



South Fork East Community Development District

August 13 , 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, Assistant Secretary
 Frank Gagliardi, Assistant Secretary
 Thaddeus Moss, Assistant Secretary

District Staff

Alba Sanchez, District Manager
 Vivek Babbar, District Counsel
 Kirk Wagner, District Engineer
 Frederick Levatte, On-site Manager
 Sandra MacGregor, District Accountant
 Christy Fowler, Field Inspector
 Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, August 13, 2026, at 6:00 p.m.

The Regular Meeting of the **South Fork East Community Development District** will be held on **Thursday, August 13, 2026, at 6:00 p.m. at Christ the King Lutheran Church, 11421 Big Bend Road, Riverview, Florida, 33579**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting.

[Join the meeting now](#)

Meeting ID: 299 226 214 715 09 **Passcode:** HZ6ff3bb

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 901 837 414#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER/ROLL CALL
3. APPROVAL OF AGENDA
4. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

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. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVYING OF ASSESSMENTS

- A. Open the Public Hearing
- B. Presentation of the Fiscal Year 2027 Approved Proposed Budget
- C. Close the Public Hearing
- D. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-07, Levying of O&M Assessments

6. STAFF REPORTS

- A. District Engineer
 - i. Discussion of Mitigation Budget Line Item

B. District Counsel

C. Aquatic Report

D. Field Inspection Report

E. NewLeaf Landscape Report

F. On-Site Manager's Report

G. District Manager's Report

i. Request to Host Community Hands-Only CPR Awareness Event in October – Diana Perez

ii. Informational Discussion on Pool Water Discharge into the Ponds

7. BUSINESS ITEMS

A. Consideration of Finn Outdoor Estimate #2565 – Erosion Pond Bank Restoration – 11436 and 11440 Drifting Leaf

B. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Meeting Schedule

C. Consideration of Resolution 2026-09, Adopting Goals and Objectives for Fiscal Year 2027

D. Acceptance of LLS Tax Solutions Inc. Arbitrage Rebate Report for the Capital Improvement Revenue Refunding Bonds, Series 2017 for the Fifth-Year Period Ended April 2026

E. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report

F. Consideration of Concrete Barrier Proposals

i. Crowd Control Warehouse

ii. Concrete Products Supply (Revised)

iii. Accent Barriers, Inc.

G. Consideration of JTA Advance Painting Estimate – Project - South Fork East Clubhouse Painting Project (Tabled Item)

8. CONSENT AGENDA

A. Consideration of the Minutes of the Regular Meeting held on July 9, 2026

B. Acceptance of the June 2026 Operations and Maintenance Report with Invoices

C. Financial Snapshot as of June 30, 2026

9. OLD BUSINESS

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. AUDIENCE COMMENTS

12. ADJOURNMENT

The next Regular Meeting is scheduled for Thursday, September 10, 2026, at 6:00 p.m.



***South Fork East
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

June 25, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

OPERATING BUDGET

General Fund

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DEBT SERVICE BUDGETS

Series 2017

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SUPPORTING BUDGET SCHEDULE

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South Fork East

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	June-	PROJECTED		BUDGET
	FY 2026	5/31/2026	9/30/2026	FY 2026		FY 2027
REVENUES						
Interest - Investments	\$81,598.00	\$60,534.00	\$21,064.00	\$81,598.00	0%	\$81,598.00
Interest - Tax Collector	\$70.00	\$2,767.00	\$0.00	\$2,767.00	3853%	\$70.00
Special Assmnts- Tax Collector	\$1,582,545.00	\$1,549,987.00	\$32,558.00	\$1,582,545.00	0%	\$1,689,174.58
Special Assmnts- Discounts	-\$63,302.00	-\$59,999.00	\$0.00	-\$59,999.00	-5%	-\$67,566.98
TOTAL REVENUES	\$1,600,911.00	\$1,553,289.00	\$53,622.00	\$1,606,911.00	0%	\$1,703,275.60
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	\$12,000.00	\$7,600.00	\$4,400.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$459.00	\$459.00	\$918.00	0%	\$918.00
ProfServ-Arbitrage Rebate	\$4,200.00	\$0.00	\$4,200.00	\$4,200.00	0%	\$4,200.00
ProfServ-Dissemination Agent	\$3,000.00	\$0.00	\$0.00	\$0.00	-100%	\$3,000.00
ProfServ-Engineering	\$30,000.00	\$14,435.00	\$15,565.00	\$30,000.00	0%	\$30,000.00
ProfServ-Legal Services	\$25,000.00	\$14,753.00	\$10,247.00	\$25,000.00	0%	\$25,000.00
ProfServ-Mgmt Consulting	\$51,500.00	\$34,333.00	\$17,450.24	\$51,783.24	1%	\$53,045.00
ProfServ-Trustee Fees	\$16,000.00	\$9,365.00	\$6,635.00	\$16,000.00	0%	\$16,000.00
Auditing Services	\$9,000.00	\$9,000.00	\$0.00	\$9,000.00	0%	\$9,000.00
Website Compliance	\$1,700.00	\$1,640.00	\$833.55	\$2,473.55	46%	\$1,751.00
Communication/Freight - Gen'l	\$500.00	\$216.00	\$284.00	\$500.00	0%	\$500.00
Public Officials Insurance	\$3,414.00	\$3,286.00	\$128.00	\$3,414.00	0%	\$3,414.00
Legal Advertising	\$3,630.00	\$88.00	\$3,542.00	\$3,630.00	0%	\$3,630.00
Miscellaneous Services	\$2,500.00	\$977.00	\$1,523.00	\$2,500.00	0%	\$2,500.00
Misc-Assessment Collection Cost	\$31,000.00	\$29,802.00	\$1,198.00	\$31,000.00	0%	\$33,783.49
Misc-Contingency	\$80,000.00	\$5,019.00	\$74,981.00	\$80,000.00	0%	\$80,000.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Dues, Licenses, Subscriptions	\$725.00	\$0.00	\$725.00	\$725.00	0%	\$725.00
Total Administrative	\$275,262.00	\$131,148.00	\$142,170.80	\$273,318.80	-1%	\$279,641.49
Electric Utility Services						
Utility - Electric	\$264,000.00	\$148,539.00	\$75,497.10	\$224,036.10	-15%	\$295,000.00
Total Electric Utility Services	\$264,000.00	\$148,539.00	\$75,497.10	\$224,036.10	-15%	\$295,000.00
Water-Sewer Comb Services						
Utility - Water & Sewer	\$20,000.00	\$12,321.00	\$6,262.33	\$18,583.33	-7%	\$22,500.00
Total Water-Sewer Comb Services	\$20,000.00	\$12,321.00	\$6,262.33	\$18,583.33	-7%	\$22,500.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-	ANNUAL
	BUDGET	THRU	June-	PROJECTED		BUDGET
	FY 2026	5/31/2026	9/30/2026	FY 2026	Budget	FY 2027
Flood Control/Stormwater Mgmt						
Contracts-Lake and Wetland	\$28,225.00	\$15,309.00	\$7,781.02	\$23,090.02	-18%	\$43,000.00
Contracts-Wetland Mitigation	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$30,000.00
Utility - Water & Sewer	\$11,653.00	\$0.00	\$11,653.00	\$11,653.00	0%	\$11,653.00
R&M-Lake/Stormwater Management	\$6,000.00	\$5,500.00	\$500.00	\$6,000.00	0%	\$100,000.00
Total Flood Control/Stormwater Mgmt	\$75,878.00	\$20,809.00	\$49,934.02	\$70,743.02	-7%	\$184,653.00
Field						
ProfServ-Field Management	\$17,500.00	\$11,667.00	\$5,833.00	\$17,500.00	0%	\$17,500.00
ProfServ-Wildlife Management Service	\$12,200.00	\$0.00	\$12,200.00	\$12,200.00	0%	\$0.00
Contracts-Landscape	\$247,000.00	\$169,476.00	\$86,138.63	\$255,614.63	3%	\$281,000.00
Insurance - General Liability	\$40,000.00	\$23,246.00	\$11,815.12	\$35,061.12	-12%	\$26,498.00
R&M-Entry Feature	\$30,000.00	\$1,140.00	\$579.42	\$1,719.42	-94%	\$10,000.00
R&M-Fences	\$20,000.00	\$0.00	\$0.00	\$0.00	-100%	\$5,000.00
R&M-Irrigation	\$30,000.00	\$18,589.00	\$9,448.13	\$28,037.13	-7%	\$20,000.00
R&M-Plant Replacement	\$30,000.00	\$900.00	\$457.44	\$1,357.44	-95%	\$20,000.00
R&M-Landscape	\$40,000.00	\$29,516.00	\$10,484.00	\$40,000.00	0%	\$40,000.00
R&M- Storm Water System	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$0.00
Office Equipment Repairs	\$1,850.00	\$0.00	\$1,850.00	\$1,850.00	0%	\$1,850.00
Misc-Contingency	\$101,980.00	\$3,579.00	\$98,401.00	\$101,980.00	0%	\$140,000.00
Reserves-Rec Facilities	\$10,000.00	\$1,575.00	\$8,425.00	\$10,000.00	0%	\$5,000.00
Reserve - Parking Lot	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	0%	\$75,000.00
Reserve - Playground/Parks	\$45,000.00	\$2,800.00	\$1,423.14	\$4,223.14	-91%	\$30,000.00
Reserve - Parks	\$30,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Reserve - Ponds	\$30,000.00	\$18,500.00	\$11,500.00	\$30,000.00	0%	\$30,000.00
Reserve - Roof	\$7,000.00	\$26,090.00	\$13,260.62	\$39,350.62	462%	\$3,000.00
Reserve - Signs/Monuments/Fence	\$10,000.00	\$11,904.00	\$0.00	\$11,904.00	19%	\$10,000.00
Reserve - Security Cameras	\$6,000.00	\$0.00	\$0.00	\$0.00	-100%	\$2,000.00
Reserves - Wall	\$2,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Reserves- Disaster Recovery	\$20,000.00	\$0.00	\$0.00	\$0.00	-100%	\$10,000.00
Reserve - Contingency	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Total Field	\$860,530.00	\$318,982.00	\$401,815.49	\$720,797.49	-16%	\$726,848.00
Parks and Recreation - General						
Payroll-Salaries	\$58,400.00	\$39,227.00	\$19,173.00	\$58,400.00	0%	\$60,500.00
Payroll-Hourly	\$37,000.00	\$23,936.00	\$13,064.00	\$37,000.00	0%	\$44,000.00
Payroll-Administrative	\$9,606.00	\$7,620.00	\$1,986.00	\$9,606.00	0%	\$9,606.00
FICA Taxes	\$6,675.00	\$6,452.00	\$223.00	\$6,675.00	0%	\$8,729.11
Contracts-Pools	\$23,000.00	\$16,000.00	\$8,132.23	\$24,132.23	5%	\$24,000.00
Telephone/Fax/Internet Services	\$6,060.00	\$861.00	\$5,199.00	\$6,060.00	0%	\$5,798.00
R&M-Facility	\$13,000.00	\$11,165.00	\$1,835.00	\$13,000.00	0%	\$13,000.00
R&M-Parks	\$15,000.00	\$0.00	\$0.00	\$0.00	-100%	\$10,000.00
R&M-Pools	\$3,000.00	\$9,045.00	\$0.00	\$9,045.00	202%	\$3,000.00
R&M-Lights	\$8,000.00	\$0.00	\$0.00	\$0.00	-100%	\$5,000.00
Pool Furniture	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc-Security	\$6,000.00	\$125.00	\$63.53	\$188.53	-97%	\$4,000.00
Office Supplies	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Parks and Recreation - General	\$192,741.00	\$114,431.00	\$56,675.76	\$171,106.76	-11%	\$194,633.11
TOTAL EXPENDITURES	\$1,688,411.00	\$746,230.00	\$732,355.50	\$1,478,585.50	-12%	\$1,703,275.60

