2013130611	04	2013	WD	Unqualified	Vacant	\$1,925,000

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
9990	Common Area	PD	0.0	0.0	LT LOTS	1.00	\$100

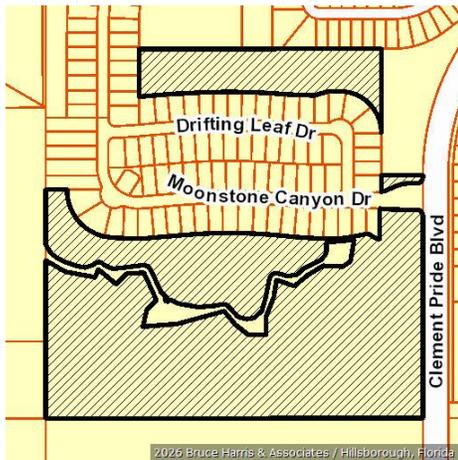
Legal Description
 RESERVE AT SOUTH FORK PHASE 1 TRACT L



Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafil.org/
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 077717-6155



Owner Information	
Owner Name	SOUTH FORK EAST CDD
Mailing Address	C/O MOYER & ASSOC/SEVERN TRENT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320
Site Address	CLEMENT PRIDE BLVD, RIVERVIEW
PIN	U-16-31-20-9UP-000000-D0000.0
Folio	077717-6155
Prior PIN	U-16-31-20-9UP-000000-C0000.0
Prior Folio	077717-6154
Tax District	U - UNINCORPORATED
Property Use	8900 MUNICIPAL
Plat Book/Page	121/95
Neighborhood	226015.00 Southfork Area
Subdivision	9UP RESERVE AT SOUTH FORK PHASE 1

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
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Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
22821 / 1338	2014321776	09	2014	WD	Unqualified	Vacant	\$100

Land Information								
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value	
9990	Common Area	PD	0.0	0.0	LT LOTS	1.00	\$100	

Legal Description
 RESERVE AT SOUTH FORK PHASE 1 TRACTS D, K E, F AND G

Permit #: 748660	Status: Completed	Application Received: 09/28/2006
Reference #:	Type: New Construction	Issue Date: 09/29/2006
Well Use: IRRIGATION	Const. Date:	Suspense Date: 12/28/2006

Owner Information: 748660

Name	Address	City/State/Zip
South Fork East CDD	c/o Inframark/Alba Sanchez 2654 Cypress Ridge Blvd., Ste. 101	Wesley Chapel, FL 33544

Contractor Information: 748660

Name	License #	Address	City/State/Zip
Christopher D Collett	9288	13907 105TH AVE. N.	LARGO, FL 33774

Well Information: 748660

Diameter	Drill Method	Depth	Primary Casing	Material	Casing Depth	Casing Diameter	Contamination
5	NOT ENTERED			5			

Well Location: 748660

Site ID	Address	City/State	Lat	Long	Section	Township	Range
598413	11349 AMBLESIDE BLVD., RIVERVIEW		0° 0" 0.00'	0° 0" 0.00'	16	31	20

Well Completion Information: 748660

Completion Date	Static Water Level	Finish Code	Drill Method	Status	Well Depth	Casing Diameter	Casing From Depth	Casing To Depth	Casing Material
10/11/2006	66.00	Open Hole	ROTARY		340				NOT ENTERED
10/11/2006	66.00	Open Hole	ROTARY		340				NOT ENTERED
10/11/2006	66.00	Open Hole	ROTARY		340	5		240	PVC

Permit #: 763474	Status: Completed	Application Received: 07/10/2007
Reference #:	Type: New Construction	Issue Date: 07/10/2007
Well Use: IRRIGATION	Const. Date: 07/18/2007	Suspense Date: 10/08/2007

Owner Information: 763474

Name	Address	City/State/Zip
Summerfield II, LLC	2502 N Rocky Point Dr., Ste 1050	Tampa, FL 33607

Contractor Information: 763474

Name	License #	Address	City/State/Zip
Vincent Kuka	2263	20139 BOWMAN RD	SPRING HILL, FL 34610

Well Information: 763474

Diameter	Drill Method	Depth	Primary Casing	Material	Casing Depth	Casing Diameter	Contamination
4	COMBINATION (TWO OR MORE METHODS)	100		Bentonite			

Well Location: 763474

Site ID	Address	City/State	Lat	Long	Section	Township	Range
658384	AMBLESIDE BLVD 11341	RIVERVIEW	27° 47' 15.91'	82° 18' 54.66'	16	31	20

Well Completion Information: 763474

Completion Date	Static Water Level	Finish Code	Drill Method	Status	Well Depth	Casing Diameter	Casing From Depth	Casing To Depth	Casing Material
07/21/2007	62.00	Open Hole	COMBINATION (TWO OR MORE METHODS)	Complete	240	4		92	GALVANIZED

Permit #: 829950	Status: Completed	Application Received: 06/17/2013
Reference #:	Type: New Construction	Issue Date: 06/17/2013
Well Use: IRRIGATION - LANDSCAPE	Const. Date: 06/17/2013	Suspense Date: 09/15/2013

Owner Information: 829950

Name	Address	City/State/Zip
South Fork East CDD c/o Rizzetta	5844 Old Pasco Rd Ste. #100	Wesley Chapel, FL 33544

Contractor Information: 829950

Name	License #	Address	City/State/Zip
Jeffrey D Baker	2267	9915 U S HIGHWAY 301 N	TAMPA, FL 336375333

Well Information: 829950

Diameter	Drill Method	Depth	Primary Casing	Material	Casing Depth	Casing Diameter	Contamination
5	ROTARY	300		Cement	180		

Well Location: 829950

Site ID	Address	City/State	Lat	Long	Section	Township	Range
819603	13898 Clement Pride Blvd	Riverview 33579	27° 46" 49.88'	82° 18" 49.18'	16	31	20

Well Completion Information: 829950

Completion Date	Static Water Level	Finish Code	Drill Method	Status	Well Depth	Casing Diameter	Casing From Depth	Casing To Depth	Casing Material
06/21/2013	88.00	Open Hole	ROTARY	Complete	400	5		240	PVC
06/21/2013	88.00	Open Hole	ROTARY	Complete	400	10		45	

Permit #: 833106	Status: Completed	Application Received: 12/05/2013
Reference #:	Type: New Construction	Issue Date: 12/05/2013
Well Use: IRRIGATION - LANDSCAPE	Const. Date: 12/06/2013	Suspense Date: 03/05/2014

Owner Information: 833106

Name	Address	City/State/Zip
South Fork East CDD	5680A West Cypress St	Tampa, FL 33607

Contractor Information: 833106

Name	License #	Address	City/State/Zip
Dennis D. Fourqrean	1369	8920 SOUTH MOBLEY ROAD	TAMPA, FL 33626

Well Information: 833106

Diameter	Drill Method	Depth	Primary Casing	Material	Casing Depth	Casing Diameter	Contamination
5	ROTARY	300		Cement			

Well Location: 833106

Site ID	Address	City/State	Lat	Long	Section	Township	Range
826990	Ambleside Dr	Riverview	27° 46" 55.50'	82° 18" 24.30'	16	31	20

Well Completion Information: 833106

Completion Date	Static Water Level	Finish Code	Drill Method	Status	Well Depth	Casing Diameter	Casing From Depth	Casing To Depth	Casing Material
01/15/2014	90.00	Open Hole	ROTARY	Complete	300	5		200	PVC
01/15/2014	90.00	Open Hole	ROTARY	Complete	300	10		43	

Permit #: 835795	Status: Completed	Application Received: 04/21/2014
Reference #:	Type: Repair/Modify	Issue Date: 04/21/2014
Well Use: REPAIR IRRIGATION	Const. Date: 04/21/2014	Suspense Date: 07/20/2014

Owner Information: 835795

Name	Address	City/State/Zip
South Fork East CDD	5680A West Cypress St	Tampa, FL 33607

Contractor Information: 835795

Name	License #	Address	City/State/Zip
Dennis D. Fourqrean	1369	8920 SOUTH MOBLEY ROAD	TAMPA, FL 33626

Well Information: 835795

Diameter	Drill Method	Depth	Primary Casing	Material	Casing Depth	Casing Diameter	Contamination
5	ROTARY	300		Cement	200		

Well Location: 835795

Site ID	Address	City/State	Lat	Long	Section	Township	Range
832905	AMBLESIDE DR	RIVERVIEW	27° 46' 55.50'	82° 18' 24.30'	16	31	20

Well Completion Information: 835795

Completion Date	Static Water Level	Finish Code	Drill Method	Status	Well Depth	Casing Diameter	Casing From Depth	Casing To Depth	Casing Material
04/22/2014	90.00	Open Hole	ROTARY	Complete	400	5		200	PVC
04/22/2014	90.00	Open Hole	ROTARY	Complete	400	3	180	280	

SOLITUDE LAKE MANAGEMENT



South Fork East CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-02-25

Prepared for:

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

Prepared by:

Kevin Wilt, Service Manager

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

TABLE OF CONTENTS

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

Site: 1

Comments:

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 2025

Site: 2

Comments:

Normal growth observed
Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

Site: 3

Comments:

Normal growth observed
Minor shoreline weed growth.
Water level low.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

4

Comments:

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



February 2025



February 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.



February 2025



February 2025

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

6

Comments:

Requires attention
Minor shoreline weed growth.
Submersed weed growth observed. Water levels low.



February 2025



February 2025

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

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



February 2025



February 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



February 2025



February 2025

Site: 9

Comments:

Treatment in progress
Algae observed attributed by treated submersed vegetation growth. Healthy native vegetation around perimeter. Minor shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 2025

Site: 10

Comments:

Normal growth observed
Submersed vegetation observed.
Minor shoreline weed growth.
Water level low.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February 2025



February 2025

Site: 11

Comments:

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

Site: 12

Comments:

Site looks good
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



February 2025



February 2025

Site: 13

Comments:

Site looks good

Minor shoreline weed growth.
Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

Site: 14

Comments:

Site looks good

Minor shoreline weed growth.
Open water is clear.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

Site: 15

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February 2025



February 2025

Site: 16

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



February 2025



February 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



February 2025



February 2025

Site: 19

Comments:

Normal growth observed

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 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



February 2025



February 2025

Site: 21

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 2025

Site: 22

Comments:

Treatment in progress

Healthy native vegetation. Minor
shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



February 2025



February 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



February 2025



February 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



February 2025



February 2025

Site: 25,26

Comments:

Site looks good

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



February 2025



February 2025

Site: 27,28

Comments:

Site looks good

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



February 2025



February 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



February 2025



February 2025

Management Summary

South Fork East CDD's Waterway Inspection Report was completed on February 25th, 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	Requires attention	Submersed vegetation	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	Submersed vegetation	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Site looks good	Shoreline weeds	Routine maintenance next visit
13	Site looks good	Shoreline weeds	Routine maintenance next visit
14	Site looks good	Shoreline weeds	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	Site looks good	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

South Fork East CDD Waterway Inspection Report

Agenda Page 24
2026-02-25

Site	Comments	Target	Action Required
25,26	Site looks good	Shoreline weeds	Routine maintenance next visit
27,28	Site looks good	Shoreline weeds	Routine maintenance next visit
18,29	Treatment in progress	Species non-specific	Routine maintenance next visit



South Fork East CDD February 2026

Wednesday, 18 February 2026

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Christy Fowler

Inframark

Item 1

Assigned To: Aquatics
Pond 11

Observations:

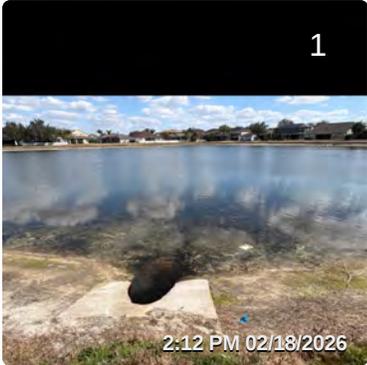
Algae present in the pond.

Debris observed in the water and around the bank below the water line.

Recommendations:

Treat the pond for algae to improve water quality and appearance.

Remove debris from the pond during the next service visit.



Item 2

Assigned To: Aquatics
Pond 26



Item 3

Assigned To: New Leaf/Onsite/Inframark Maintenance

Observations:

Dog waste station is leaning and no bags were available at the time of inspection.

Drip irrigation line appears broken in several areas throughout the landscape bed.