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	June-	PROJECTED		BUDGET
	FY 2026	5/31/2026	9/30/2026	FY 2026	Budget	FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	-\$87,500.00	\$807,059.00	-\$678,733.50	\$128,325.50	-247%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$ (87,500.00)	\$807,059.00	-\$678,733.50	\$128,325.50	-247%	\$0.00
FUND BALANCE, BEGINNING	\$1,650,205.00	\$1,650,205.00	\$0.00	\$1,650,205.00	0%	\$1,778,530.50
FUND BALANCE, ENDING	\$1,562,705.00	\$2,457,264.00	-\$678,733.50	\$1,778,530.50	14%	\$1,778,530.50

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,778,530.50
Net Change in Fund Balance - Fiscal Year 2027	-
Reserves - Fiscal Year 2027 Additions	165,000
Estimated Funds Available (Estimated) - 9/30/2027	\$1,943,530.50

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
<i>Nonspendable Fund Balance</i>	
Deposits	\$5,075
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	\$425,819 (1)
Reserves - Capital Reserves (prior year)	\$5,000 (2)
Reserves - Contingency (prior year)	\$15,221 (2)
Reserves - Contingency FY 2026	\$5,000
Reserves - Contingency FY 2027	\$0
Reserves - Deferred Cost (prior year)	\$67,980 (2)
Reserves - Park (prior year)	\$91,179 (2)
Reserves - Playground (prior year)	\$96,400 (2)
Reserves - Park FY 2026	\$30,000
Reserves - Playground FY 2026	\$45,000
Reserves - Park FY 2026 Spending	\$0
Reserves - Playground FY 2026 Spending	(2,800)
Reserves - Park/Playground	\$30,000
Reserves - Ponds (prior year)	\$0 (2)
Outflow to pond reserve	\$140,000
Reserves - Ponds FY 2026	\$30,000
Reserves - Ponds FY 2026 Spending	(18,500)
Reserves - Ponds FY 2027	\$30,000
Reserves - Pools (prior year)	\$168,646 (2)
Outflow to pond reserve	(140,000)
Reserves - Pools FY 2026	\$0
Reserves - Pools FY 2026 Spending	\$0
Reserves - Pools FY 2027	\$0
Reserves - Roof (prior year)	\$35,000 (2)
Reserves - Roof FY 2026	\$7,000
Reserves - Roof FY 2026 Spending	-\$26,090

Reserves - Roof FY 2027	\$3,000	\$18,910
Reserves-Rec Facilities (prior year)	\$17,564 (2)	
Reserves-Rec Facilities FY 2026	\$10,000	
Reserves-Rec Facilities FY 2026 Spending	(1,575)	
Reserves-Rec Facilities FY 2027	\$5,000	\$30,989
Reserves - Signs/Monuments/Fence (prior year)	\$59,456 (2)	
Reserves - Signs/Monuments/Fence FY 2026	\$10,000	
Reserves - Signs/Monuments/Fence FY 2026 Spending	(11,904)	
Reserves - Signs/Monuments/Fence FY 2027	\$10,000	\$67,552
Reserves - Security Cameras (prior year)	\$17,450 (2)	
Reserves - Security Cameras FY 2026	\$6,000	
Reserves - Security Cameras FY 2026 Spending	\$0	
Reserves - Security Cameras FY 2027	\$2,000	\$25,450
Reserves - Wall (prior year)	\$4,000 (2)	
Reserves - Wall FY 2026	\$2,000	
Reserves - Wall FY 2027	\$0	\$6,000
Reserves - Parking Lot (prior year)	\$150,000 (2)	
Reserves - Parking Lot FY 2026	\$75,000	
Reserves - Parking Lot FY 2027	\$75,000	\$300,000
Pool Furniture - (prior year)		\$10,277 (2)
Reserves - Disaster Recovery (prior year)	\$20,000	
Reserves - Disaster Recovery FY2026	\$20,000 (2)	
Reserves - Disaster Recovery FY2027	\$10,000	\$50,000

Total Allocation of Available Funds	\$1,528,198
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Total Unassigned (undesignated) Cash	\$415,333
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Notes

(1) Represents approximately 4 months of operating expenditures.

(2) Ties to motion to assign fund balance 09.30.25.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**
Fiscal Year 2027**Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**
Fiscal Year 2027**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**
Fiscal Year 2027**Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**
Fiscal Year 2027**Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

District Name

Community Development South Fork East

General Fund

Budget Narrative Fiscal Year 2027

Amenity (Continued)

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

District Name

Community Development South Fork East

*General Fund***Budget Narrative**

Fiscal Year 2027

Landscape and Pond Maintenance (Continued)**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

South Fork East

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
 Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-	ANNUAL
	BUDGET	THRU	June-	PROJECTED		BUDGET
	FY 2026	5/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$26,760.00	\$0.00	\$26,760.00	0%	\$0.00
Special Assmnts- Tax Collector	\$772,344.00	\$782,197.00	\$0.00	\$782,197.00	1%	\$772,344.10
Special Assmnts- Discounts	-\$30,894.00	-\$30,279.00	\$0.00	-\$30,279.00	-2%	-\$30,893.76
Special Assmnts- CDD Collected	\$0.00	\$9,339.00	\$0.00	\$9,339.00	0%	\$0.00
TOTAL REVENUES	\$741,450.00	\$788,017.00	\$0.00	\$788,017.00	6%	\$741,450.34
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$15,447.00	\$15,039.00	\$408.00	\$15,447.00	0%	\$15,446.88
Total Administrative	\$15,447.00	\$15,039.00	\$408.00	\$15,447.00	0%	\$15,446.88
<i>Debt Service</i>						
Principal Debt Retirement	\$465,000.00	\$465,000.00	\$0.00	\$465,000.00	0%	\$480,000.00
Principal Debt Retirement - Prepayment	\$0.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$0.00
Interest Expense	\$252,232.00	\$252,231.00	\$1.00	\$252,232.00	0%	\$235,375.00
Total Debt Service	\$717,232.00	\$722,231.00	\$1.00	\$722,232.00	1%	\$715,375.00
TOTAL EXPENDITURES	\$732,679.00	\$737,270.00	\$409.00	\$737,679.00		\$730,821.88
Excess (deficiency) of revenues						
Over (under) expenditures	\$8,771.00	\$50,747.00	-\$409.00	\$50,338.00	474%	\$10,628.45
Net change in fund balance		\$50,747.00	-\$409.00	\$50,338.00	0%	\$10,628.45
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$50,338.00
FUND BALANCE, ENDING	\$0.00	\$50,747.00	-\$409.00	\$50,338.00	0%	\$60,966.45

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 Bonds	\$6,695,000.00	\$6,250,000.00	\$5,785,000.00	\$5,305,000.00

**Debt Amortization Schedule
Series 2017 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Extraordinary Redemption	Rate	Interest	Annual Debt Service	Total Annual Debt Service
	\$9,165,000.00						
5/1/2019	\$9,165,000.00	\$380,000.00		2.125%	\$167,462.50	\$547,462.50	\$714,925.00
11/1/2019	\$8,785,000.00		\$15,000.00		\$163,153.13	\$163,153.13	
5/1/2020	\$8,770,000.00	\$390,000.00	\$5,000.00	2.250%	\$163,153.13	\$553,153.13	\$1,042,612.52
11/1/2020	\$8,375,000.00		\$5,000.00		\$158,679.38	\$158,679.38	
5/1/2021	\$8,370,000.00	\$395,000.00	\$5,000.00	2.625%	\$158,576.25	\$553,576.25	\$712,255.63
11/1/2021	\$7,970,000.00		\$5,000.00		\$153,391.88	\$153,391.88	
5/1/2022	\$7,965,000.00	\$405,000.00	\$5,000.00	2.875%	\$153,185.63	\$558,185.63	\$711,577.51
11/1/2022	\$7,555,000.00		\$5,000.00		\$147,260.63	\$147,260.63	
5/1/2023	\$7,550,000.00	\$420,000.00		3.000%	\$147,160.63	\$567,160.63	\$714,421.26
11/1/2023	\$7,130,000.00				\$140,860.63	\$140,860.63	
5/1/2024	\$7,130,000.00	\$435,000.00		3.250%	\$140,860.63	\$575,860.63	\$716,721.26
11/1/2024	\$6,695,000.00				\$133,791.88	\$133,791.88	
5/1/2025	\$6,695,000.00	\$445,000.00		3.450%	\$133,791.88	\$578,791.88	\$712,583.76
11/1/2025	\$6,250,000.00				\$126,115.63	\$126,115.63	
5/1/2026	\$6,250,000.00	\$465,000.00		3.625%	\$126,115.63	\$591,115.63	\$717,231.26
11/1/2026	\$5,785,000.00				\$117,687.50	\$117,687.50	
5/1/2027	\$5,785,000.00	\$480,000.00		4.000%	\$117,687.50	\$597,687.50	\$715,375.00
11/1/2027	\$5,305,000.00				\$108,087.50	\$108,087.50	
5/1/2028	\$5,305,000.00	\$500,000.00		4.000%	\$108,087.50	\$608,087.50	\$716,175.00
11/1/2028	\$4,805,000.00				\$98,087.50	\$98,087.50	
5/1/2029	\$4,805,000.00	\$520,000.00		4.000%	\$98,087.50	\$618,087.50	\$716,175.00
11/1/2029	\$4,285,000.00				\$87,687.50	\$87,687.50	
5/1/2030	\$4,285,000.00	\$540,000.00		4.000%	\$87,687.50	\$627,687.50	\$715,375.00
11/1/2030	\$3,745,000.00				\$76,887.50	\$76,887.50	
5/1/2031	\$3,745,000.00	\$565,000.00		4.000%	\$76,887.50	\$641,887.50	\$718,775.00
11/1/2031	\$3,180,000.00				\$65,587.50	\$65,587.50	
5/1/2032	\$3,180,000.00	\$585,000.00		4.125%	\$65,587.50	\$650,587.50	\$716,175.00
11/1/2032	\$2,595,000.00				\$53,521.88	\$53,521.88	
5/1/2033	\$2,595,000.00	\$610,000.00		4.125%	\$53,521.88	\$663,521.88	\$717,043.76
11/1/2033	\$1,985,000.00				\$40,940.63	\$40,940.63	
5/1/2034	\$1,985,000.00	\$635,000.00		4.125%	\$40,940.63	\$675,940.63	\$716,881.26
11/1/2034	\$1,350,000.00				\$27,843.75	\$27,843.75	
5/1/2035	\$1,350,000.00	\$660,000.00		4.125%	\$27,843.75	\$687,843.75	\$715,687.50
11/1/2035	\$690,000.00				\$14,231.25	\$14,231.25	
5/1/2036	\$690,000.00	\$690,000.00		4.125%	\$14,231.25	\$704,231.25	\$718,462.50
Total		\$6,695,000.00			\$1,900,940.04	\$8,595,940.04	\$8,595,940.04

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
 Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$7,825.00	\$4,768.00	\$3,057.00	\$7,825.00	0%	\$0.00
Special Assmnts- Tax Collector	\$251,109.00	\$254,313.00	\$0.00	\$254,313.00	1%	\$251,109.17
Special Assmnts- Discounts	-\$10,044.00	-\$9,844.00	\$0.00	-\$9,844.00	-2%	-\$10,044.37
TOTAL REVENUES	\$248,890.00	\$249,237.00	\$3,057.00	\$252,294.00	1%	\$241,064.80
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$5,022.00	\$4,890.00	\$132.00	\$5,022.00	0%	\$5,022.18
Total Administrative	\$5,022.00	\$4,890.00	\$132.00	\$5,022.00	0%	\$5,022.18
<i>Debt Service</i>						
Principal Debt Retirement	\$161,000.00	\$161,000.00	\$0.00	\$161,000.00	0%	\$164,000.00
Interest Expense	\$74,970.00	\$74,940.00	\$30.00	\$74,970.00	0%	\$70,140.00
Total Debt Service	\$235,970.00	\$235,940.00	\$30.00	\$235,970.00	0%	\$234,140.00
TOTAL EXPENDITURES	\$240,992.00	\$240,830.00	\$162.00	\$240,992.00		\$239,162.18
Excess (deficiency) of revenues Over (under) expenditures	\$7,898.00	\$8,407.00	\$2,895.00	\$11,302.00	43%	\$1,902.62
Net change in fund balance		\$8,407.00	\$2,895.00	\$11,302.00	0%	\$1,902.62
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$11,302.00
FUND BALANCE, ENDING	\$0.00	\$8,407.00	\$2,895.00	\$11,302.00	0%	\$13,204.62

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$2,655,000.00	\$2,499,000.00	\$2,338,000.00	\$2,174,000.00

**Debt Amortization Schedule
Series 2021 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Extraordinary Redemption	Rate	Interest	Annual Service	Debt	Total Annual Debt Service
11/1/2026	\$2,338,000.00				\$35,070.00	\$35,070.00		\$233,555.00
5/1/2027	\$2,338,000.00	\$164,000.00		3.000%	\$35,070.00	\$199,070.00		
11/1/2027	\$2,174,000.00				\$32,610.00	\$32,610.00		\$231,680.00
5/1/2028	\$2,174,000.00	\$170,000.00		3.000%	\$32,610.00	\$202,610.00		
11/1/2028	\$2,004,000.00				\$30,060.00	\$30,060.00		\$232,670.00
5/1/2029	\$2,004,000.00	\$175,000.00		3.000%	\$30,060.00	\$205,060.00		
11/1/2029	\$1,829,000.00				\$27,435.00	\$27,435.00		\$232,495.00
5/1/2030	\$1,829,000.00	\$180,000.00		3.000%	\$27,435.00	\$207,435.00		
11/1/2030	\$1,649,000.00				\$24,735.00	\$24,735.00		\$234,470.00
5/1/2031	\$1,649,000.00	\$185,000.00		3.000%	\$24,735.00	\$209,735.00		
11/1/2031	\$1,464,000.00				\$21,960.00	\$21,960.00		\$234,920.00
5/1/2032	\$1,464,000.00	\$191,000.00		3.000%	\$21,960.00	\$212,960.00		
11/1/2032	\$1,273,000.00				\$19,095.00	\$19,095.00		\$235,190.00
5/1/2033	\$1,273,000.00	\$197,000.00		3.000%	\$19,095.00	\$216,095.00		
11/1/2033	\$1,076,000.00				\$16,140.00	\$16,140.00		\$235,280.00
5/1/2034	\$1,076,000.00	\$203,000.00		3.000%	\$16,140.00	\$219,140.00		
11/1/2034	\$873,000.00				\$13,095.00	\$13,095.00		\$235,190.00
5/1/2035	\$873,000.00	\$209,000.00		3.000%	\$13,095.00	\$222,095.00		
11/1/2035	\$664,000.00				\$9,960.00	\$9,960.00		\$234,920.00
5/1/2036	\$664,000.00	\$215,000.00		3.000%	\$9,960.00	\$224,960.00		
11/1/2036	\$449,000.00				\$6,735.00	\$6,735.00		\$235,470.00
5/1/2037	\$449,000.00	\$222,000.00		3.000%	\$6,735.00	\$228,735.00		
11/1/2037	\$227,000.00				\$3,405.00	\$3,405.00		\$233,810.00
5/1/2038	\$227,000.00	\$227,000.00		3.000%	\$3,405.00	\$230,405.00		
		\$2,655,000.00			\$635,220.00	\$3,290,220.00		\$3,509,425.00

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
 Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	June-	PROJECTED		BUDGET
	FY 2026	5/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$4,695.00	\$2,275.00	\$2,420.00	\$4,695.00	0%	\$0.00
Special Assmnts- Tax Collector	\$187,813.00	\$144,802.00	\$43,011.00	\$187,813.00	0%	\$144,100.74
Special Assmnts- Discounts	-\$7,513.00	-\$5,605.00	\$0.00	-\$5,605.00	-25%	-\$5,764.03
TOTAL REVENUES	\$184,995.00	\$141,472.00	\$45,431.00	\$186,903.00	1%	\$138,336.71
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$3,756.00	\$2,784.00	\$972.00	\$3,756.00	0%	\$2,882.01
Total Administrative	\$3,756.00	\$2,784.00	\$972.00	\$3,756.00	0%	\$2,882.01
<i>Debt Service</i>						
Principal Debt Retirement	\$53,000.00	\$53,000.00	\$0.00	\$53,000.00	0%	\$58,000.00
Interest Expense	\$90,615.00	\$90,615.00	\$0.00	\$90,615.00	0%	\$78,700.00
Total Debt Service	\$143,615.00	\$143,615.00	\$0.00	\$143,615.00	0%	\$136,700.00
TOTAL EXPENDITURES	\$147,371.00	\$146,399.00	\$972.00	\$147,371.00		\$139,582.01
Excess (deficiency) of revenues						
Over (under) expenditures	\$37,624.00	-\$4,927.00	\$44,459.00	\$39,532.00	5%	-\$1,245.30
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$4,927.00	\$44,459.00	\$39,532.00	0%	-\$1,245.30
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$39,532.00
FUND BALANCE, ENDING	\$0.00	-\$4,927.00	\$44,459.00	\$39,532.00	0%	\$38,286.70

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2025 Bonds	\$1,765,000.00	\$1,720,000.00	\$1,667,000.00	\$1,612,000.00

**Debt Amortization Schedule
Series 2025 Special Assessment Bonds**

Period ending	Outstanding Par Balance	Principal	Coupon	Interest	Debt service	Annual debt service
11/1/2026	\$1,667,000.00	\$55,000.00	5.000%	\$39,350.00	\$39,350.00	\$133,025.00
5/1/2027	\$1,612,000.00			\$39,350.00	\$94,350.00	
11/1/2027	\$1,612,000.00	\$58,000.00	5.000%	\$37,975.00	\$37,975.00	\$132,325.00
5/1/2028	\$1,554,000.00			\$37,975.00	\$95,975.00	
11/1/2028	\$1,554,000.00	\$61,000.00	5.000%	\$36,525.00	\$36,525.00	\$132,500.00
5/1/2029	\$1,493,000.00			\$36,525.00	\$97,525.00	
11/1/2029	\$1,493,000.00	\$64,000.00	5.000%	\$35,000.00	\$35,000.00	\$132,525.00
5/1/2030	\$1,429,000.00			\$35,000.00	\$99,000.00	
11/1/2030	\$1,429,000.00	\$68,000.00	5.000%	\$33,400.00	\$33,400.00	\$132,400.00
5/1/2031	\$1,361,000.00			\$33,400.00	\$101,400.00	
11/1/2031	\$1,361,000.00	\$71,000.00	5.000%	\$31,700.00	\$31,700.00	\$133,100.00
5/1/2032	\$1,290,000.00			\$31,700.00	\$102,700.00	
11/1/2032	\$1,290,000.00	\$75,000.00	5.000%	\$29,925.00	\$29,925.00	\$132,625.00
5/1/2033	\$1,215,000.00			\$29,925.00	\$104,925.00	
11/1/2033	\$1,215,000.00	\$79,000.00	5.000%	\$28,050.00	\$28,050.00	\$132,975.00
5/1/2034	\$1,136,000.00			\$28,050.00	\$107,050.00	
11/1/2034	\$1,136,000.00	\$82,000.00	5.000%	\$26,075.00	\$26,075.00	\$133,125.00
5/1/2035	\$1,054,000.00			\$26,075.00	\$108,075.00	
11/1/2035	\$1,054,000.00	\$87,000.00	5.000%	\$24,025.00	\$24,025.00	\$132,100.00
5/1/2036	\$967,000.00			\$24,025.00	\$111,025.00	
11/1/2036	\$967,000.00	\$91,000.00	5.000%	\$21,850.00	\$21,850.00	\$132,875.00
5/1/2037	\$876,000.00			\$21,850.00	\$112,850.00	
11/1/2037	\$876,000.00	\$96,000.00	5.000%	\$19,575.00	\$19,575.00	\$132,425.00
5/1/2038	\$780,000.00			\$19,575.00	\$115,575.00	
11/1/2038	\$780,000.00	\$101,000.00	5.000%	\$17,175.00	\$17,175.00	\$132,750.00
5/1/2039	\$679,000.00			\$17,175.00	\$118,175.00	
11/1/2039	\$679,000.00	\$106,000.00	5.000%	\$14,650.00	\$14,650.00	\$132,825.00
5/1/2040	\$573,000.00			\$14,650.00	\$120,650.00	
11/1/2040	\$573,000.00	\$111,000.00	5.000%	\$12,000.00	\$12,000.00	\$132,650.00
5/1/2041	\$462,000.00			\$12,000.00	\$123,000.00	
11/1/2041	\$462,000.00	\$117,000.00	5.000%	\$9,225.00	\$9,225.00	\$132,225.00
5/1/2042	\$345,000.00			\$9,225.00	\$126,225.00	
11/1/2042	\$345,000.00	\$123,000.00	5.000%	\$6,300.00	\$6,300.00	\$132,525.00
5/1/2043	\$222,000.00			\$6,300.00	\$129,300.00	
11/1/2043	\$222,000.00	\$129,000.00	5.000%	\$3,225.00	\$3,225.00	\$132,525.00
5/1/2044	\$93,000.00			\$3,225.00	\$132,225.00	
11/1/2044	\$93,000.00			\$0.00	\$0.00	\$132,225.00
Total		\$1,627,000.00		\$942,664.86	\$2,569,664.86	\$2,569,664.86

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

South Fork East

Community Development District

Supporting Budget Schedule

FY 2027

South Fork East

Community Development District

Assessment Table

Comparison of Assessment Rates Fiscal Year 2027 vs. Fiscal Year 2026

Product & Phase	General Fund 001			Debt Service			Total Assessments per Unit				Total Units
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	
Enclave & Stillwater											
Series 2014											
Single Family 60'	\$1,485.97	\$1,392.17	7%	\$1,036.07	\$1,036.07	0.0%	\$2,522.04	\$2,428.24	\$93.80	3.9%	90
Single Family 65'	\$1,609.80	\$1,508.18	7%	\$1,122.41	\$1,122.41	0.0%	\$2,732.21	\$2,630.59	\$101.62	3.9%	32
Single Family 70'	\$1,733.63	\$1,624.19	7%	\$1,208.76	\$1,208.76	0.0%	\$2,942.39	\$2,832.95	\$109.44	3.9%	17
Savanna, Windrose, Flagstone											
Cordova, & Highlands											
Series 2017											
Single Family 50'	\$1,238.31	\$1,160.14	7%	\$887.75	\$887.75	0.0%	\$2,126.06	\$2,047.89	\$78.17	3.8%	391
Single Family 65'	\$1,609.80	\$1,508.18	7%	\$1,154.08	\$1,154.08	0.0%	\$2,763.88	\$2,662.26	\$101.62	3.8%	321
Single Family 70'	\$1,733.63	\$1,624.19	7%	\$1,242.85	\$1,242.85	0.0%	\$2,976.48	\$2,867.04	\$109.44	3.8%	45
Reserve & Ibis Cove											
Series 2021											
Single Family 50'	\$1,238.31	\$1,160.14	7%	\$823.31	\$823.31	0.0%	\$2,061.62	\$1,983.45	\$78.17	3.9%	99
Single Family 60'	\$1,485.97	\$1,392.17	7%	\$987.97	\$987.97	0.0%	\$2,473.94	\$2,380.14	\$93.80	3.9%	165
Single Family 70'	\$1,733.63	\$1,624.19	7%	\$1,152.63	\$1,152.63	0.0%	\$2,886.26	\$2,776.82	\$109.44	3.9%	16
											1,176

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the South Fork East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the South

Fork East Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ 2,909,920.08, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 1,742,366.07
<i>Total Reserve Fund [if Applicable]</i>	\$ 0.00
Total Debt Service Funds	\$ 1,167,554.01
Total All Funds*	\$ 2,909,920.08

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2026.