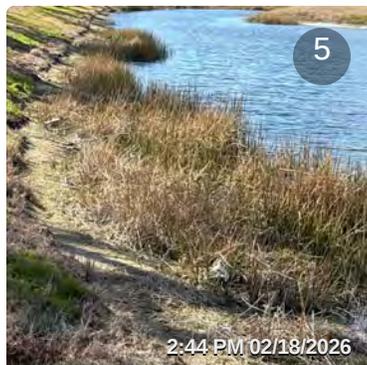
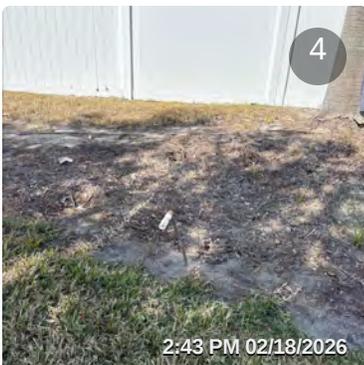
Multiple irrigation box lids are missing or broken.

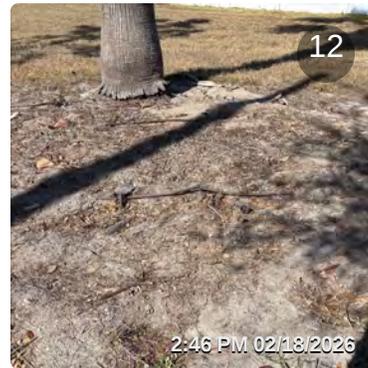
Recommendations:

Straighten and secure the dog waste station and restock with bags.

Inspect the drip irrigation zone to determine if it is active and repair any broken lines as needed.

Replace missing or damaged irrigation box lids to ensure safety and proper access to irrigation components.





Item 4

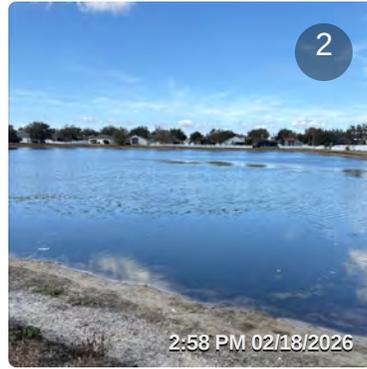
Assigned To: Aquatics
Pond 10/21

Observations:

Trash and debris observed along the southeast area of the pond.

Recommendations:

Remove trash and debris from the southeast area during the next service visit to maintain site cleanliness.



Item 5

Assigned To: New Leaf

Cordova North Side Outbound Sign

Observations:

Brazilian pepper observed growing in the landscape bed in front of the sign.

Trash and irrigation debris present in the landscape bed on the south side.

Foxtail ferns on both sides of the sign contain debris and need cleaning.

Weeds present in the landscape bed (Photos 3 and 4).

Recommendations:

Remove the Brazilian pepper from the landscape bed.

Pick up and properly dispose of trash and irrigation debris from the all beds.

Clean out debris from the foxtail ferns on both sides of the sign.

Treat weeds and redefine edges in the landscape bed as shown in Photos 3 and 4.



Item 6

Assigned To: Aquatics

Pond 7

Observations:

Excessive amounts of trash observed along the pond bank.

Recommendations:

Remove and properly dispose of all trash along the pond bank during the next service visit and continue to monitor the area for recurring debris accumulation.



Item 7

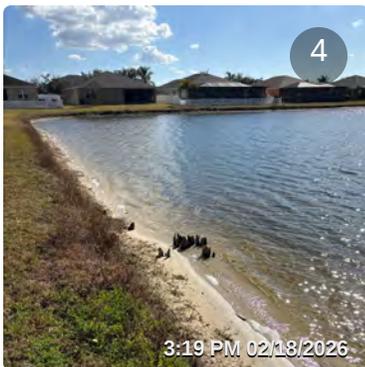
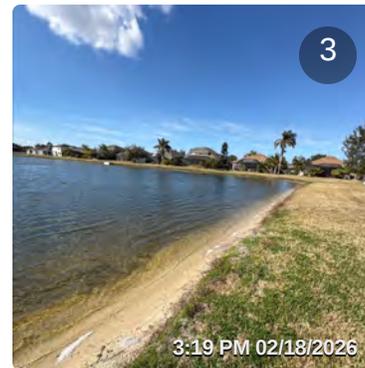
Pond 8

Observations:

Pond appears in good condition at the time of inspection. No issues were observed.

Recommendations:

No action required at this time. Continue routine monitoring during future inspections.



Item 8

Pond 9

Observations:

Extreme algae growth observed in the pond.

Resident reported a large number of flies in the area.

Pond may require evaluation for fish restocking.

Recommendations:

Treat the pond to address excessive algae growth and improve water quality.

Evaluate current fish population and consider restocking if levels are insufficient to support ecological balance.

Monitor insect activity after algae treatment, as improved water conditions may help reduce insect presence.

Resident stated she would submit the report from her vendor that stated the flying insects were due to the pond condition.



Item 9

Assigned To: Aquatics

Pond 4

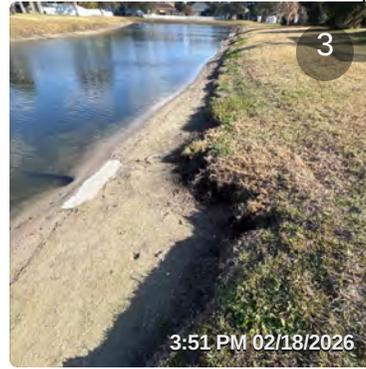
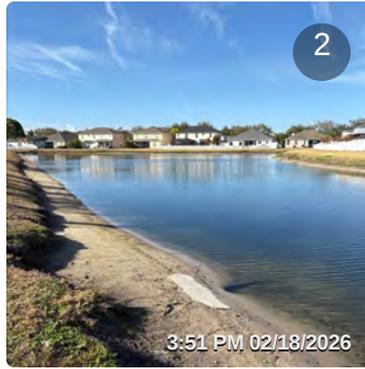
Observations:

Pond appears in good condition overall.

Minor erosion observed along the bank.

Recommendations:

Continue to monitor the erosion area for any progression and address if conditions worsen.



Item 10

Assigned To: Aquatics/New Leaf

Pond 5

Observations:

Drain at the southwest corner has vegetation and debris buildup.

Pond contains undesirable vegetation that requires attention.

Recommendations:

Clear vegetation and debris from around the drain to ensure proper water flow and drainage.

Treat the pond for undesirable vegetation to maintain water quality and aesthetics.



Item 11

Assigned To: New Leaf/ Aquatics

Pond 6

Observations:

Tree weeds present in landscape beds.

Landscape beds need to be redefined.

Weeds are present throughout the turf areas.

Hole present underneath viburnum with exposed roots behind the palm within the bed.

Pond has an abundance of algae.

Drain structure appears to have insufficient clearance; filter may not allow proper flow.

Recommendations:

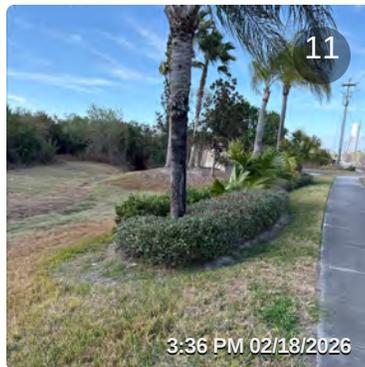
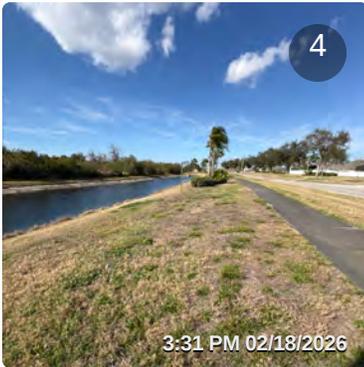
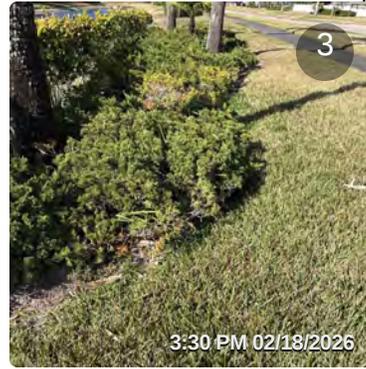
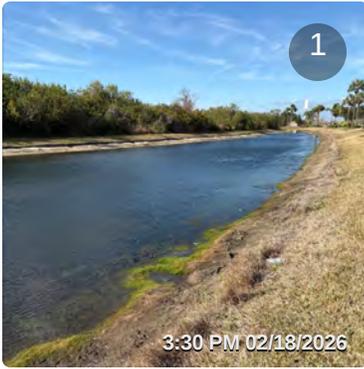
Redefine landscape beds and remove tree weeds to restore proper bed lines and appearance.

Treat and control weeds throughout all turf areas.

Fill hole under viburnum and protect exposed roots to prevent further damage.

Treat pond for algae to improve water quality.

Inspect and adjust drain structure to ensure proper clearance for effective filtration.



Item 12

Assigned To: New Leaf

Ashton Field Ave & Clement Pride Blvd – Landscape Beds & Sidewalk Areas

Observations:

Landscape beds need to be properly defined.

Weeds present throughout the beds.

Crack weeds growing in the sidewalk joints.

Recommendations:

Redefine landscape beds to restore clean lines and improve aesthetics.

Spray and control weeds in the beds to prevent regrowth.

Treat crack weeds in sidewalk joints to maintain a tidy appearance.



Item 13

Assigned To: New Leaf

Clement Pride Blvd – Neighborhood Entry Monument & Surrounding Area

Observations:

Monument on the east side entering the neighborhood has cracked concrete and has visible staining.

Turf damage observed on the west side of the monument area.

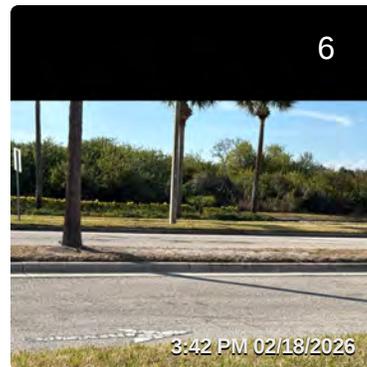
Valve box next to the sidewalk near the community exit is almost covered and appears damaged.

Recommendations:

Power wash and assess the monument; repair cracked concrete as needed to restore appearance and structural integrity.

Repair or re-sod damaged turf on the west side of the monument area.

Expose, assess, and repair or replace the damaged valve box to ensure proper irrigation access and function.



Item 14

Assigned To: New Leaf

Community Landscape – General Observations

Observations:

Sod is damaged and stressed throughout multiple areas.

Brazilian pepper plants growing within shrub beds.

Weeds present in landscape beds.

Shrub row heavily inundated with weeds.

Valve boxes are damaged and require attention.

Mulch coverage throughout the community is insufficient.

Recommendations:

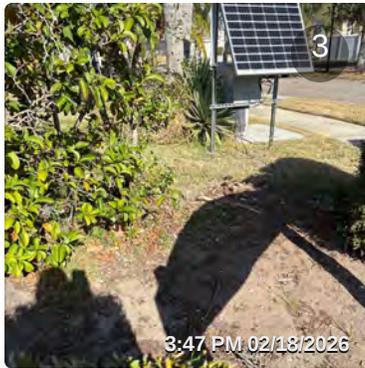
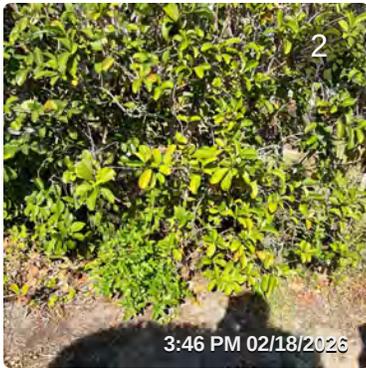
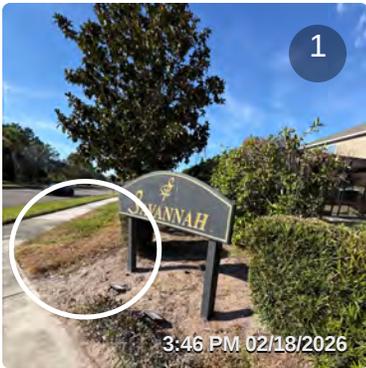
Repair or replace damaged and stressed sod to restore turf health and appearance.