Attested By:

**South Fork East
Community Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the South Fork East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2026.

Attested By:

**South Fork East
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

SOUTH FORK EAST CDD

ENGINEER'S REPORT FOR AUG 2026 BOS MEETING

Ongoing Projects Report and Updates:

Meadow Brooke Residential Encroachment onto CDD property.

From Hillsborough County Property Appraiser's website shows the property owners at 13412, 13414, 13416, and 13418 Silvercreek Dr have fences and personal property encroached onto CDD property

From Hillsborough County Property Appraiser's website shows the property owners at 13419, 13425, and 13427 Beachberry Dr have fences and personal property encroached onto CDD property

Recommend CDD complete a survey to determine the property lines in these areas. Plat documents are included in this report.

Pond 8 and 13 Spot erosion and bank restoration

Finn Outdoors is under contract to complete the work and is scheduled to have it done by the end of August 2026

Pond5 Bank Slump along residential properties

District engineers have been made aware, and a site visit is scheduled to review and determine next steps

Wetland Mitigation M-1 and M-2

District engineer to provide information, additional documentation based on availability, and insight for board discussion and next steps regarding the sites and the related O&M budget line item for these sites. Site documents are included.





An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Agenda Page 37

September 18, 2017

South Fork, LLC
Attn: Pete Altman
2502 N. Rocky Point Dr., Ste. 1050
Tampa, FL 33607

Subject: **Mitigation Monitoring Suspension**
Project Name: South Fork East Village III- Ph. I, Trac
Permit No.: 44022699.007
Compliance No.: 370885
County: Hillsborough
Sec/Twp/Rge: S16/T31S/R20E

Dear Mr. Altman:

District staff recently conducted a field investigation of the wetland mitigation on the subject property. At this time, the submittal of monitoring reports to the District will be suspended for the wetland mitigation area.

Please be aware, the wetland/mitigation areas located within the project area are still considered part of the overall surface water management system. Any direct or indirect activity that adversely impacts these areas will be considered in noncompliance with: Rules 40D-4, F.A.C. (62-330 F.A.C.), the terms and conditions of your permit, and subject to enforcement action by the District.

A modification to this permit must be obtained prior to initiating any activity that may result in an impact or alteration of the wetland/mitigation area.

Should you have questions, please contact me at (813) 985-7481, extension 2027 in the Tampa Service Office, or email: russell.martin@watermatters.org. Thank you for your cooperation.

Sincerely,

Russell A. Martin, P.W.S.
Lead Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

RAM:jjm

cc: Aquatic Systems, Inc., Environmental Sciences Division

South Fork, LLC
Attn: Pete Altman
2502 N. Rocky Point Dr., Ste. 1050
Tampa, FL 33607

Aquatic Systems, Inc.
Environmental Sciences Division
2100 N.W. 33rd St.
Pompano Beach, FL 33069



Southwest Florida Water Management District
Environmental Resource Permit Bureau
Environmental Site Inspection Form



Application ID: [Click here to enter text.](#)

Date of Inspection: 9/6/2017

County: Hillsborough

Project Name: South Fork East Village III, Phase I, Tract G

Attendees: R. Martin, C. Buck

Type of Site Inspection: ☐ Delineation

☒ Inspection Only (with specific Section D for Site Inspections)

☐ UMAMs conducted (attached)

A: Reason for Inspection:

Site inspection to determine mitigation suspension

CT#: (Indicate if this SV is linked to an informal or a field pre-app)

370885

B: General Historical Information (existing permits, agricultural activities, previous disturbance):

22699.007

C: Project Site Location (address, STR, etc.):

[Click here to enter text.](#)

Waterbody (Class I, II, III, OFW, AP):

[Click here to enter text.](#)

State Owned Sovereign Submerged Lands:

☐ Yes ☐ No ☐ Title determination pending or not pulled at this time

RPA Designation- include for Aquatic Preserve (Chapter 18-20, F.A.C.):

Click here to enter text.

Comments (include wildlife observed, conversations with agent/permittee, site specific comments such as degree of erosion, nuisance vegetation, condition of shoreline or wetland area, etc.):

Click here to enter text.

Section D – Site Inspection:**Wetland/Surface Water ID:** Mitigation Area M-1

☐ **Seasonal High/ Normal Pool/ Regulatory Ordinary High Set:** (describe the locations and indicators used to set the elevation and include photos below)

[Click here to enter text.](#)

Wetland Classification:

- ☒ Freshwater Forested
- ☐ Freshwater Herbaceous
- ☐ Saltwater Forested
- ☐ Saltwater Herbaceous
- ☐ Surface Waters [Chapter 62-340.600, F.A.C.]

FLUCCS/FNAI:

[Click here to enter text.](#)

Vegetation Observed:

Plant Species	Stratum	Percent Coverage
<i>Imperata cylindrica</i>		
<i>Schinus terebinthifolius</i>		
<i>Morella cerifera</i>		
<i>Ludwigia repens</i>		
<i>Taxodium distichum</i>		
<i>Acer rubrum</i>		
<i>Baccharis halimifolia</i>		
<i>Sagittaria lancifolia</i>		
<i>Scirpus spp.</i>		
<i>Cephalanthus occidentalis</i>		

Hydrologic Indicators:

Standing water present

General Comments:

The exterior section of the mitigation area was high in nuisance species (cogon grass), the interior was not bad

Photographs:



Exterior dominated by nuisance species



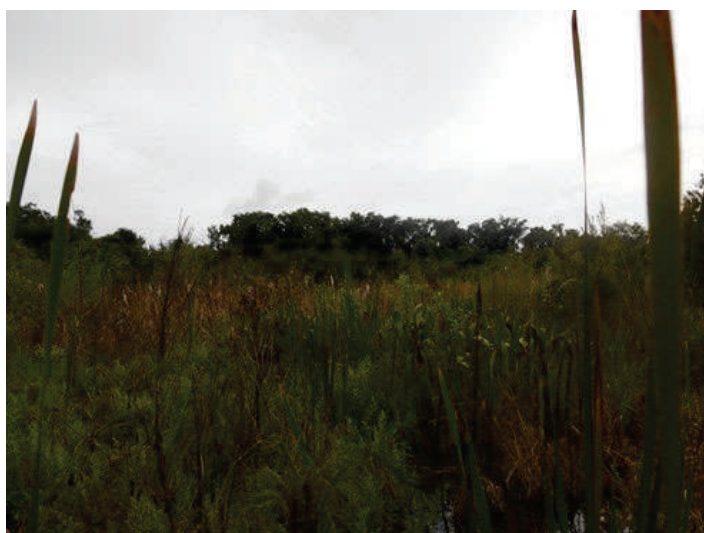
Exterior dominated by nuisance species



Interior



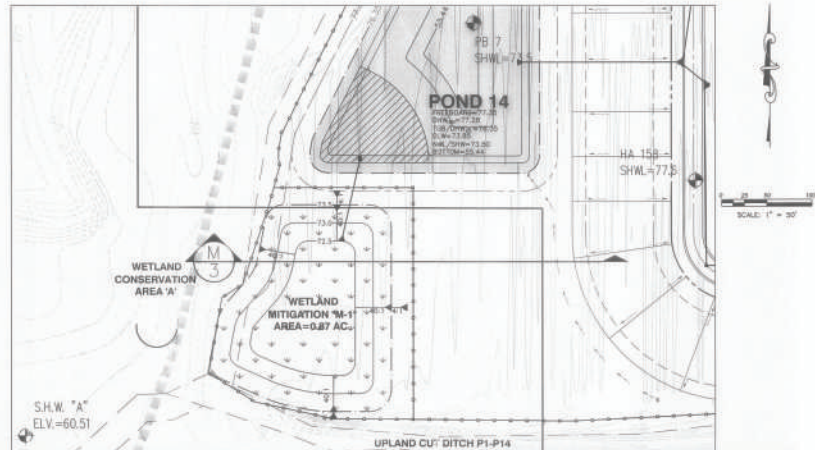
Interior



Interior

PLANTING ZONE	COMMON NAME	SCIENTIFIC NAME	SPACING	CONTAINER SIZE	PLANTING ELEVATION	No. UNITS
A	SWEETGUM	LIQUIDAMBAR STYRAFLUA	10' O.C.	3 GAL.	73.5 TO 73.0	46
	DARCOON HOLLY	ILEX	10' O.C.	3 GAL.	73.5 TO 73.0	46
	AMERICAN ELM	ULMUS AMERICANA	10' O.C.	3 GAL.	73.5 TO 73.0	46
	MURLET GRASS	MIHLBERGIA CAPILLARIS	3' O.C.	1 GAL.	73.5 TO 73.0	774
	SAND CORDOGRASS	SPARTINA BAKERI	3' O.C.	1 GAL.	73.5 TO 73.0	774
	SWEET GALLBERY	ILEX CORNACEA	5' O.C.	1 GAL.	73.5 TO 73.0	558
	SWEET BAY	MAGNOLIA VIRGINIANA	10' O.C.	3 GAL.	73.0 TO 72.5	80
	SAWGRASS	CLADNUM JAMAICENSE	3' O.C.	4" POT	73.0 TO 72.5	1331
B	RED MAPLE	ACER RUBRUM	10' O.C.	3 GAL.	73.0 TO 72.5	80
	LIZARD'S TAIL	SAURURUS CERNUUS	3' O.C.	4" POT	73.0 TO 72.5	1331
	SWAMP DOGWOOD	CORNUS FOEMINA	5' O.C.	1 GAL.	73.0 TO 72.5	958
	POD KSH	PEABESUS CAROLINIANA	10' O.C.	3 GAL.	73.0 TO 72.5	80

NOTES: 1) O.C. = ON CENTER
2) PLANTS TO BE OBTAINED FROM LOCAL LICENSED NURSERY



MITIGATION AREA M-1

STANDARD NOTES FOR MITIGATION CONSTRUCTION

It is the contractor's responsibility to coordinate the construction of the stability of and the planting of the mitigation areas with his subcontractors, if any, to ensure that the planting beds are appropriate for the plantings to be made in accordance with the criteria below. Each mitigation area will be created from uplands as follows:

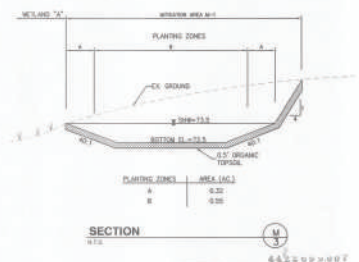
- 1) The area will be final graded (after rough grading and deposition of wetland impact area soils) according to the plan specifications for each individual mitigation area. King should be notified when rough grading of all mitigation areas is complete for an inspection prior to final grading.
- 2) Mitigation area M-1 will be over-excavated by at least 1.0 feet to allow the placement of soil material taken from the top 0.5 to 1.0 feet of existing soils from the following onsite wetland impact area 4-1, into the surface of the mitigation area. Backfill material shall consist of suitable materials such as clay, large branches or roots, construction debris, or other suitable material. In the event that sufficient and suitable donor soil material is not available from the top 0.5-1.0 feet of the donor wetland impact area(s), commercially available topsoil material will be purchased and placed by the contractor. The final design grade will be achieved by placement of the identified soil material taken from the respective impact area (or commercially available material).
- 3) The construction of the designated wetland impact area(s) should occur continuously with the final grading of the mitigation area(s). Translocated wetland soil material will be evenly spread throughout each mitigation area to achieve final grade.
- 4) If the soil material taken from the designated wetland impact area(s) can be stockpiled, it is to be stored in a high pile (see spread out) for no longer than 30 days. Stockpiled material shall be kept wet with a sprinkler hose or similar method.
- 5) Planting shall occur after final grading and as-built survey approval.
- 6) Within 14 hours of planting, the mitigation area(s) will be watered to the point of saturation, and additional supplemental watering (if required) should be considered during the next 30 days as needed.