Remove Brazilian pepper from shrub beds to prevent invasive growth.

Treat and remove weeds in landscape beds and shrub rows; maintain regularly.

Prepare a proposal to repair or replace damaged valve boxes.

Would the board like estimates to mulch throughout the community to restore proper coverage and improve aesthetics and help with weed suppression.





Item 15

Assigned To: New Leaf/ Aquatics

Pond 3

Observations:

Drain located at the northeast corner of the pond.

Trash observed along the pond bank.

Recommendations:

Remove trash along the pond bank during the next service visit to maintain cleanliness.

Clear drain (Edge and String Trim to remove growth) for efficient water flow.



South Fork East CDD Landscape & Irrigation Maintenance Report

March 2026



Dustin Heflin
NewLeaf Horticulture
04 Mar 2026

Irrigation



Status: In Progress

Description: Maintenance

Assigned To: Irrigation Team

Reviewed By: Dustin

Comments: - The irrigation crew is conducting wet checks and have had to replace 6 decoders and 1 solenoid on Ambleside Blvd east of Clement Pride.

- A valve replacement was also required, as the valve was non-functional. Repairs are underway at the time of this report but will be finished by the end of the day.

- 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. This will likely be done in April when we add a zone on Clement Pride.

PCO Spray Technician

Status: New

Description: Herbicide papplication

Assigned To: Pest Control Operator (PCO)

Reviewed By: Dustin

Comments: Now that we've received some warmer weather and the turf is waking up, another application of selective herbicide is scheduled for application in turf grass areas to mitigate weed development.

A Glyphosate application will also be conducted for spot treatment.

Ground Crew



Status: In Progress

Description: Detail work.

Assigned To: Crew Leaders

Reviewed By: Dustin

Comments: Three frost freezes over a 5 week period had a negative impact on most landscape material. Our detail crew cleaned up beds, removed trash debris, and did very minor material trimming, so as not cause further plant stress.

Sod Establishment Update



Status: New

Description: Not Defined

Assigned To: Me

Reviewed By: Not Defined

Comments: Sod establishment has been successful in both locations. Even after the cold snaps, root establishment has occurred and new growth is healthy.



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

Estimate

ADDRESS
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

ESTIMATE #	DATE	
1302	02/26/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	removal of small oak trees	3	400.00	1,200.00
	Tree Removal	removal large oak tree	1	1,580.00	1,580.00
	tree trimming	trimming large oak	1	590.00	590.00

SUBTOTAL 3,370.00
TAX 0.00
TOTAL \$3,370.00

Accepted By

Accepted Date

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Fork East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

Section 1. The Treasurer and Assistant Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on March 12, 2026.

Attest:

**South Fork East
Community Development District**

Name: _____
Secretary/Assistant Secretary

Karen Gagliardi
Chair of the Board of Supervisors

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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

WHEREAS, the Board of Supervisors of South Fork East Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Frank Gagliardi, Thaddeus Moss, Mona Dixon, Karen Gagliardi, and Lauren Green. Dixon.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Frank Gagliardi	Seat 1	four year - expires 11/2026
Supervisor Thaddues Moss	Seat 2	four year – expires 11/2028
Supervisor Mona Dixon	Seat 3	four year – expires 11/2026
Supervisor Karen Gagliardi	Seat 4	four year – expires 11/2026
Supervisor Lauren Green	Seat 5	four year – expires 11/2028

Section 3. Seat 1, currently held by Supervisor Frank Gagliardi and Seat 3, currently held by Supervisor Mona Dixon and Seat 4, currently held by Supervisor Karen Gagliardi are scheduled for the General Election in November 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 12th DAY OF MARCH 2026

ATTEST:

**SOUTH FORK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		QUALIFYING OFFICER		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer.				
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
<p>Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.</p>				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 11/10/2025.				

Consideration; \$10.00
 Documentary Stamp Tax: \$0.70

Prepared by and return to:
 Vivek K. Babbar, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606

Property Encroachment Agreement
(Flower Bed)

This Property Encroachment Agreement (this “**Agreement**”) is entered into as of February ____, 2026 (the “**Effective Date**”), between the **South Fork East Community Development District** (the “**District**”) whose mailing address is c/o Inframark 2005 Pan Am Circle Dr., Suite 300, Tampa, FL 33607 and **Robert A. Bills** and Debra Bills, as husband and wife (together, the “**Landowner**”), whose mailing address is 13849 Moonstone Canyon Drive, Riverview, FL 33579.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 111, Reserve at South Fork Phase 1 (“**Landowner Property**”), a subdivision according to the plat thereof recorded at Plat Book 121, Page 95 (“**Plat**”), in the public records of Hillsborough County Florida. Landowner agrees that it will not convey the Landowner Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Property.** The District owns property (“**District Property**”) abutting the rear of the Landowner Property, as shown on the Plat.
3. **Installation and Maintenance of Improvements.** The homebuilder installed a flower bed (the “**Improvements**”) and a portion of the Improvements encroach up to 5 feet onto District Property (the “**Encroachment Area**”). The Improvements and the Encroachment Area, shall be at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown on file with the District, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the District Property or the use of the District Property for public purposes. No obligation or responsibility will be assumed by the District with respect to the Improvements or the Encroachment Area. Landowner is not permitted to expand or otherwise modify the Encroachment Area.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

5. **Waiver of Claims for Damage.** Landowner agrees to waive any claims for damage to the Improvements caused directly or indirectly by the District, its agents, or contractors.
6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the District Property or to any District or Hillsborough County improvements or structures located within the District Property; and (4) any claims for injury to any person or damages to any property because of the Improvements or Encroachment Area.
7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Landowner Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity unless terminated by either party.
 - b. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - i. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and had the opportunity to consult counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**South Fork East
Community Development District**

Name: _____

Address: _____

Karen Gagliardi
Chair of the Board of Supervisors

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on February ____, 2026, by Karen Gagliardi as Chair of the Board of Supervisors of the South Fork East Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Florida Notary Public Signature

Notary Stamp

Witnesses:

Name: _____

Address: _____

Robert A. Bills

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on February
____, 2026, by Robert A. Bills, who [] is personally known to me or [] has produced
_____ (type of identification) as identification.

Florida Notary Public Signature

Notary Stamp

Witnesses:

Name: _____
Address: _____

Debra Bills

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on February
____, 2026, by Debra Bills, who [] is personally known to me or [] has produced
_____ (type of identification) as identification.

Florida Notary Public Signature

Notary Stamp

**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: _____

42 **FIFTH ORDER OF BUSINESS** **Staff Reports**

43 **A. Accountant Report**

44 The accountant was not in attendance.

45

46 **B. District Engineer**

47 Mr. Wagner from BDI joined via Teams and provided a high-level overview of his
48 findings related to easements, fences and associated matters. His assigned action item was
49 to locate the water use permits, confirm ownership and complete the field erosion survey.

50

51 **C. District Counsel**

52 It was requested to add the Easement Agreement to the next agenda.

53

54 **D. Aquatics Report**

55 The field team was asked to coordinate with the aquatic team to remove the trash on the
56 ponds. Now that they are dry, the trash is very noticeable.

57

58 **E. SOLitude - Waterway Inspection Report**

59 The report was reviewed.

60

61 **F. Field Inspection Report**

62 Ms. Fowler provided a high-level overview of the field inspection report. The proposal
63 for the fence surrounding the well was rejected. It needs to be black metal.

64 The well project has been placed on hold pending the engineer’s research to confirm
65 ownership of the wells.

66

67 **G. NewLeaf Landscape Report**

68 Mr. Heflin presented the NewLeaf landscape report. He was asked to provide a proposal
69 for mulch installation throughout the District for the Board to review between April and May.

70

71 On MOTION by Ms. Green, seconded by Mr. Gagliardi with all
72 in favor, to proceed with second phase of the TEO zones for
73 April to October period in an amount not to exceed \$5,500 was
74 approved.

75

76

December 11, 2025 Meeting

77 **H. On-Site Manager’s Report**

78 The on-site manager’s report was presented by Mr. Thaddeus Moss as Mr. Fredrick
79 Lavatte is on vacation this week.

80 The roof project is scheduled to begin after February 16, 2026. During that time, the
81 clubhouse and pool will be closed. Installation of a new grill and the painting of the
82 entrance gate to the pool will also take place.

83
84 **I. District Manager’s Report**

85 There were no updates.
86

87 **SIXTH ORDER OF BUSINESS** **Business Items**

88 **A. Consideration of Resolution 2026-02, Removing and Designating Treasurer**
89

90 On MOTION by Ms. Gagliardi seconded by Ms. Green, with all
91 in favor, Resolution 2026-02, Removing Ms. Leah Popoelka as
92 Treasurer and Appointing Mr. Stephen Bloom as Treasurer was
93 adopted.
94

95 **B. Discussion of Revised Policies Handbook**

96 The Board discussed the revised policies handbook. Counsel has completed the initial
97 updates, and the on-site manager has requested additional verbiage. Discussion of Revised
98 Policy Handbook will be added to the March agenda for final review.
99

100 **C. Consideration of SOLitude Lake Management Pond Renewal Contract 2026/2027**

101 The Board directed counsel draft a service agreement for SOLitude Lake Management
102 Pond Renewal for 2026/2027 to coincide with the budget fiscal year.
103

104 **D. Florida Reserve Study and Appraisal, Inc. -Reserve Study with Invoice**

105 The Board requested Management contact the vendor and inquire about obtaining six hard
106 bound copies of the report for the Board.
107

108 **E. Discussion of 11630 and 11632 Iris Spring Court**

109 The Board requested a copy of the invoice from NewLeaf Horticulture listed on page
110 133 of the agenda package in the amount of \$300 be sent to 11630 Iris Spring Court
111 requesting reimbursement to the District.
112

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SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the Minutes of the January 8, 2026, Meeting

On MOTION by Ms. Green seconded by Mr. Moss, with all in favor, the South Fork East Community Development District approved the January 8, 2026, Meeting minutes subject to page 142 of the meeting minutes in the agenda package change from \$140 to \$140,000 to the official records.

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

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District approved the December 2025 Check Register with invoices.

EIGHTH ORDER OF BUSINESS **Old Business**

None.

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

On MOTION by Ms. Gagliardi, seconded by Ms. Green, with all in favor, Solar Illuminations proposal to purchase three additional solar panels in the amount of \$8,483.50 was approved.

Ms. Gagliardi discussed 13847 Moonstone Canyon Drive and directed District Management to send a notice to the homeowner to remove the three Palm trees located on CDD property. Failure to remove them will result in the District proceeding with removal and assessing the associated costs to the homeowner.

Ms. Gagliardi noted the Board approved the homeowner’s request at 13809 Moonstone Canyon Drive, granting an extension of 30 days from the date of notification to remove the bushes obstructing vendors to have ingress and egress. District Management will notify the homeowner of the Board’s approval.

Mr. Gagliardi noted Wateeset CDD is conducting an experiment of placing riverbed rocks at the ponds water edge to prevent erosion. He will coordinate with the engineer to monitor

December 11, 2025 Meeting

150 the progress. If successful, he requested the Board to consider doing one pond a year with
151 this method.

152 Mr. Moss requested pricing on a new Gator Golf Cart for the District and will begin
153 sourcing quotes.

154

155 **TENTH ORDER OF BUSINESS**

Audience Comments (3) Minute Time

156 None.

157

158 **ELEVENTH ORDER OF BUSINESS**

Adjournment

159

160 On MOTION by Ms. Green seconded by Mr. Moss, with all in
161 favor, the South Fork East Community Development District
162 adjourned the meeting at 8:00 p.m.