Following the 30 day drying period, and during construction of adjacent areas, the mitigation area(s) will be watered a minimum of every 15 days until time when monitoring inspections are completed by the agencies, in order to promote vegetative establishment.

MONITORING CRITERIA FOR MITIGATION AREA M1

The Mitigation Area will be monitored by a King environmental scientist according to the following conditions:

- 1) A wetland mitigation completion report will be prepared and submitted within 30 days of completing construction and planting of the wetland mitigation area(s).
- 2) Upon Agency inspection and approval of the mitigation area(s), the monitoring program shall be initiated with the date of the Agency field inspection being the construction completion date of the mitigation area(s). Monitoring events shall occur between March 1 and November 30 of each year. Wetland Mitigation Monitoring Reports shall be prepared and submitted to the permitting agency according to the permit-specified schedule.
- 3) Monitoring reports shall provide documentation that a sufficient number of maintenance inspection activities were conducted to maintain sheet 1 is compliance according to permit conditions. Note that the performance of maintenance inspections and maintenance activities will normally need to be considered more frequently than the collection of other monitoring data to maintain the mitigation sheet(s) in compliance with permit conditions.
- 4) Monitoring Data shall be collected semi-annually (unless otherwise specified in the permit conditions) for 5 years or until deemed successful.
- 5) Each monitoring report will include the following:
 - Date of planting and number of plants installed;
 - Soil stabilization measures;
 - Percent survival for all planted species;
 - Percent coverage for wetland species;
 - Notes on wildlife observations;
 - Water quality observations;
 - Water level data relative to established unmonitored high water levels;
 - Photographic documentation from fixed point photo stations;
 - Problems encountered and corrective actions recommended; and
 - Discussion of degree of success criteria attained.



King ENGINEERING ASSOCIATES, INC. 2502 N. ROCKY POINT DRIVE, SUITE 1050 TAMPA, FLORIDA 33607		SOUTH FORK VILLAGE III FOR SOUTH FORK, LLC. 2502 N. ROCKY POINT DRIVE, SUITE 1050 TAMPA, FLORIDA 33607		MASTER WETLAND MITIGATION PLAN	
PROJECT NO. 1842-108-000 DATE: JAN 2024 OF 3		PROJECT NO. 1842-108-000 DATE: JAN 2024 OF 3		PROJECT NO. 1842-108-000 DATE: JAN 2024 OF 3	

Imaged As Is



24.518
PAD ELEVATION & LOT TYPE
ADD 6" TO ESTABLISH MIN.
FINISHED FLOOR ELEVATION

NOTES _____

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODESIC VERTICAL DATUM (NGVD1929)
2. ALL PRACTICAL EFFORTS SHALL BE TAKEN TO ASSURE THAT RUNOFF FROM ALL IMPERVIOUS AREAS SHALL BE DIRECTED TO THE INTERNAL STORMWATER MANAGEMENT SYSTEM.
3. PROJECT USES WITHIN FLOOD ZONES "A" & "C" PER FEMA FIRM PANEL 130112-0518D & 130112-0520C
4. DATUM CONVERSION:
NAVD1988 = NGVD1929 - 0.903 FEET

**SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
PERMITTED CONSTRUCTION
BRANCHED**

FILE OF RECORD
44-22699-013

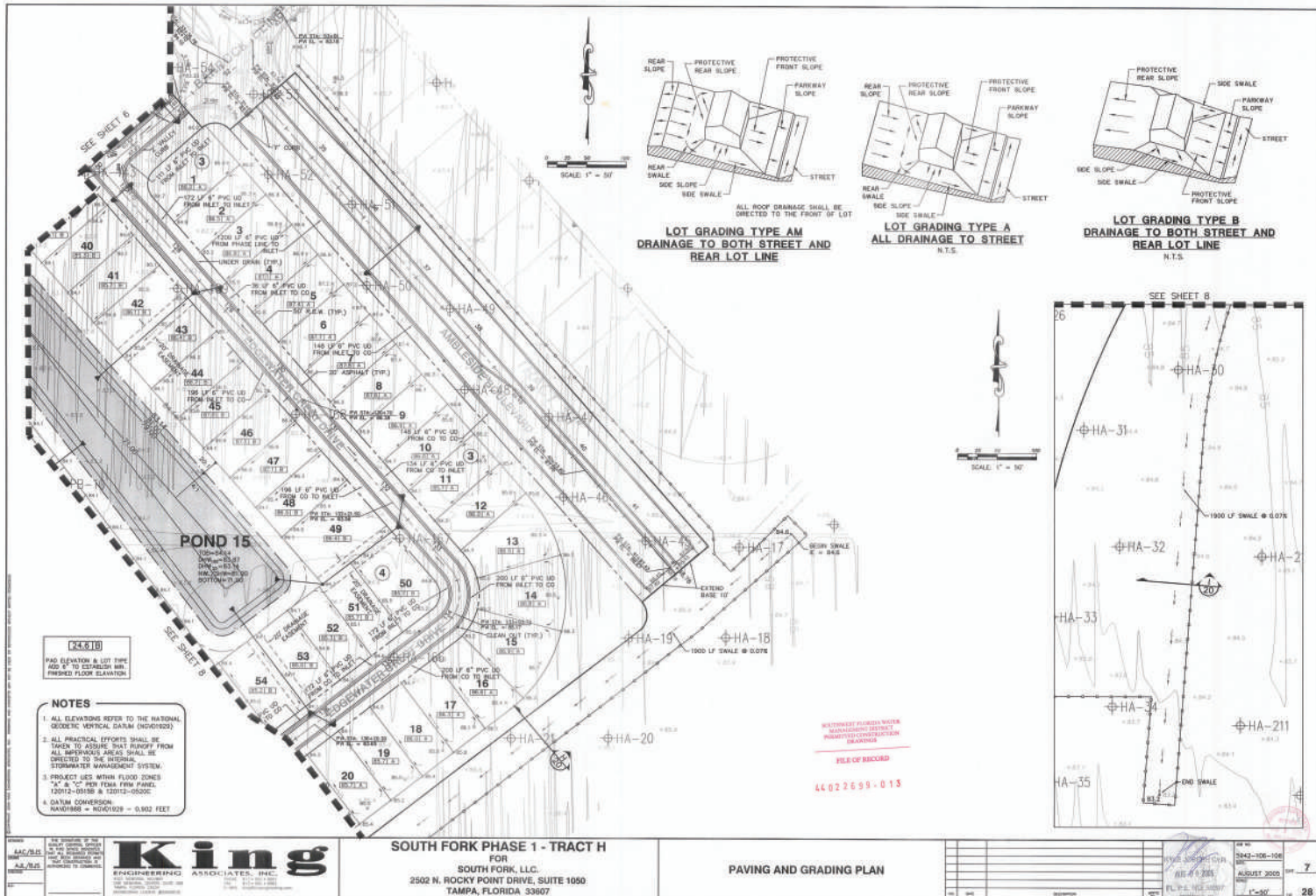
King
ENGINEERING ASSOCIATES, INC.

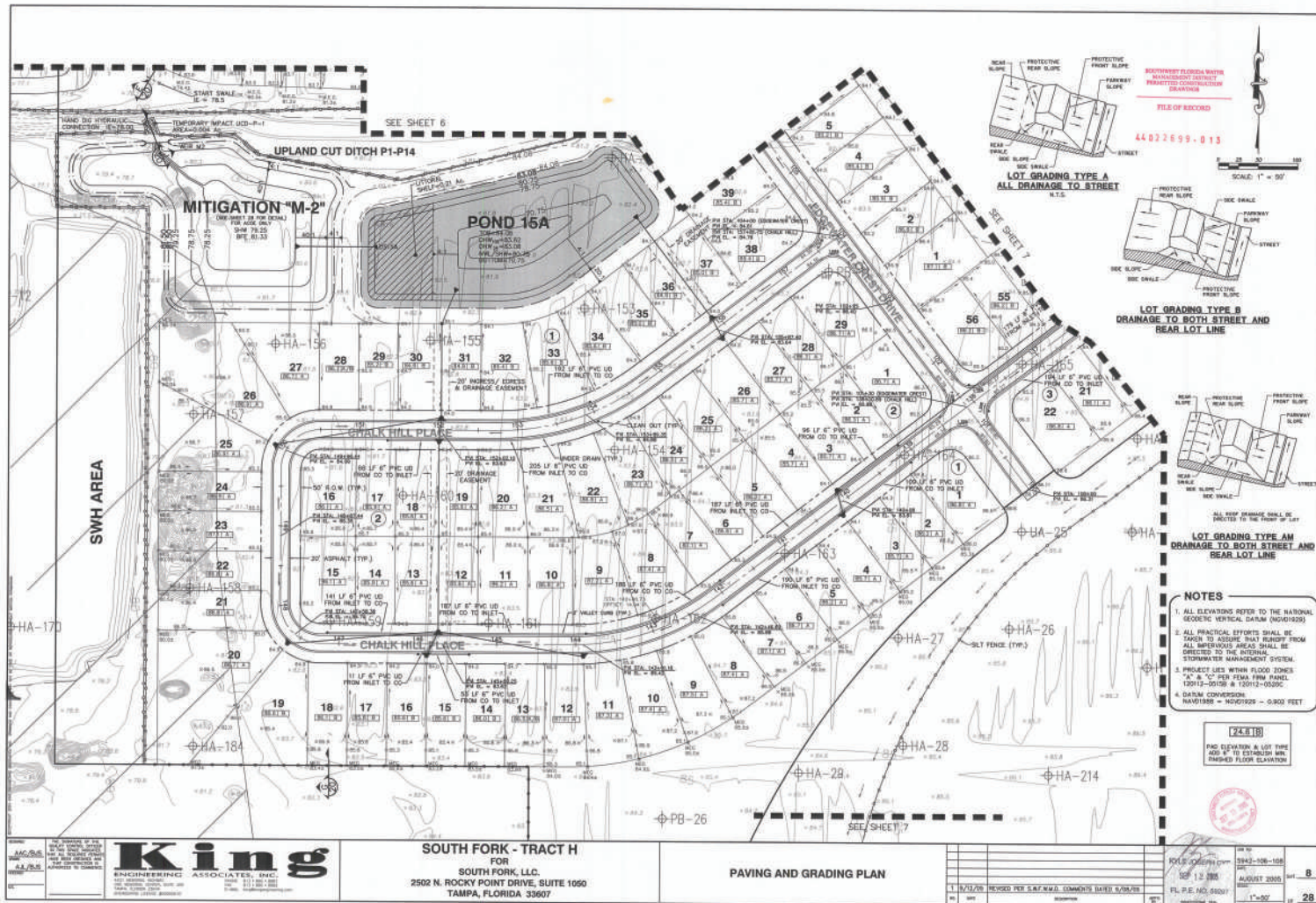
SOUTH FORK - TRACT H

FOR
SOUTH FORK, LLC.
2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FLORIDA 33607

PAVING AND GRADING PLAN

		VILE JOSEPH CYR		DATE	2005
		SEP 12 2005		2043-106-106	
		PL F.E. NO. 59297		ALMAST 2005	DATE 6
1 6/12/05		REVISED PER S.W.F.N.M.D. COMMENTS DATED 9/06/05		1"=30'	28
NO.	DATE	DESCRIPTION	REVISION		





NOTES: 1) O.C. = ON CENTER
2) PLANTS TO BE OBTAINED FROM LOCAL, LICENSED NURSERY

It is the contractor's responsibility to coordinate the construction of, the suitability of and the phasing of the mitigation area with the adjacent owner(s). If any, to insure that the phasing back are appropriate for the phasing and in conformance with the criteria below. The 3 mitigation areas will be closed from south to north as follows:

- | | SEEDLING | 1 GALLON | 5 GALLON | 7 GALLON |
|------------------------|----------|----------|----------|----------|
| HEIGHT | < 18" | 18 - 36" | 40 - 72" | 60 - 84" |
| CALIPER (IN) | < 1/4" | 1/4" | 3/8" | 3/4" |
| CROWN (IN) | < 4" | 4" | 12" | 24" |
| TIME IN CONTAINER (MN) | 60 DAYS | 90 DAYS | 90 DAYS | 90 DAYS |

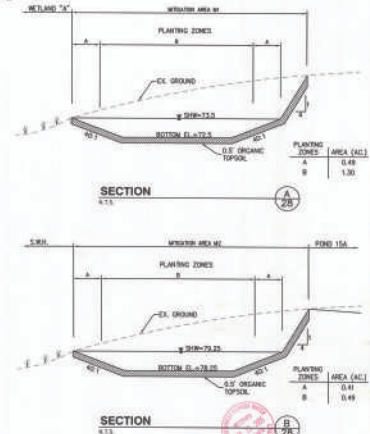
	SEEDLING	1 GALLON	3 GALLON
HEIGHT	6 - 12"	18 - 36"	15 - 24"
TIME IN CONTAINER (MIN)	45 DAYS	60 DAYS	60 DAYS

STANDARDS FOR WETLAND HERBS			
	2" POT	4" POT	1 GALLON
ROOTS	FULLY ROOTED	FULLY ROOTED	FULLY ROOTED
TIME IN CONTAINER (Wk)	45 DAYS	45 DAYS	45 DAYS



A. A Wetland Mitigation Compliance Report, to evaluate on-site surveys and planning details of the mitigation project, shall be submitted to the EPC within 30 days of completing construction and planting of the wetland project area. The on-site survey must include representative elevations of the bottom and depth. A contour line within 1' of the upper design elevation (typical by SWH) will be depicted on the survey. Using the polygons formed by the upper elevation contour, calculate and report the total acreage of the mitigation project on the survey. Upon EPC inspection and approval of the mitigation project, the monitoring program shall be initiated.

- [illegible]



NO GUARANTEE OF THE ACCURACY OF THE SERVICES OFFERED, ADVISED AND NOT BEING WARRANTED BY ANY OTHER PERSONS AND THE USER OF THE SERVICES OFFERED IS ADVISED TO CONSULT ATTORNEY TO DETERMINE	King ENGINEERING ASSOCIATES, INC. 1001 W. WINDYBROOK BLVD. SUITE 100 TAMPA, FLORIDA 33607 TEL: (813) 881-1001 FAX: (813) 881-1002 WWW: WWW.KING-ENG.COM E-MAIL: INFO@KING-ENG.COM	SOUTH FORK - TRACT H FOR SOUTH FORK, LLC. 2502 N. ROCKY POINT DRIVE, SUITE 1050 TAMPA, FLORIDA 33607	MASTER WETLAND MITIGATION PLAN
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MEADOWBROOKE AT SUMMERFIELD, UNIT II

BEING A SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 31 S, RANGE 20 E
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION MEADOWBROOKE AT SUMMERFIELD, UNIT II

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, THENCE N 89°36'41"E, ALONG THE CENTERLINE OF BIG BEND ROAD AS RECORDED IN O.R. BOOK 2563, PAGE 492 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY, ALSO BEING THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1791.72 FEET; THENCE S 00°23'19"E, A DISTANCE OF 50.00 FEET, TO THE NORTHEAST CORNER OF MEADOWBROOKE AT SUMMERFIELD, UNIT I, AS RECORDED IN PLAT BOOK 61, PAGE 23 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MEADOWBROOKE AT SUMMERFIELD, UNIT I, THE FOLLOWING THREE CONSECUTIVE COURSES: (1) S 00°23'40"E, 116.73 FEET, (2) N 89°36'20"E, 3.12 FEET, (3) S 00°23'40"E, 415.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°23'40"E, 745.00 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 16; THENCE ALONG SAID SOUTH BOUNDARY, S89°36'20"W, 750.00 FEET TO SAID EASTERLY BOUNDARY OF MEADOWBROOKE AT SUMMERFIELD, UNIT I; THENCE ALONG SAID EASTERLY BOUNDARY BY THE FOLLOWING TEN CONSECUTIVE COURSES: (1) N 00°23'40"W, 550.80 FEET, (2) N 72°25'43"E, 81.94 FEET, (3) N 89°36'20"E, 363.31 FEET, (4) N 39°26'36"E, 91.16 FEET, (5) N 00°23'40"W, 100.00 FEET, (6) N 89°36'20"E, 75.00 FEET, (7) BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET, A CHORD BEARING OF S 45°23'40"E, 35.36 FEET, (8) N 89°36'20"E, 50.00 FEET, (9) BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET, A CHORD BEARING OF N 44°36'20"E, 35.36 FEET, TO A POINT OF TANGENCY, (10) N 89°36'20"E, 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.70 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS HEREIN DESCRIBED WHICH ARE TO BE SUBDIVIDED AND PLATTED INTO A SUBDIVISION OF "MEADOWBROOKE AT SUMMERFIELD, UNIT II", HEREBY DEDICATE ALL ROADS, STREETS AND RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USE, FOR UTILITY AND DRAINAGE PURPOSES INCIDENTAL THERETO, AND FURTHER DEDICATES ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER: USH-PIIONEER SUMMERFIELD #1, A FLORIDA PARTNERSHIP
USH (FLORIDA), INC. A FLORIDA CORPORATION - GENERAL PARTNER (MANAGING PARTNER)

Walter Beeman
WALTER BEEMAN, VICE PRESIDENT

Andrew G. Irick II
ANDREW G. IRICK II, VICE PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF Pineellas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 1992, BY WALTER BEEMAN AND ANDREW G. IRICK II, RESPECTIVELY VICE PRESIDENT AND VICE PRESIDENT OF USH (FLORIDA), INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: _____ (SEAL) TITLE OR RANK: NOTARY PUBLIC

SIGN: *Laura L. MacNeil*

SERIAL NUMBER, IF ANY: AA708775

PRINT: LAURA L. MACNEIL

PIIONEER DEVELOPMENT GROUP, INC. - GENERAL PARTNER

William G. Buckles Jr.
WILLIAM G. BUCKLES Jr., SECRETARY

Miles Jeffrey Moore
MILES JEFFREY MOORE, VICE PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF Pineellas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF FEB., 1992, BY Wm. G. BUCKLES, Jr. AND MILES JEFFREY MOORE, RESPECTIVELY SECRETARY AND VICE PRESIDENT OF PIONEER DEVELOPMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: _____ (SEAL) TITLE OR RANK: OFFICE MANAGER

SIGN: *Susan A. Dickey*

PRINT: SUSAN A. DICKEY

COUNTY ENGINEER AND ZONING DIRECTOR:

THIS PLAT IS HEREBY APPROVED BY THE COUNTY ENGINEER AND THE COUNTY ZONING DIRECTOR, HILLSBOROUGH COUNTY, FLORIDA.

N/A
COUNTY ENGINEER

N/A
COUNTY ZONING DIRECTOR

DATE N/A

DATE N/A

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH. I CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 17 DAY OF MARCH, A.D., 1992 IN PLAT BOOK 71, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

By: RICHARD AKE, CLERK OF CIRCUIT COURT TIME: 10:37 AM 92056018

BOARD OF COUNTY COMMISSIONERS: By: Dorothy Silvin, DEPUTY CLERK

THE DEDICATION OF EASEMENTS, STREETS, ROADS AND OTHER RIGHTS-OF-WAY IS HEREBY ACCEPTED AND THE SHOWING OF THE GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT IS HEREBY WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED ON MARCH 4, 1992. GRADES AND ELEVATIONS ARE SHOWN ON SEPARATE INSTRUMENT FILED IN THE COUNTY ENGINEER'S OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS, HILLSBOROUGH COUNTY, FLORIDA.

Sylvia Rodriguez Kuntz
CHAIRMAN

March 12, 1992
DATE

SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY BE SUBJECT TO FLOODING; THE HILLSBOROUGH COUNTY ENGINEERING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

THE DEVELOPER HAS DESIGNATED AREAS OF THIS SUBDIVISION AS "DRAINAGE EASEMENT". NO PERMANENT IMPROVEMENTS OR STRUCTURES SHALL BE PLACED OR ERRECTED UPON SAID DRAINAGE EASEMENTS. IN ADDITION, NO FENCES, DRIVEWAYS, POOLS, DECKS, PATIOS AIR CONDITIONERS, IMPERVIOUS SURFACE IMPROVEMENTS, UTILITY SHEDS, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, PLANTS OR ANY OTHER LANDSCAPING ELEMENT OTHER THAN SOD SHALL BE PLACED OR ERRECTED ON SAID DRAINAGE EASEMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: X-Y COORDINATES SHOWN ARE TIED TO THE FLORIDA COORDINATE SYSTEM BY THIRD ORDER ACCURACY AND IS SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES - HILLSBOROUGH COUNTY TRAVERSE DIXON A AND DIXON A AZIMUTH. ROTATION FOR STATE PLANE COORDINATES IS 00°21'07" (CLOCKWISE).

SURVEYOR'S CERTIFICATE:

I, JOHN O. DIEHL, OF KING ENGINEERING ASSOCIATES, INC., MAKER OF THIS PLAT, DO CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL, IN COMPOSITION, REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE 28th DAY OF January, 1992, PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE PLACED, AS SHOWN HEREON, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED WITHIN ONE YEAR, AS REQUIRED BY LAW.

SIGNED ON THIS 5th DAY OF February, 1992.

KING ENGINEERING ASSOCIATES, INC.