163

164

165 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100212								
001	01/09/26	STRALEY ROBIN	27695	NOV 25 Legal Services	ProfServ-Legal Services	531023-51301	\$1,560.00	
							Check Total	\$1,560.00
CHECK # 100213								
001	01/09/26	SOUTH COUNTY LANDCARE INC	10861	INSTALL SOD AND IRR REPAIR	R&M-Irrigation	546041-53901	\$1,480.00	
001	01/09/26	SOUTH COUNTY LANDCARE INC	10861	INSTALL SOD AND IRR REPAIR	R&M Landscape	546259-53901	\$5,000.00	
001	01/09/26	SOUTH COUNTY LANDCARE INC	10863	install irrigation teo zone on Clement Pride	R&M-Irrigation	546041-53901	\$5,812.54	
							Check Total	\$12,292.54
CHECK # 100214								
001	01/09/26	INFRAMARK LLC	167768	Management Fee Jan 2026	ProfServ-Field Management	531016-53901	\$1,458.33	
001	01/09/26	INFRAMARK LLC	167768	Management Fee Jan 2026	ProfServ-Mgmt Consulting	531027-51201	\$4,291.67	
001	01/09/26	INFRAMARK LLC	167768	Management Fee Jan 2026	Miscellaneous Services	549001-51301	\$15.00	
							Check Total	\$5,765.00
CHECK # 100215								
001	01/15/26	SOLAR ILLUMINATIONS	L0701262	Solar Illuminations for Monuments	Reserve-Signs/Monuments/Fences	568166-53901	\$8,483.50	
							Check Total	\$8,483.50
CHECK # 100216								
001	01/15/26	SOUTH COUNTY LANDCARE LLC	10888	Tree Removal	R&M Landscape	546259-53901	\$4,340.00	
001	01/15/26	SOUTH COUNTY LANDCARE LLC	10892	Sod Replacement	R&M Landscape	546259-53901	\$1,125.00	
001	01/15/26	SOUTH COUNTY LANDCARE LLC	10874	JAN 26 Landscape Maint	R&M Landscape	546259-53901	\$21,184.53	
							Check Total	\$26,649.53
CHECK # 100217								
001	01/15/26	BRANDON WOOD	8391	JAN 26 POOL SERVICE	Contracts-Pools	534078-57201	\$2,000.00	
							Check Total	\$2,000.00
CHECK # 100218								
001	01/15/26	SOLITUDE LAKE MANAGEMENT	PSI228769	Pond Billing Jan 2026	Contracts-Lake and Wetland	534021-53801	\$2,261.75	
							Check Total	\$2,261.75
CHECK # 100219								
001	01/15/26	COMPLETE I.T.	18692	NETWORK MONITORING & FIRMWARE JAN 26	Miscellaneous Services	549001-51301	\$65.00	
							Check Total	\$65.00
CHECK # 100220								
001	01/15/26	BRLETIC DVORAK , INC	2252	ENGINEERING SERVICE DEC 25	ProfServ-Engineering	531013-51301	\$780.00	
							Check Total	\$780.00
CHECK # 2467								
001	01/22/26	CHRIST THE KING LUTHERAN CHURCH	2025-02	YEARLY DONATON TO THE CHURCH	Misc-Contingency	549900-51301	\$500.00	
							Check Total	\$500.00

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300040								
001	01/08/26	TECO	121925ACH	SERV PRD 11/14-12/15/25	Utility - Electric	543041-53100	\$20,045.91	
							Check Total	\$20,045.91
CHECK # 300041								
001	01/14/26	BOCC	01212026	SERVICE FOR 11/21/25-12/22/25	Utility - Water & Sewer	543021-53601	\$1,386.54	
							Check Total	\$1,386.54
CHECK # 300042								
001	01/02/26	BOCC	010126-ACH	SERVICE FOR 10/23/25 - 11/21/25	Utility - Water & Sewer	543021-53601	\$1,545.83	
							Check Total	\$1,545.83
CHECK # 300043								
001	01/29/26	BOCC	02022026	SERVICE FOR 12/22/25-01/23/26	Utility - Water & Sewer	543021-53601	\$1,919.65	
							Check Total	\$1,919.65
CHECK # DD572								
001	01/30/26	LAURA GREEN EFT	121525-	REIMBURSEMENT FOR ETHICS TRN	Misc-Contingency	549900-53901	\$79.00	
							Check Total	\$79.00
CHECK # DD573								
001	01/29/26	FEDEX	9-712-46438	FEDEX LATE FEE	Communication/Freight - Gen'l	541001-51301	\$8.17	
							Check Total	\$8.17
							Fund Total	\$85,342.42
<hr/>								
203 2017 SERIES DEBT SERVICE FUND - 203								
CHECK # 2465								
203	01/08/26	SOUTH FORK EAST C/O US BANK	DEC.22.25 - DS-2017	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$35,436.67	
							Check Total	\$35,436.67
CHECK # 2470								
203	01/28/26	SOUTH FORK EAST C/O US BANK	JAN.15.26 - DS-2017	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$9,840.28	
							Check Total	\$9,840.28
							Fund Total	\$45,276.95

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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204 2021 SERIES DEBT SERVICE FUND - 204

CHECK # 2466

204	01/08/26	SOUTH FORK EAST C/O US BANK	DEC.22.25 - DS-2021	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$12,406.68
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Check Total \$12,406.68

CHECK # 2468

204	01/22/26	SOUTH FORK EAST C/O US BANK	JAN.15.26 - DS-2021	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$3,445.17
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Check Total \$3,445.17

Fund Total \$15,851.85

205 2025 SERIES DEBT SERVICE FUND - 205

CHECK # 2469

205	01/28/26	SOUTH FORK EAST C/O US BANK	JAN.15.26 - DS-2025	Xfr FY 2026 Special Assessments received	Due From Other Funds	131000	\$1,970.37
-----	----------	-----------------------------	---------------------	--	----------------------	--------	------------

Check Total \$1,970.37

Fund Total \$1,970.37

Total Checks Paid	\$148,441.59
--------------------------	---------------------

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 23, 2025
 Client: 001335
 Matter: 000001
 Invoice #: 27695

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/12/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
11/13/2025	VKB	REVIEW AND REPLY TO EMAILS FROM K. GAGLIARDI RE: INDIVIDUALS ON SEX OFFENDER LIST AND CDD'S LIMITED POWERS; PREPARE FOR AND ATTEND BOARD MEETING.	4.4	\$1,342.00
11/14/2025	VKB	REVIEW CORRESPONDENCE FROM FL DEPARTMENT OF COMMERCE RE: SPECIAL DISTRICT ACCOUNTABILITY PROGRAM; REVIEW, REVISE, AND SIGN ANNUAL SPECIAL DISTRICT UPDATE FORM.	0.2	\$61.00
11/17/2025	MS	RECEIVE AND PROCESS EXECUTED FLORIDA COMMERCE INVOICE TO THE DISTRICT MANAGER WITH INSTRUCTIONS.	0.2	\$35.00
Total Professional Services			5.2	\$1,560.00

December 23, 2025
Client: 001335
Matter: 000001
Invoice #: 27695

Page: 2

Total Services	\$1,560.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,560.00
Previous Balance		\$1,915.50
<i>Less Payments</i>		<i>(\$1,915.50)</i>
PAY THIS AMOUNT		\$1,560.00

Please Include Invoice Number on all Correspondence



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
10861	12/11/2025	\$6,480.00	12/11/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	st augustine sod	St. Augustine Sod	10	500.00	5,000.00
	irrigation repair	installation for new sod	1	1,480.00	1,480.00

SUBTOTAL 6,480.00
TAX 0.00
TOTAL 6,480.00
BALANCE DUE **\$6,480.00**

Pay invoice



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

Invoice

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

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

Table with 6 columns: INVOICE #, DATE, TOTAL DUE, DUE DATE, TERMS, ENCLOSED. Row 1: 10863, 12/17/2025, \$5,812.54, 12/31/2025, Net 30, []

Table with 6 columns: DATE, ACTIVITY, DESCRIPTION, QTY, RATE, AMOUNT. Row 1: [], irrigation install, Install Irrigation teo zones on Clement pride. First zone south of Flora Springs. Second zone East Clement pride powerline side. Four valves , four decoder, 120 ft wire 40 ft pipe, four new irrigation boxes., 2, 2,906.27, 5,812.54

SUBTOTAL 5,812.54
TAX 0.00
TOTAL 5,812.54
BALANCE DUE \$5,812.54

Pay invoice



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	167768
CUSTOMER ID	C1986
PO#	

DATE	1/2/2026
NET TERMS	Due On Receipt
DUE DATE	1/2/2026

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: January 2026

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.



Solar Illuminations
 9120 Centerlinks Commerce Dr.
 Unit 3
 Fort Myers, FL 33912, USA
 Tel.: +1 (239) 461-5522
 www.solarilluminations.com
 sales@solarilluminations.com
 M-F 8am – 5pm EST

INVOICE

INVOICE NO. L0701262
DATE 01/07/2026
DUE DATE 01/07/2026
CUST. PO# EMAIL

INVOICE TO

South Fork East CDD
 Accounts Payable
 11341 Ambleside Blvd
 Riverview, FL 33571
 813 809-0912
 Brenden.Crawford@inframark.com

SHIP TO

South Fork East CDD
 11341 Ambleside Blvd
 Riverview, FL 33571
 813 809-0912
 Brenden.Crawford@inframark.com

SHIP VIA

LTL

SPECIAL ORDER

YES

PAYMENT TERMS

PRE-PAY

PRODUCT	QTY	RATE	AMOUNT
FL09 SOLAR LED SIGN LIGHT SYSTEM - 4X10W LED, SP170W, 2BT92A, BE03, 10AMPPT, D-D	3	2,695.00	8,085.00

WARRANTY REGISTRATION

Warranty registration is required within 30 days of purchase to obtain any free, extended warranty (where applicable). Register at: www.solarilluminations.com/registration

FREIGHT SHIPMENTS

All shipments MUST be inspected at time of delivery Any loss, damage, or shortage MUST be notated on the Bill of Lading at the time of delivery. In addition, it MUST be reported to Solar Illuminations within 24 hours. No claims will be accepted otherwise. No exceptions.

PAYMENT

Payment is required in accordance with our Payment Terms, as agreed. Late payments are subject to 10% Late Payment Fee AND interest charged at 7.5% per month. If paying by check, please mail it to our address as above. For bank wires and ACH payments, please contact us for banking information.

PLEASE NOTE

All "Special Orders" are non-cancellable, non-returnable, non-refundable, and irrevocable without exception.

SUBTOTAL	8,085.00
DISCOUNT	
TAX (FL)	
SHIPPING	398.50
TOTAL	8,483.50
BALANCE DUE	\$8,483.50

If you are a reseller, or tax exempt, you will need to supply us a valid copy of your reseller or tax exemption certificate. Many state laws (including Florida) exempt sales and use tax being applied to purchases of solar energy systems and most components of such systems. Exemption may therefore apply depending upon state law based upon the purchaser's address. By proceeding with this transaction, you hereby certify that all equipment and requisite hardware purchased on this, or any attached order, is for use exclusively in a solar energy system.

This transaction is in accordance with our terms, conditions & policies as shown at:

<https://www.solarilluminations.com/terms-conditions-returns-policy>



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

Invoice

Table with 1 column: BILL TO. Address: South Fork East CDD, 2654 Cypress Ridge Blvd #101, F1, Wesley Chapel, FL 33544

Table with 1 column: SHIP TO. Address: South Fork East CDD, 2654 Cypress Ridge Blvd #101, F1, Wesley Chapel, FL 33544

Summary table with columns: INVOICE #, DATE, TOTAL DUE, DUE DATE, TERMS, ENCLOSED. Row 1: 10892, 01/07/2026, \$1,125.00, 01/07/2026, Due on receipt, []

Main items table with columns: DATE, ACTIVITY, DESCRIPTION, QTY, RATE, AMOUNT. Rows include 'st augustine sod' with descriptions and quantities.