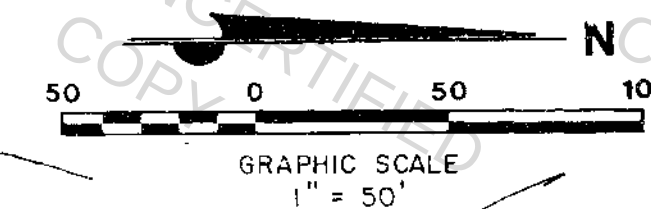
John O. Diehl
JOHN O. DIEHL P.E.
FL. REG. NO. 4053

KEA KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors • Scientists

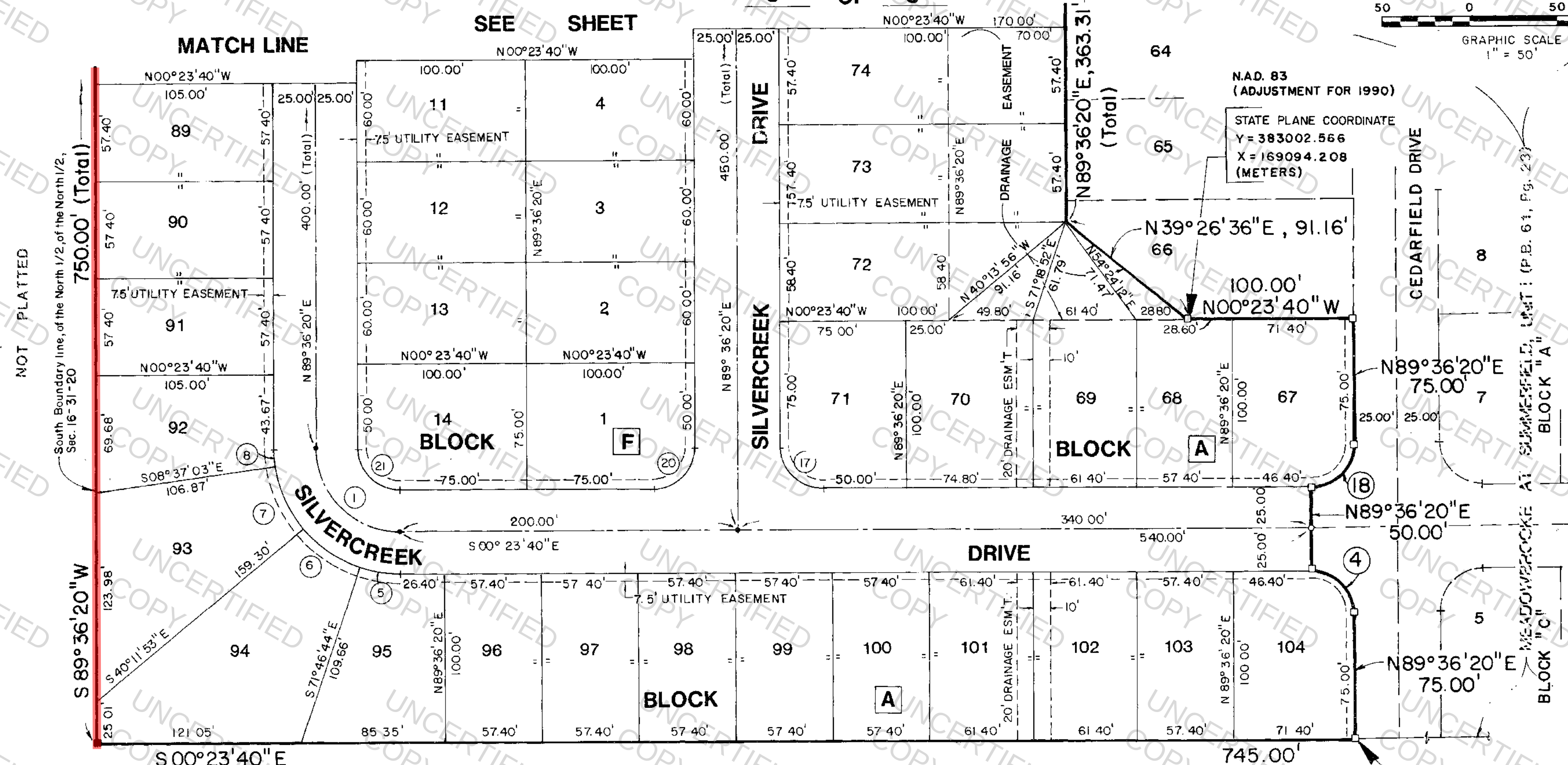
24845 U.S. 19 N. Clearwater, FL 34625 (813) 791-1441	5406 Beaumont Center Blvd. Suite 460 Tampa, FL 33634 (813) 986-0111	8406 Massachusetts Ave. Suite A-2 New Port Richey, FL 34653 (941) 316-3044	1241 So. Leconia Highway Lacoma, FL 32661 (904) 746-9190	123 No. Main Street Brooksville, FL 34601 (904) 798-5103
--	---	--	--	--

MEADOWBROOKE AT SUMMERFIELD, UNIT II

BEING A SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 31S, RANGE 20E,
HILLSBOROUGH COUNTY, FLORIDA

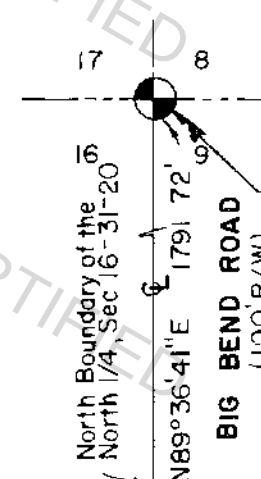


N.A.D. 83
(ADJUSTMENT FOR 1990)
STATE PLANE COORDINATE
Y = 383002.566
X = 169094.208
(METERS)



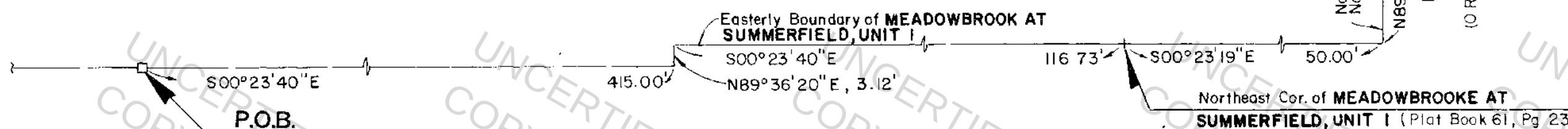
	R=	Δ=	A=	C=	C.B.=
⑬	25.00'	90°00'00"	39.27'	35.36'	S 45°23'40"E
④	25.00'	90°00'00"	39.27'	35.36'	N 44°36'20"E

NOT PLATTED



P.O.C.
Northwest Cor., Sec. 16, Twp. 31 S., Rng. 20 East

NOTE:
Refer to sheet 3 of 3 for Curve Table.



KING ENGINEERING ASSOCIATES, INC.

Engineers • Planners • Surveyors

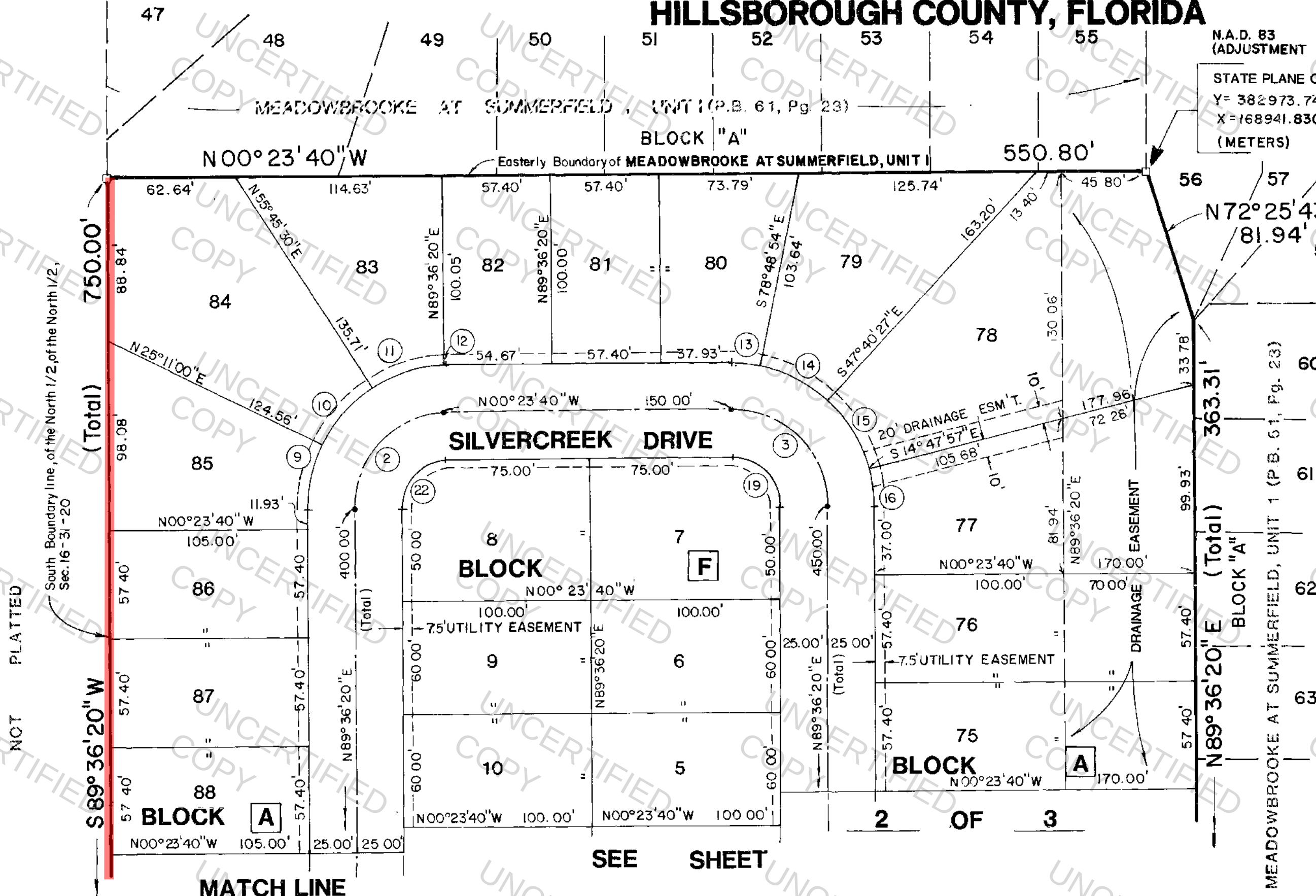
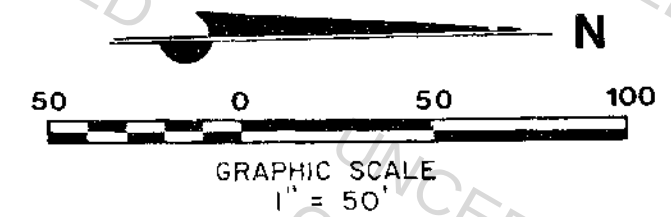
5440 BEAUMONT CENTER BLVD • SUITE 460 • TAMPA, FL 33634 • (813) 886-0111

MEADOWBROOKE AT SUMMERFIELD, UNIT II

BEING A SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 31S, RANGE 20E,

HILLSBOROUGH COUNTY, FLORIDA

N.A.D. 83
(ADJUSTMENT FOR 1990)
STATE PLANE COORDINATE
Y= 382973.740
X= 168941.830
(METERS)