Summary table with columns: SUBTOTAL, TAX, TOTAL, BALANCE DUE. Values: 1,125.00, 0.00, 1,125.00, \$1,125.00

Pay invoice



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

Invoice

BILL TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 F1 Wesley Chapel, FL 33544

SHIP TO
South Fork East CDD 2654 Cypress Ridge Blvd #101 F1 Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10888	01/06/2026	\$4,340.00	02/05/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Tree Removal large palms	2	1,650.00	3,300.00
	Tree Removal	Tree Removal small palm	2	300.00	600.00
	dump fee	Clean up of concrete	2	70.00	140.00
	Tree Removal	Tree Removal large root	1	300.00	300.00

SUBTOTAL	4,340.00
TAX	0.00
TOTAL	4,340.00
BALANCE DUE	\$4,340.00

Pay invoice



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

Invoice

Table with header 'BILL TO' and address details: South Fork East CDD, 2654 Cypress Ridge Blvd #101, Wesley Chapel, FL 33544

Table with header 'SHIP TO' and address details: South Fork East CDD, 2654 Cypress Ridge Blvd #101, Wesley Chapel, FL 33544

Summary table with columns: INVOICE #, DATE, TOTAL DUE, DUE DATE, TERMS, ENCLOSED

Main activity table with columns: DATE, ACTIVITY, DESCRIPTION, QTY, RATE, AMOUNT

Summary table with rows: SUBTOTAL, TAX, TOTAL, BALANCE DUE

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.: 8391
Terms: Net 15
Invoice date: 01/01/2026
Due date: 01/16/2026

#	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: PSI228769
Invoice Date: 1/1/2026

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 1/1/2026
Due Date 1/31/2026
Terms Net 30

Customer ID 6405
P.O. Number
P.O. Date 1/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 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 #	18692
Invoice Date	01-01-26
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



Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2252
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME
 South Fork East CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[December 02]	2:00	120.00	240.00
Project Manager II	[December 11 - December 29]	3:00	180.00	540.00

BALANCE DUE **\$780.00**



**SOUTH FORK EAST CDD
DECEMBER 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.	2.00	\$180	K. Wagner	\$360.00
	1.00	\$180	J. Whited	\$180.00
Phone Conference with Board Member Regarding 11632 Iris Spring Ct;	0.00	\$210	R. Dvorak	\$0.00
Email Surveyor for Proposal.	0.00	\$180	J. Whited	<u>\$0.00</u>
	2.00	\$120	K. Wagner	<u>\$240.00</u>
INVOICE TOTAL	5.00			<u>\$780.00</u>

CHECK REQUEST FORM

District Name: Southfork EAST CDD

Date: 12/11/25
2025-02

Invoice Number:

Please issue a check to:

Vendor Name: CHRIST THE KING LUTHERAN CHURCH

Vendor No.:

Check amount: \$500.00

Please code to: misc contingency GL 549900 ORG CODE 53901

Check Description/Reason: SUPPLIES FOR THE CLUBHOSUE

Mailing instructions: PLEASE PRINT AT THE TAMPA OFFICE - DM will hand
**DO NOT MAIL THE CHECK

Due Date for Check: ASAP- Yearly donation to the church

Requestor: Alba Sanchez

Manager's review: ALBA SANCHEZ

DISTRICT	SOUTH FORK EAST CDD				
VENDOR	TECO - TAMPA ELECTRIC				
INV DATE	12/19/2025				
INV #	121925ACH				1/9/2026
					SVC DATES
G/L Acct	OrgUnit	Acct #	Meter	Service Address	11/14-12/15/25
543041	53100	211014757960	street lights	South Fork Tract L Blvd (LS-1) (33 poles)	\$ 1,485.51
543041	53100	211014758174	street lights	South Fork Tract M (LS-1) (14 poles)	\$ 611.27
543041	53100	211014758406	street lights	South Fork Tract M (LS-1) (15 poles)	\$ 704.32
543041	53100	211014758646	street lights	11597 Ambleside Blvd (LS-1) (44 poles)	\$ 2,067.72
543041	53100	211014755733	street lights	South Fork, Unit 11 (LS-1) (47 poles)	\$ 2,192.34
543041	53100	211014755931	B24204	11371 Ambleside Blvd	\$ 313.22
543041	53100	211014756160	street lights	South Fork, Unit 8 (LS-1) (40 poles)	\$ 1,857.28
543041	53100	211014756442	street lights	South Fork, Unit 9 (LS-1) (55 poles)	\$ 2,561.10
543041	53100	211014756657	street lights	South Fork, Unit 10 (LS-1) (24 poles)	\$ 1,118.59
543041	53100	211014756913	G95612	11341 Ambleside Blvd.	\$ 1,199.75
543041	53100	211014757119	C21112	11606 Ambleside Blvd. (Pump)	\$ 219.23
543041	53100	211014757309	K33769	13290 Clement Pride Blvd. (Pump)	\$ 21.14
543041	53100	211014757523	street lights	South Fork Tract L (LS-1) (27 poles)	\$ 1,259.34
543041	53100	211014757721	J97336	11561 Ambleside Blvd.	\$ 26.90
543041	53100	211014758836	street lights	Clement Pride BI Lighting (LS-1) (32 poles)	\$ 888.40
543041	53100	211014759065	street lights	Ambleside BI, LT UP (LS-1) (22 poles)	\$ 610.78
543041	53100	221005662947	street lights	Callaway Pond Dr. (LS-1) (27 poles)	\$ 1,280.00
543041	53100	211029262014	IRR WELL	11496 Ambleside Blvd.	\$ 271.59
543041	53100	221000328007	K89578	11651 Ambleside Blvd.	\$ 23.48
543041	53100	221008639702		13334 Graham Yarden Dr, A	\$ 112.44
543041	53100	211031359626 old acct #211004224526	street lights	South Fork Phase 3 (LS-1) *NEW*	\$ 412.97
543041	53100	211031369005 old acct #211004224310	street lights	S Fork Blvd, PH 4 (LS-1) *NEW*	\$ -
543041	53100	211031378329	Lighting Serv	S Fork Track Blvd	\$ 939.03
543041	53100	Credits Issued		Deposit Returned-11606 Ambleside	\$ (57.03)
				Subtotal	\$ 20,119.37
				001.543041.53100.5000	\$ 20,119.37
Electricity-General					



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

Statement Date: December 29, 2025
Agenda Page 103

Amount Due: -\$239.24

CREDIT - Do Not Pay
Account #: 211031369005

DO NOT PAY

Account Summary

Current Service Period: November 20, 2025 - December 19, 2025

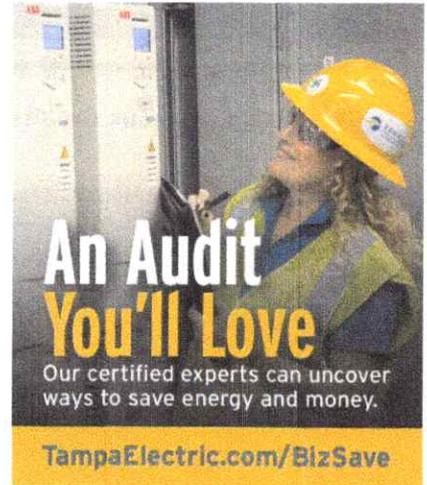
Previous Amount Due	\$776.31
Payment(s) Received Since Last Statement	-\$776.31
Miscellaneous Credits	-\$961.07
Credit balance after payments and credits	-\$961.07
Current Month's Charges	\$721.83

Amount Due by December 29, 2025 **-\$239.24**

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



Scan here to view your account online.



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



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

Account #: 211031369005

Due Date: December 29, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: **DO NOT PAY**

DO NOT PAY

693358495222

Do not pay

00006797 FTECO112292523403010 00000 01 00000000 6797 004

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

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

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

00006797-0013888-Page 1 of 8





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

Agenda Page 104

Account #: 211031369005
Statement Date: December 29, 2025
Charges Due: DO NOT PAY

Service Period: Nov 20, 2025 - Dec 19, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Important Outdoor Lighting Rate Information

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Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	416 kWh @ \$0.03412/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$441.22
Lighting Fuel Charge	416 kWh @ \$0.03363/kWh	\$13.99
Storm Protection Charge	416 kWh @ \$0.00559/kWh	\$2.33
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.92
Lighting Charges		\$721.83

Total Current Month's Charges \$721.83

Miscellaneous Credits	
Sales Tax Credit	-\$961.07
Total Current Month's Credits	-\$961.07

00006797-0013888-Page 2 of 8

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

Ways To Pay Your Bill

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

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Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

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

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

Contact Us

Online:
TampaElectric.com

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

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

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Important Rate information for Commercial and Industrial Customers



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The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit TampaElectric.com/RateCommunications.



00006797-0013888-Page 3 of 8

Approved Rates for January 2026		
Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
Demand Charge		\$14.14 per kW
Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh



Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

00006797-0013888-Page 4 of 8



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

Statement Date: December 29, 2025
 Agenda Page 107

Amount Due: \$412.97

Due Date: January 20, 2026

Account #: 211031359626

DO NOT PAY. Your account will be drafted on January 20, 2026

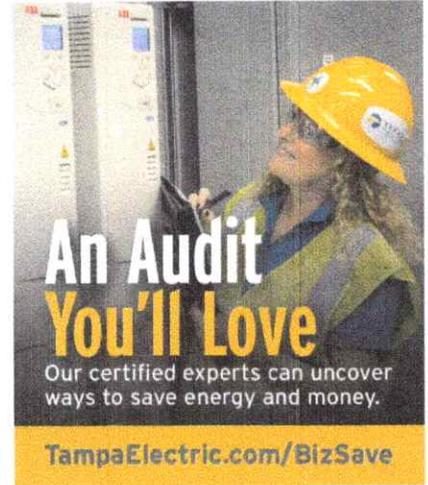
Account Summary

Current Service Period: November 20, 2025 - December 19, 2025	
Previous Amount Due	-\$142.29
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$142.29
Current Month's Charges	\$555.26
Amount Due by January 20, 2026	\$412.97

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



Scan here to view your account online.



00006797-0013690-Page 5 of 8

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

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



Account #: 211031359626

Due Date: January 20, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$412.97

Payment Amount: \$ _____

693358495221

Your account will be drafted on January 20, 2026



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

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

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



Service For: SOUTH FORK PHASE 3 RIVERVIEW, FL 33569-0000

Account #: 211031359626 Statement Date: December 29, 2025 Charges Due: January 20, 2026

Service Period: Nov 20, 2025 - Dec 19, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Important Outdoor Lighting Rate Information

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Electric Charges

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

Table with 3 columns: Item Name, Quantity/Rate, and Amount. Includes items like Lighting Energy Charge, Fixture & Maintenance Charge, etc.

Lighting Charges \$555.26

Total Current Month's Charges \$555.26

00006787-0013880-Page 6 of 8

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

Ways To Pay Your Bill



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



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



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



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



Phone Toll Free: 866-689-6469

Contact Us

Online: TampaElectric.com

Phone: Commercial Customer Care: 866-832-6249

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

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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TampaElectric.com/RateCommunications.



Approved Rates for January 2026

Approved Rates for January 2026		
Standard General Service, Demand (GSD)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$19.06 per kW
Energy Charge		0.815 cents per kWh
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Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
Optional General Service, Demand (GSD-option)		
Basic Service Charge		\$1.12 per day
Energy Charge		8.226 cents per kWh
Fuel Charge		3.516 cents per kWh
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		0.493 cents per kWh
Capacity Charge		0.176 cents per kWh
Energy Conservation Charge		0.194 cents per kWh
Clean Energy Transition Mechanism		0.272 cents per kWh
Storm Surcharge		1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge		\$1.12 per day
Demand Charge		\$6.73 per kW of billing demand, plus \$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge		0.072 cents per kWh
Storm Protection Charge		\$2.02 per kW
Capacity Charge		\$0.72 per kW
Energy Conservation Charge		\$0.79 per kW
Clean Energy Transition Mechanism		\$1.15 per kW
Storm Surcharge		1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge		\$22.03 per day
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Energy Charge		1.166 cents per kWh
Fuel Charge		3.481 cents per kWh
Environmental Charge		0.064 cents per kWh
Storm Protection Charge		\$1.35 per kW
Capacity Charge		\$0.66 per kW
Energy Conservation Charge		\$0.77 per kW
Clean Energy Transition Mechanism		\$0.86 per kW
Storm Surcharge		0.453 cents per kWh



Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
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Demand Charge	\$4.15 per kW of billing demand, plus	
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Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
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Capacity Charge	\$0.66 per kW	
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General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
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Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
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	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

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00006797-0013891-Page 8 of 8



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

Statement Date: December 18, 2025
 Agenda Page 111

Amount Due: \$112.44

Due Date: January 08, 2026

Account #: 221008639702

Your Energy Insight



Your average daily kWh used was **9.09% lower** than the same period last year.



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



Scan here to view your account online.

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

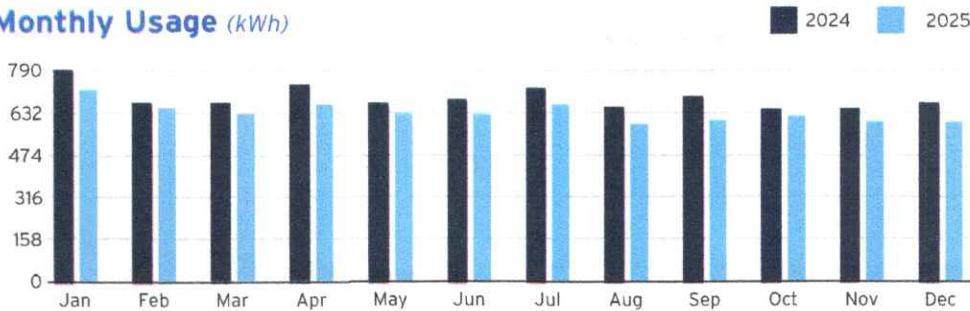
DO NOT PAY. Your account will be drafted on January 08, 2026

Account Summary

Current Service Period: November 13, 2025 - December 12, 2025	
Previous Amount Due	\$121.94
Payment(s) Received Since Last Statement	-\$21.02
Miscellaneous Credits	-\$100.92
Current Month's Charges	\$112.44
Amount Due by January 08, 2026	\$112.44

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

Monthly Usage (kWh)



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



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

Account #: 221008639702

Due Date: January 08, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$112.44

Payment Amount: \$ _____

636569708045

Your account will be drafted on January 08, 2026

00002667 FTECO112182523472210 00000 01 00000000 2667 002

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

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

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

00002667-0005556-Page 1 of 4





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

Account #: 221008639702
Statement Date: December 18, 2025
Charges Due: January 08, 2026

Meter Read

Service Period: Nov 13, 2025 - Dec 12, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000861702	12/12/2025	27,928	27,329	599 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	599 kWh @ \$0.08641/kWh	\$51.76
Fuel Charge	599 kWh @ \$0.03391/kWh	\$20.31
Storm Protection Charge	599 kWh @ \$0.00577/kWh	\$3.46
Clean Energy Transition Mechanism	599 kWh @ \$0.00418/kWh	\$2.50
Storm Surcharge	599 kWh @ \$0.02121/kWh	\$12.70
Florida Gross Receipt Tax		\$2.81
Electric Service Cost		\$112.44

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges **\$112.44**

Miscellaneous Credits	
Sales Tax Credit	-\$100.92
Total Current Month's Credits	-\$100.92

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

Ways To Pay Your Bill

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- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

00002667-0005556-Page 2 of 4



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

Statement Date: January 07, 2026
 Agenda Page 113

Amount Due: \$13,491.55

Due Date: January 22, 2026
Account #: 311000000258

DO NOT PAY. Your account will be drafted on January 22, 2026

Account Summary

Previous Amount Due	\$14,249.55
Payment(s) Received Since Last Statement	-\$14,249.55
Miscellaneous Credits	-\$57.03
Credit Balance After Payments and Credits	-\$57.03
Current Month's Charges	\$13,548.58

Amount Due by January 22, 2026 \$13,491.55

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

Your Locations With The Highest Usage

- 11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101 **11,727 KWH**
- 11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101 **1,883 KWH**

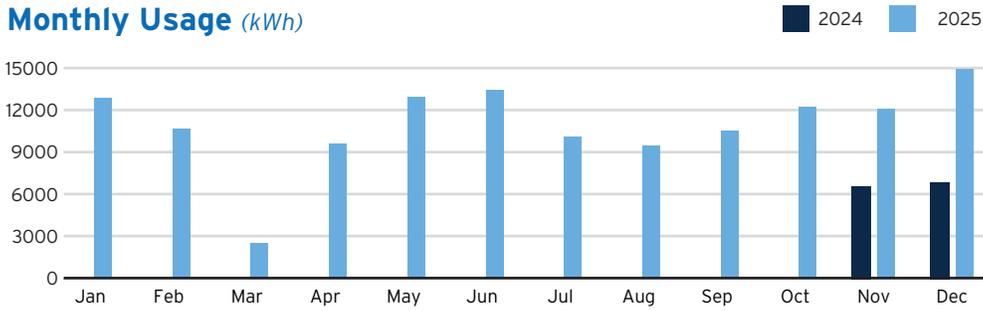
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



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



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

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Account #: 311000000258
Due Date: January 22, 2026

Amount Due: \$13,491.55

Payment Amount: \$ _____

700625003662

Your account will be drafted on January 22, 2026

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

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

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

Summary of Charges by Service Address

Account Number: 311000000258

Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

Service Address: SOUTH FRK, UNIT 11, RIVERVIEW, FL 33569-0000
 Sub-Account Number: 211014755733
Amount: \$2,192.44

Service Address: 11371 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101
 Sub-Account Number: 211014755931

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555921	12/15/2025	88,862		86,979		1,883 kWh	1	32 Days	\$313.22
									▼ 3.1%

Service Address: SOUTH FRK, UNIT 8, RIVERVIEW, FL 33569-0000
 Sub-Account Number: 211014756160
Amount: \$1,857.28

Service Address: SOUTH FRK, UNIT 9, RIVERVIEW, FL 33569-0000
 Sub-Account Number: 211014756442
Amount: \$2,561.10

Service Address: SOUTH FRK, UNIT 10, RIVERVIEW, FL 33569-0000
 Sub-Account Number: 211014756657
Amount: \$1,118.59

Service Address: 11341 AMBLESIDE BLVD, RIVERVIEW, FL 33579-2101
 Sub-Account Number: 211014756913

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000351603	12/15/2025	32,670		20,943		11,727 kWh	1	32 Days	\$1,199.75
1000351603	12/15/2025	22.79		0		22.79 kW	1	32 Days	▲ 29.7%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000000258

Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

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

Sub-Account Number: 211014757119

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000852060	12/15/2025	58,810		57,532		1,278 kWh	1	32 Days	\$219.23
									▲ 16.5%

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

Sub-Account Number: 211014757309

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488714	12/15/2025	226		223		3 kWh	1	32 Days	\$21.14
									▼ 25.0%

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

Sub-Account Number: 211014757523

Amount: \$1,259.34

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

Sub-Account Number: 211014757721

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555996	12/15/2025	1,455		1,415		40 kWh	1	32 Days	\$26.90
									▲ 14.3%

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

Sub-Account Number: 211014758836

Amount: \$888.40

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

Sub-Account Number: 211014759065

Amount: \$610.78

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

Sub-Account Number: 221005662947

Amount: \$1,280.41

Total Current Month's Charges

\$13,548.58



Sub-Account #: 211014755733
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	993 kWh @ \$0.03412/kWh	\$33.88
Fixture & Maintenance Charge	47 Fixtures	\$773.75
Lighting Pole / Wire	47 Poles	\$1331.04
Lighting Fuel Charge	993 kWh @ \$0.03363/kWh	\$33.39
Storm Protection Charge	993 kWh @ \$0.00559/kWh	\$5.55
Clean Energy Transition Mechanism	993 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	993 kWh @ \$0.01230/kWh	\$12.21
Florida Gross Receipt Tax		\$2.19
Lighting Charges		\$2,192.44

Current Month's Electric Charges \$2,192.44

Billing information continues on next page →



Sub-Account #: 211014755931
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

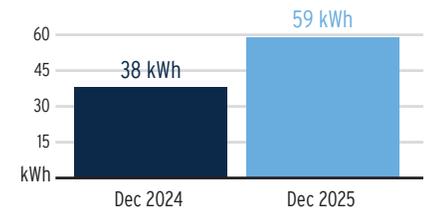
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555921	12/15/2025	88,862		86,979		1,883 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,883 kWh @ \$0.08641/kWh	\$162.71
Fuel Charge	1,883 kWh @ \$0.03391/kWh	\$63.85
Storm Protection Charge	1,883 kWh @ \$0.00577/kWh	\$10.86
Clean Energy Transition Mechanism	1,883 kWh @ \$0.00418/kWh	\$7.87
Storm Surcharge	1,883 kWh @ \$0.02121/kWh	\$39.94
Florida Gross Receipt Tax		\$7.83
Electric Service Cost		\$313.22

Avg kWh Used Per Day



Current Month's Electric Charges \$313.22

Billing information continues on next page →



Sub-Account #: 211014756160
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	782 kWh @ \$0.03412/kWh	\$26.68
Fixture & Maintenance Charge	40 Fixtures	\$655.44
Lighting Pole / Wire	40 Poles	\$1132.80
Lighting Fuel Charge	782 kWh @ \$0.03363/kWh	\$26.30
Storm Protection Charge	782 kWh @ \$0.00559/kWh	\$4.37
Clean Energy Transition Mechanism	782 kWh @ \$0.00043/kWh	\$0.34
Storm Surcharge	782 kWh @ \$0.01230/kWh	\$9.62
Florida Gross Receipt Tax		\$1.73
Lighting Charges		\$1,857.28

Current Month's Electric Charges \$1,857.28

Billing information continues on next page →



Sub-Account #: 211014756442
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1053 kWh @ \$0.03412/kWh	\$35.93
Fixture & Maintenance Charge	55 Fixtures	\$918.05
Lighting Pole / Wire	55 Poles	\$1550.10
Lighting Fuel Charge	1053 kWh @ \$0.03363/kWh	\$35.41
Storm Protection Charge	1053 kWh @ \$0.00559/kWh	\$5.89
Clean Energy Transition Mechanism	1053 kWh @ \$0.00043/kWh	\$0.45
Storm Surcharge	1053 kWh @ \$0.01230/kWh	\$12.95
Florida Gross Receipt Tax		\$2.32
Lighting Charges		\$2,561.10

Current Month's Electric Charges \$2,561.10

Billing information continues on next page →



Sub-Account #: 211014756657
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	456 kWh @ \$0.03412/kWh	\$15.56
Fixture & Maintenance Charge	24 Fixtures	\$398.64
Lighting Pole / Wire	24 Poles	\$679.68
Lighting Fuel Charge	456 kWh @ \$0.03363/kWh	\$15.34
Storm Protection Charge	456 kWh @ \$0.00559/kWh	\$2.55
Clean Energy Transition Mechanism	456 kWh @ \$0.00043/kWh	\$0.20
Storm Surcharge	456 kWh @ \$0.01230/kWh	\$5.61
Florida Gross Receipt Tax		\$1.01
Lighting Charges		\$1,118.59

Current Month's Electric Charges \$1,118.59

Billing information continues on next page →



Sub-Account #: 211014756913
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351603	12/15/2025	32,670		20,943		11,727 kWh	1	32 Days
1000351603	12/15/2025	22.79		0		22.79 kW	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	23 kW @ \$18.07000/kW	\$415.61
Energy Charge	11,727 kWh @ \$0.00773/kWh	\$90.65
Fuel Charge	11,727 kWh @ \$0.03391/kWh	\$397.66
Capacity Charge	23 kW @ \$0.30000/kW	\$6.90
Storm Protection Charge	23 kW @ \$2.08000/kW	\$47.84
Energy Conservation Charge	23 kW @ \$0.93000/kW	\$21.39
Environmental Cost Recovery	11,727 kWh @ \$0.00068/kWh	\$7.97
Clean Energy Transition Mechanism	23 kW @ \$1.15000/kW	\$26.45
Storm Surcharge	11,727 kWh @ \$0.01035/kWh	\$121.37
Florida Gross Receipt Tax		\$29.99
Electric Service Cost		\$1,199.75

Current Month's Electric Charges \$1,199.75

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 211014757119
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Pmp

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852060	12/15/2025	58,810		57,532		1,278 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,278 kWh @ \$0.08641/kWh	\$110.43
Fuel Charge	1,278 kWh @ \$0.03391/kWh	\$43.34
Storm Protection Charge	1,278 kWh @ \$0.00577/kWh	\$7.37
Clean Energy Transition Mechanism	1,278 kWh @ \$0.00418/kWh	\$5.34
Storm Surcharge	1,278 kWh @ \$0.02121/kWh	\$27.11
Florida Gross Receipt Tax		\$5.48
Electric Service Cost		\$219.23

Avg kWh Used Per Day



Current Month's Electric Charges \$219.23

Billing information continues on next page →



Sub-Account #: 211014757309
Statement Date: 01/02/2026

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

Meter Read

Meter Location: PUMP

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488714	12/15/2025	226		223		3 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.14

Avg kWh Used Per Day



Current Month's Electric Charges \$21.14

Billing information continues on next page →



Sub-Account #: 211014757523
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	563 kWh @ \$0.03412/kWh	\$19.21
Fixture & Maintenance Charge	27 Fixtures	\$445.01
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	563 kWh @ \$0.03363/kWh	\$18.93
Storm Protection Charge	563 kWh @ \$0.00559/kWh	\$3.15
Clean Energy Transition Mechanism	563 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	563 kWh @ \$0.01230/kWh	\$6.92
Florida Gross Receipt Tax		\$1.24
Lighting Charges		\$1,259.34

Current Month's Electric Charges \$1,259.34

Billing information continues on next page →



Sub-Account #: 211014757721
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555996	12/15/2025	1,455		1,415		40 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	40 kWh @ \$0.08641/kWh	\$3.46
Fuel Charge	40 kWh @ \$0.03391/kWh	\$1.36
Storm Protection Charge	40 kWh @ \$0.00577/kWh	\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.90

Avg kWh Used Per Day



Current Month's Electric Charges \$26.90

Billing information continues on next page →



Sub-Account #: 211014758836
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	512 kWh @ \$0.03412/kWh	\$17.47
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03363/kWh	\$17.22
Storm Protection Charge	512 kWh @ \$0.00559/kWh	\$2.86
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.13
Lighting Charges		\$888.40

Current Month's Electric Charges \$888.40

Billing information continues on next page →



Sub-Account #: 211014759065
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	352 kWh @ \$0.03412/kWh	\$12.01
Fixture & Maintenance Charge	22 Fixtures	\$206.36
Lighting Pole / Wire	22 Poles	\$373.34
Lighting Fuel Charge	352 kWh @ \$0.03363/kWh	\$11.84
Storm Protection Charge	352 kWh @ \$0.00559/kWh	\$1.97
Clean Energy Transition Mechanism	352 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	352 kWh @ \$0.01230/kWh	\$4.33
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$610.78

Current Month's Electric Charges \$610.78

Billing information continues on next page →



Sub-Account #: 221005662947
Statement Date: 01/02/2026

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

Service Period: 11/14/2025 - 12/15/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	527 kWh @ \$0.03412/kWh	\$17.98
Fixture & Maintenance Charge	28 Fixtures	\$469.25
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	527 kWh @ \$0.03363/kWh	\$17.72
Storm Protection Charge	527 kWh @ \$0.00559/kWh	\$2.95
Clean Energy Transition Mechanism	527 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	527 kWh @ \$0.01230/kWh	\$6.48
Florida Gross Receipt Tax		\$1.16
Lighting Charges		\$1,280.41

Current Month's Electric Charges \$1,280.41

Total Current Month's Charges \$13,548.58

 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$57.03
Total Current Month's Credits	-\$57.03



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

Statement Date: December 19, 2025
 Agenda Page 129

Amount Due: \$271.59

Due Date: January 09, 2026
Account #: 211029262014

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$517.22
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$747.32
Credit balance after payments and credits	-\$230.10
Current Month's Charges	\$501.69
Amount Due by January 09, 2026 \$271.59	

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

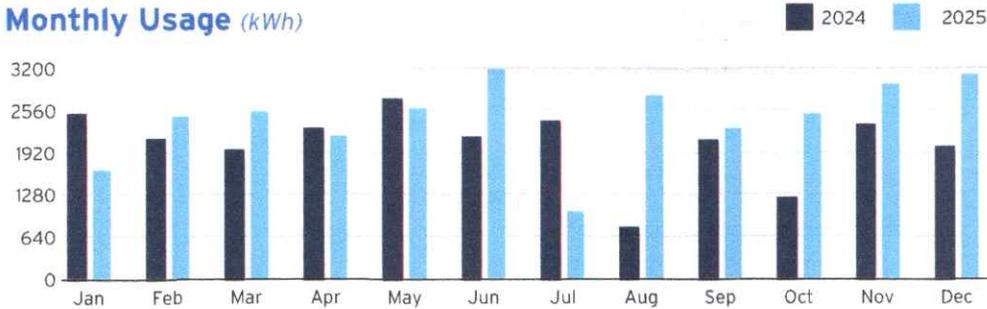
Your Energy Insight

- Your average daily kWh used was **46.97% higher** than the same period last year.
- Your average daily kWh used was **1.02% lower** than it was in your previous period.

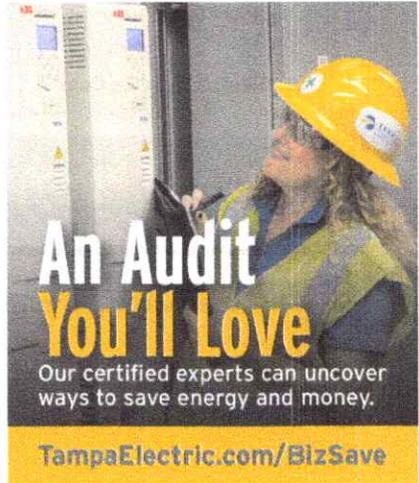


Scan here to view your account online.

Monthly Usage (kWh)



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



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 211029262014
Due Date: January 09, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$271.59

Payment Amount: \$ _____

610643860446

Your account will be drafted on January 09, 2026

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

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

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

00000006-0000134-Page 3 of 30



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

Agenda Page 130
Account #: 211029262014
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Nov 14, 2025 - Dec 15, 2025

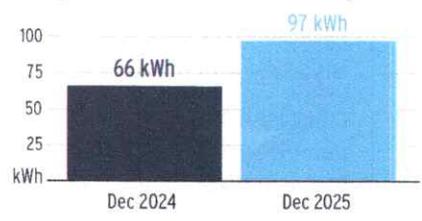
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555924	12/15/2025	38,983	35,887		3,096 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	3,096 kWh @ \$0.08641/kWh		\$267.53
Fuel Charge	3,096 kWh @ \$0.03391/kWh		\$104.99
Storm Protection Charge	3,096 kWh @ \$0.00577/kWh		\$17.86
Clean Energy Transition Mechanism	3,096 kWh @ \$0.00418/kWh		\$12.94
Storm Surcharge	3,096 kWh @ \$0.02121/kWh		\$65.67
Florida Gross Receipt Tax			\$12.54
Electric Service Cost			\$501.69

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$501.69

Miscellaneous Credits	
Sales Tax Credit	-\$747.32
Total Current Month's Credits	-\$747.32

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

00000006-0000134-Page 4 of 30



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

Statement Date: December 19, 2025
Agenda Page 131

Amount Due: **\$1,485.51**

Due Date: January 09, 2026
Account #: 211014757960

DO NOT PAY. Your account will be drafted on January 09, 2026

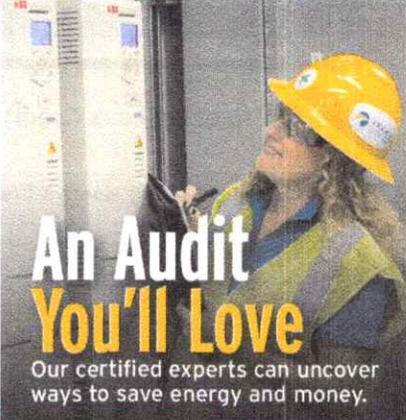
Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$1,597.42
Payment(s) Received Since Last Statement	-\$442.48
Miscellaneous Credits	-\$1,154.94
Current Month's Charges	\$1,485.51
Amount Due by January 09, 2026 \$1,485.51	

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



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

Account #: 211014757960
Due Date: January 09, 2026

 **Pay your bill online at TampaElectric.com**
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$1,485.51**

Payment Amount: \$ _____

683483072625

Your account will be drafted on January 09, 2026

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

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

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

00000006-0000136-Page 7 of 30



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

Agenda Page 132
Account #: 211014757960
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 days		
	Lighting Energy Charge	598 kWh @ \$0.03412/kWh	\$20.40
	Fixture & Maintenance Charge	33 Fixtures	\$416.26
	Lighting Pole / Wire	33 Poles	\$1016.46
	Lighting Fuel Charge	598 kWh @ \$0.03363/kWh	\$20.11
	Storm Protection Charge	598 kWh @ \$0.00559/kWh	\$3.34
	Clean Energy Transition Mechanism	598 kWh @ \$0.00043/kWh	\$0.26
	Storm Surcharge	598 kWh @ \$0.01230/kWh	\$7.36
	Florida Gross Receipt Tax		\$1.32
	Lighting Charges		\$1,485.51

Total Current Month's Charges \$1,485.51

	Miscellaneous Credits	
	Sales Tax Credit	-\$1,154.94
	Total Current Month's Credits	-\$1,154.94

Important Messages

Struggling to keep up with your energy bill?

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Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

00000006-0000136- Page 8 of 30

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P.O. Box 31318
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: December 19, 2025
 Agenda Page 133

Amount Due: \$704.32

Due Date: January 09, 2026

Account #: 211014758406

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025

Previous Amount Due	\$757.39
Payment(s) Received Since Last Statement	-\$211.34
Miscellaneous Credits	-\$546.05

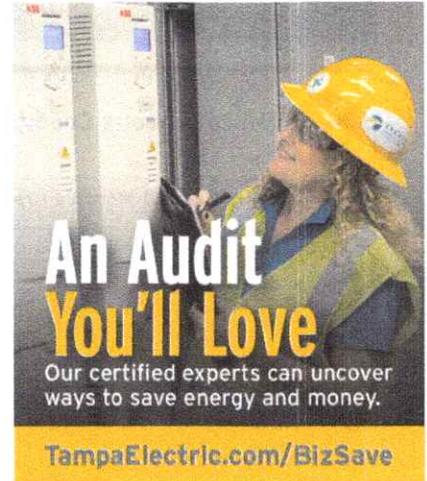
Current Month's Charges **\$704.32**

Amount Due by January 09, 2026 **\$704.32**

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



Scan here to view your account online.



00000006-0000138-Page 11 of 30

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



Account #: 211014758406

Due Date: January 09, 2026

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Amount Due: \$704.32

Payment Amount: \$ _____

683483072627

Your account will be drafted on January 09, 2026

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

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

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



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

Agenda Page 134

Account #: 211014758406
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	293 kWh @ \$0.03412/kWh	\$10.00
Fixture & Maintenance Charge	15 Fixtures	\$253.65
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	293 kWh @ \$0.03363/kWh	\$9.85
Storm Protection Charge	293 kWh @ \$0.00559/kWh	\$1.64
Clean Energy Transition Mechanism	293 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	293 kWh @ \$0.01230/kWh	\$3.60
Florida Gross Receipt Tax		\$0.65
Lighting Charges		\$704.32

Total Current Month's Charges \$704.32

Miscellaneous Credits	
Sales Tax Credit	-\$546.05
Total Current Month's Credits	-\$546.05

Important Messages

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Important Outdoor Lighting Rate Information

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00000006-0000138-Page 12 of 30

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

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

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SOUTH FORK EAST COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: December 19, 2025
Agenda Page 135

Amount Due: \$23.48

Due Date: January 09, 2026
Account #: 221000328007

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$23.56
Payment(s) Received Since Last Statement	-\$4.36
Miscellaneous Credits	-\$19.20
Current Month's Charges	\$23.48
Amount Due by January 09, 2026	\$23.48

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

Your Energy Insight

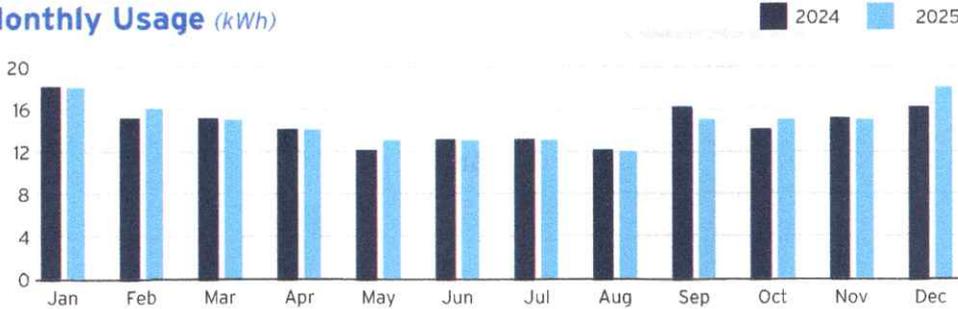
- Your average daily kWh used was **20% higher** than the same period last year.
- Your average daily kWh used was **20% higher** than it was in your previous period.



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Monthly Usage (kWh)



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



Account #: 221000328007
Due Date: January 09, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$23.48

Payment Amount: \$ _____

642742531129

Your account will be drafted on January 09, 2026

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

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

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

00000005-0000140-Page 15 of 30



Service For:
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Agenda Page 136
Account #: 221000328007
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000555922	12/15/2025	662	644	18 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	18 kWh @ \$0.08641/kWh	\$1.56
Fuel Charge	18 kWh @ \$0.03391/kWh	\$0.61
Storm Protection Charge	18 kWh @ \$0.00577/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.48

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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Total Current Month's Charges

\$23.48

Miscellaneous Credits	
Sales Tax Credit	-\$19.20
Total Current Month's Credits	-\$19.20

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

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

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Commercial Customer Care:
866-832-6249

Residential Customer Care:
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Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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00000006-0000140-Page 15 of 30



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

Statement Date: December 19, 2025
 Agenda Page 137

Amount Due: \$611.27

Due Date: January 09, 2026
Account #: 211014758174

DO NOT PAY. Your account will be drafted on January 09, 2026

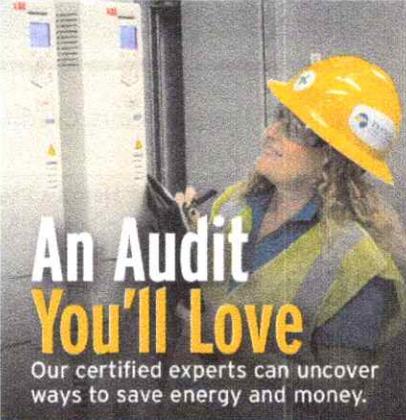
Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$657.30
Payment(s) Received Since Last Statement	-\$182.19
Miscellaneous Credits	-\$475.11
Current Month's Charges	\$611.27
Amount Due by January 09, 2026	\$611.27

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



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 Our certified experts can uncover ways to save energy and money.
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014758174
Due Date: January 09, 2026

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

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

Amount Due: \$611.27

Payment Amount: \$ _____

683483072626

Your account will be drafted on January 09, 2026

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

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

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

00000006-0000142-Page 19 of 30



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

Agenda Page 138
Account #: 211014758174
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 days		
	Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
	Fixture & Maintenance Charge	14 Fixtures	\$131.32
	Lighting Pole / Wire	14 Poles	\$460.18
	Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
	Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
	Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
	Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
	Florida Gross Receipt Tax		\$0.49
	Lighting Charges		\$611.27

Total Current Month's Charges \$611.27

	Miscellaneous Credits	
	Sales Tax Credit	-\$475.11
	Total Current Month's Credits	-\$475.11

Important Messages

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Important Outdoor Lighting Rate Information

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00000006-0000142-Page 20 of 30

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

Statement Date: December 19, 2025
Agenda Page 139

Amount Due: \$939.03

Due Date: January 09, 2026

Account #: 211031378329

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 14, 2025 - December 15, 2025

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

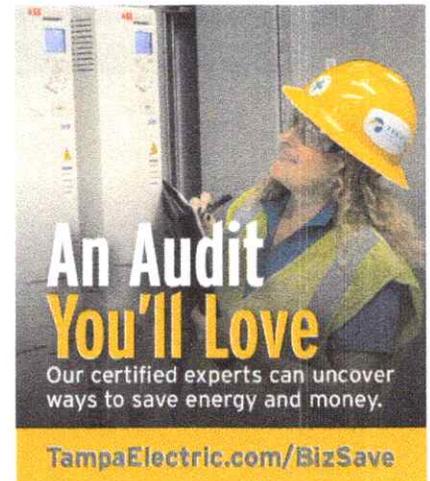
Current Month's Charges \$939.03

Amount Due by January 09, 2026 \$939.03

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



Scan here to view your account online.



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



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

Account #: 211031378329

Due Date: January 09, 2026

Pay your bill online at TampaElectric.com

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

Amount Due: \$939.03

Payment Amount: \$ _____

643977091283

Your account will be drafted on January 09, 2026

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

Mail payment to:
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TAMPA, FL 33631-3318

Make check payable to: TECO
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00000006-0000144-Page 23 of 30



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

Agenda Page 140
Account #: 211031378329
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Important Outdoor Lighting Rate Information

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Electric Charges

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

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

Lighting Charges **\$939.03**

Total Current Month's Charges **\$939.03**

00000006-0000144-Page 24 of 30

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Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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



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

Statement Date: December 19, 2025
 Agenda Page 141

Amount Due: \$2,067.72

Due Date: January 09, 2026

Account #: 211014758646

DO NOT PAY. Your account will be drafted on January 09, 2026

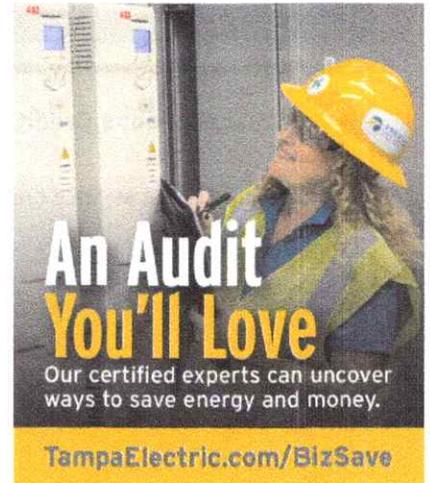
Account Summary

Current Service Period: November 14, 2025 - December 15, 2025	
Previous Amount Due	\$2,223.64
Payment(s) Received Since Last Statement	-\$614.95
Miscellaneous Credits	-\$1,608.69
Current Month's Charges	\$2,067.72
Amount Due by January 09, 2026	\$2,067.72

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



Scan here to view your account online.



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



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

Account #: 211014758646

Due Date: January 09, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,067.72

Payment Amount: \$ _____

683483072628

Your account will be drafted on January 09, 2026

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

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

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

00000006-0000146-Page 27 of 30



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

Agenda Page 142
Account #: 211014758646
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 32 days	
	Lighting Energy Charge	997 kWh @ \$0.03412/kWh \$34.02
	Fixture & Maintenance Charge	44 Fixtures \$733.63
	Lighting Pole / Wire	44 Poles \$1246.08
	Lighting Fuel Charge	997 kWh @ \$0.03363/kWh \$33.53
	Storm Protection Charge	997 kWh @ \$0.00559/kWh \$5.57
	Clean Energy Transition Mechanism	997 kWh @ \$0.00043/kWh \$0.43
	Storm Surcharge	997 kWh @ \$0.01230/kWh \$12.26
	Florida Gross Receipt Tax	\$2.20
	Lighting Charges	\$2,067.72

Total Current Month's Charges \$2,067.72

	Miscellaneous Credits	
	Sales Tax Credit	-\$1,608.69
	Total Current Month's Credits	-\$1,608.69

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

00000006-0000146-Page 28 of 30

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

Ways To Pay Your Bill

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

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

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

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

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

DISTRICT SOUTHFORK EAST CDD
VENDOR BOCC
INV DATE 12/31/26
INV # 01/21/26-ACH

12/31/2026
ACH 01/21/26

G/L Acct	OrgUnit	Meter	Acct #	Service Address	Service	11/21-12/22/25
543021	53601	67028058	5095899906	13580 Clement Pride Blvd	water	23.85
543021	53601	94932402	5095899906	13801A Felix Will Rd (IRRI)	water	22.56
543021	53601	53505784	5095899906	13942 Felix Will Rd (IRRI)	water	793.49
543021	53601	68120664	5095899906	13901A Windy Knoll Dr (IRRI)	water	26.84
543021	53601	32996226	5095899906	11341 Ambleside Blvd.	water	519.8
				Bill corrections		
				001.543021.53601.5000		\$ 1,386.54



Hillsborough County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

Agenda Page 144

Summary of Account Charges

Previous Balance	\$1,545.83
Net Payments - Thank You	\$-1,545.83
Total Account Charges	\$1,386.54
AMOUNT DUE	\$1,386.54

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5095899906**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

277 0

DUE DATE	01/21/2026
Auto Pay Scheduled DO NOT PAY	



0050958999067 00001386549



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

Service Address: 13801A FELIX WILL RD (IRRI)

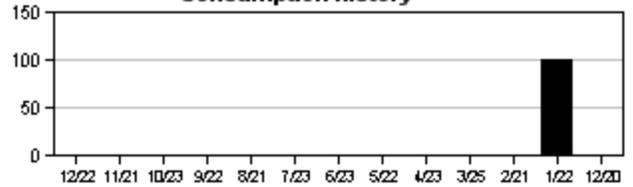
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94932402	11/21/2025	6095	12/22/2025	6095	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$16.02
Total Service Address Charges	\$22.56

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

Service Address: 13942 FELIX WILL RD (IRRI)

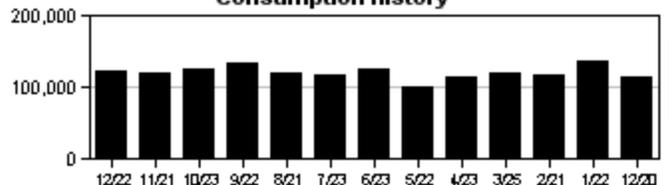
M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53505784	11/21/2025	76512	12/22/2025	77738	122600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$370.25
Water Base Charge	\$137.84
Water Usage Charge	\$278.86
Total Service Address Charges	\$793.49

Consumption History





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

Agenda Page 146

Service Address: 13901A WINDY KNOLL DR (IRRI)

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
68120664	11/21/2025	9742	12/29/2025	9742	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$20.30
Total Service Address Charges	\$26.84



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

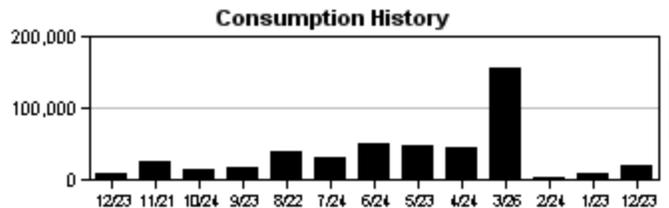
Service Address: 11341 AMBLESIDE BLVD

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
32996226	11/21/2025	68078	12/23/2025	68154	7600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.95
Water Base Charge	\$124.94
Water Usage Charge	\$8.51
Sewer Base Charge	\$303.13
Sewer Usage Charge	\$53.73
Total Service Address Charges	\$519.80





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	12/31/2025	01/21/2026

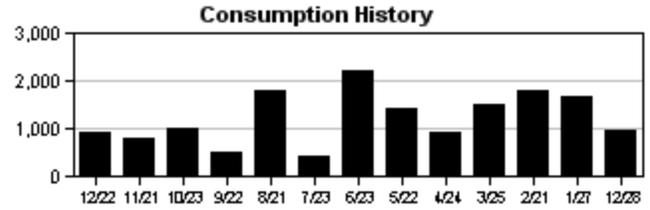
Service Address: 13580 CLEMENT PRIDE BLVD
M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
67028058	11/21/2025	2314	12/22/2025	2323	900 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$2.72
Water Base Charge	\$13.58
Water Usage Charge	\$1.01
Total Service Address Charges	\$23.85

An estimated read was used to calculate your bill



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





Invoice Number	Invoice Date	Account Number	Page
9-712-46438	Jan 27, 2026	XXXX-X113-6	1 of 2

Billing Address:

SOUTH FORK EAST
CORAL SPRINGS FL 33076

Shipping Address:

SOUTH FORK EAST
CORAL SPRINGS FL 33071-7320

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

Other Charges	USD	\$8.17
TOTAL THIS INVOICE	USD	\$8.17

Other discounts may apply.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
9-712-46438	Jan 27, 2026	XXXX-X113-6	2 of 2

Other Charges Summary

	Invoice Number	Invoice Date	Original Amount	Payments Applied/Credit	Past Due Amount	Rate	Charges
Late Fee	9-113-21852	12/23/25	142.70	60.13	82.57	9.90%	8.17
Total					\$82.57		\$8.17

TOTAL THIS INVOICE USD \$8.17

FedEx® Billing Online

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

CHECK REQUEST FORM

District Name: South Fork East CDD

Date: December 22, 2025

Invoice Number: DEC.22.25 - DS-2017

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$35,436.67

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 22, 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

\$35,436.67

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: 1/15/2026

Invoice Number: JAN.15.26 - DS-2017

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$9,840.28

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

January 15, 2026

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

\$9,840.28

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 22, 2025

Invoice Number: DEC.22.25 - DS-2021

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$12,406.68

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 22, 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

\$12,406.68

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: January 15, 2026

Invoice Number: JAN.15.26 - DS-2021

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$3,445.17

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

January 15, 2026

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

\$3,445.17

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: January 15, 2026

Invoice Number: JAN.15.26 - DS-2025

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$1,970.37

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

January 15, 2026

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

\$1,970.37

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