CURVE		TABLE			
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	50.00'	90°00'00"	78.54'	70.71'	S44°36'20"W
2	50.00'	90°00'00"	78.54'	70.71'	N45°23'40"W
3	50.00'	90°00'00"	78.54'	70.71'	N44°36'20"E
4	25.00'	90°00'00"	39.27'	35.36'	N44°36'20"E
5	75.00'	18°36'56"	24.37'	24.26'	S08°54'48"W
6	75.00'	31°34'50"	41.34'	40.82'	S34°00'42"W
7	75.00'	31°34'50"	41.34'	40.82'	S65°35'32"W
8	75.00'	08°13'23"	10.76'	10.75'	S85°29'38"W
9	75.00'	25°34'40"	33.48'	33.20'	N77°36'20"W
10	75.00'	30°34'30"	40.02'	39.55'	N49°31'45"W
11	75.00'	31°45'27"	41.57'	41.04'	N18°21'47"W
12	75.00'	02°05'23"	2.74'	2.74'	N01°26'22"W
13	75.00'	11°34'46"	15.16'	15.13'	N05°23'43"E
14	75.00'	31°08'27"	40.76'	40.26'	N26°45'19"E
15	75.00'	32°52'31"	43.03'	42.45'	N58°45'48"E
16	75.00'	14°24'17"	18.86'	18.81'	N82°24'12"E
17	25.00'	90°00'00"	39.27'	35.36'	N44°36'20"E
18	25.00'	90°00'00"	39.27'	35.36'	S45°23'40"E
19	25.00'	90°00'00"	39.27'	35.36'	N44°36'20"E
20	25.00'	90°00'00"	39.27'	35.36'	S45°23'40"E
21	25.00'	90°00'00"	39.27'	35.36'	S44°36'20"W
22	25.00'	90°00'00"	39.27'	35.36'	N45°23'40"W

SURVEYOR'S NOTES

- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) # 4053
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) # 3400
- DENOTES SET PERMANENT CONTROL POINT (P.C.P.) # 4053
- DENOTES FOUND PERMANENT CONTROL POINT (P.C.P.) # 3400
- [A] DENOTES BLOCK

KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors

5440 BEAUMONT CENTER BLVD. • SUITE 450 • TAMPA, FL 33634 • (813) 886-0111

MEADOWBROOKE AT SUMMERFIELD, UNIT IV

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST

HILLSBOROUGH COUNTY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, BLOCK "C", OF MEADOWBROOKE AT SUMMERFIELD, UNIT I, AS RECORDED IN PLAT BOOK 61, PAGE 23, OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY; THENCE DEPARTING SAID UNIT I, N89°36'20"E, A DISTANCE OF 75.00 FEET, TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING FOR ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF N44°36'20"E, AND A CHORD DISTANCE OF 35.36 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N89°36'20"E, A DISTANCE OF 50.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING FOR ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF S45°23'40"E, AND A CHORD DISTANCE OF 35.36 FEET, TO THE CURVES END; THENCE N89°36'20"E, A DISTANCE OF 75.00 FEET, THENCE S00°23'40"E, A DISTANCE OF 150.00 FEET, THENCE S58°50'35"E, A DISTANCE OF 66.89 FEET, THENCE S00°23'40"E, A DISTANCE OF 35.00 FEET, THENCE N89°36'20"E, A DISTANCE OF 525.00 FEET, THENCE S00°23'40"E, A DISTANCE OF 194.88 FEET, THENCE S78°34'13"W, A DISTANCE OF 81.00 FEET, THENCE S00°23'40"E, A DISTANCE OF 364.62 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTH 1/2, OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, S89°36'20"W, A DISTANCE OF 752.50 FEET, TO THE SOUTHEAST CORNER OF MEADOWBROOKE AT SUMMERFIELD, UNIT II, AS RECORDED IN PLAT BOOK 71, PAGE 30, OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, AND RUNNING WITH THE EASTERLY BOUNDARY LINE OF SAID UNIT II, N00°23'40"W, A DISTANCE OF 745.00 TO THE SOUTHEAST CORNER OF AFOREMENTIONED UNIT I; THENCE CONTINUE, N00°23'40"W, ALONG THE EASTERLY BOUNDARY LINE OF UNIT I, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 11.669 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED, AS OWNER OF THE LANDS HEREIN DESCRIBED WHICH ARE TO BE SUBDIVIDED AND PLATTED INTO A SUBDIVISION OF "MEADOWBROOKE AT SUMMERFIELD, UNIT IV", HEREBY DEDICATE ALL ROADS, STREETS AND RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USE, FOR UTILITY AND DRAINAGE PURPOSES INCIDENTAL THERETO, AND FURTHER DEDICATES ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER: U.S. HOME CORPORATION, A DELAWARE CORPORATION
FLORIDA LAND DEVELOPMENT CENTRAL DIVISION

Andrew G. Irick
ANDREW G. IRICK
PRESIDENT - CENTRAL FLORIDA DIVISION

James C. Lashley
JAMES C. LASHLEY
ASSISTANT SECRETARY - CENTRAL FLORIDA DIVISION

Rosemary A. Balsania
WITNESS

David H. Hefner
WITNESS

Shirley D. Farnum
WITNESS

Debra S. Barton
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF MAY, 1993, BY ANDREW G. IRICK, DIVISION PRESIDENT, AND JAMES C. LASHLEY, DIVISION ASSISTANT SECRETARY, OF FLORIDA LAND DEVELOPMENT CENTRAL DIVISION, OF U.S. HOME CORPORATION, A DELAWARE CORPORATION QUALIFIED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOW TO ME.

NOTARY PUBLIC

SIGN: Laura L. MacNeill (SEAL) TITLE OR RANK: _____

PRINT: LAURAL MACNEILL SERIAL NUMBER, IF ANY: AA 708775

"SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT."

"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY"

"DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, PLANTS AND LANDSCAPING EXCEPT AS APPROVED BY THE COUNTY ADMINISTRATOR DRAINAGE IMPROVEMENTS AND SOD/SEEDING ARE ALLOWED"

COUNTY ZONING DIRECTOR

THIS PLAT IS HEREBY APPROVED BY THE COUNTY ZONING DIRECTOR, HILLSBOROUGH COUNTY, FLORIDA.

DATE _____ COUNTY ZONING DIRECTOR _____

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH. I HEREBY CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 31 DAY OF AUGUST A.D., 19 93 IN PLAT BOOK 72, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

8-31-93 AM 10:10 RICHARD AKE
DATE 93205097 CLERK OF THE CIRCUIT COURT

8-31-93 Bonnie S. Brunell
DATE DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS

THE DEDICATION OF UTILITY EASEMENTS IS HEREBY ACCEPTED AND THE SHOWING OF THE GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT IS HEREBY WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED ON 8-24, 19 93. GRADES AND ELEVATIONS ARE SHOWN ON SEPARATE INSTRUMENT FILED IN THE COUNTY ENGINEER'S OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS, HILLSBOROUGH COUNTY, FLORIDA.

[Signature] 8-24-93
CHAIRMAN DATE

NOTE: X-Y COORDINATES SHOWN ARE TIED TO THE FLORIDA COORDINATE SYSTEM BY THIRD ORDER ACCURACY AND IS SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES - HILLSBOROUGH COUNTY TRAVERSE DIXON A AND DIXON A AZIMUTH ROTATION FOR STATE PLANE COORDINATES IS 00°2'10" (CLOCKWISE).

SURVEYOR'S CERTIFICATE

WE, BILL HYATT AND KING ENGINEERING ASSOCIATES, INC., MAKERS OF THIS PLAT, DO CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS PERFORMED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND WE FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL, IN COMPOSITION, REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE 20TH DAY OF MAY, 19 93, PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE PLACED AS SHOWN HEREON, AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED WITHIN ONE YEAR, AS REQUIRED BY LAW. SIGNED ON THIS 20TH DAY OF MAY, 19 93.

KING ENGINEERING ASSOCIATES, INC.
BILL HYATT
FL REG. NO. 4636

KEA KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors • Scientists

☐ 2445 U.S. 19 N Chesapeake, FL 34623 (813) 791-1441	☐ 5440 Beaumont Center Blvd Suite 460 Tampa, FL 33634 (813) 886-0111	☐ 8106 Massachusetts Ave Suite A-2 New Port Richey, FL 34653 (813) 846-0004	☐ 1241 So. Leclair Highway Lecanto, FL 32661 (904) 746-9190	☐ 123 No. Main Street Brooksville, FL 34601 (904) 796-5103
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MEADOWBROOKE AT SUMMERFIELD, UNIT IV

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

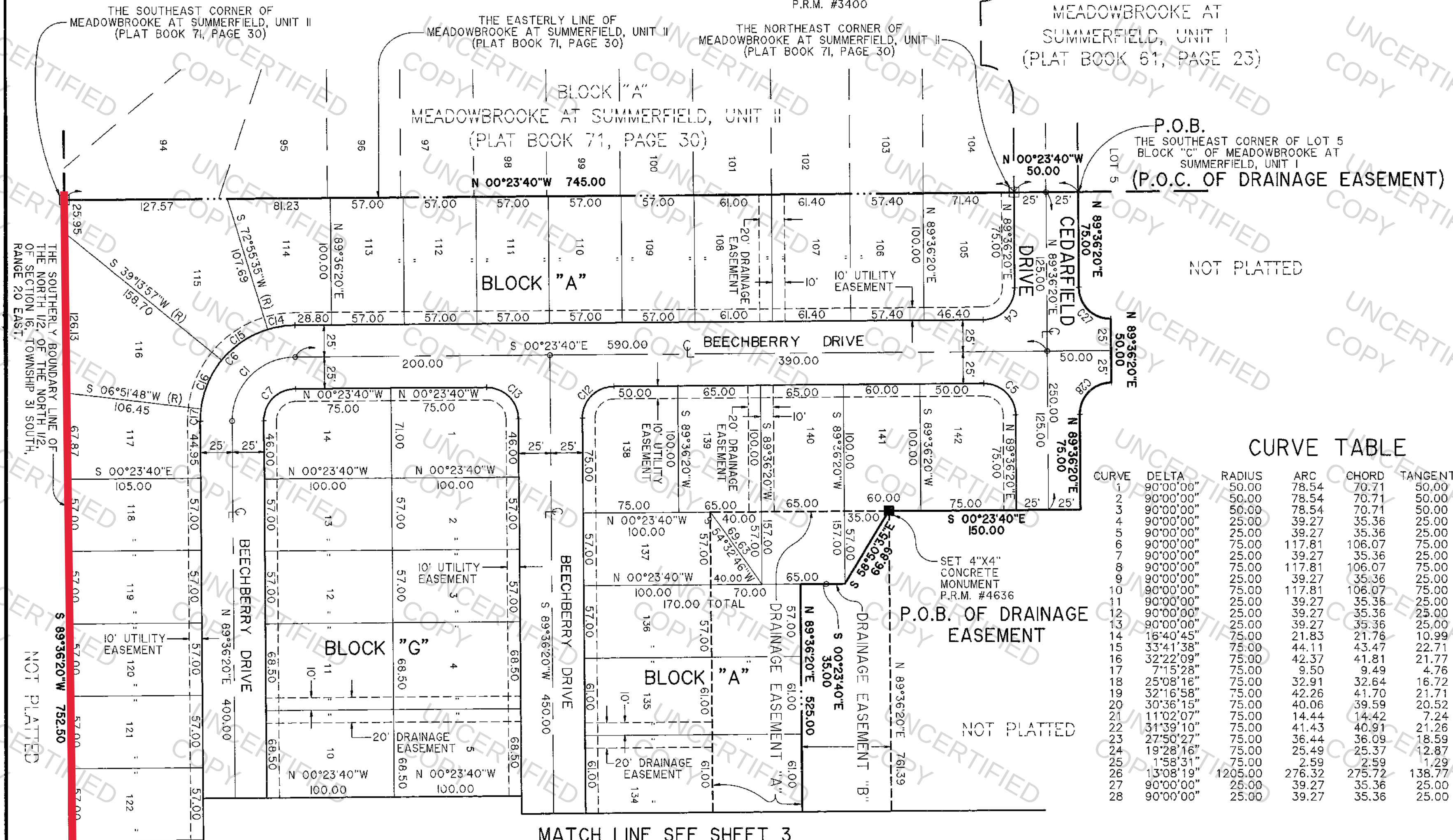
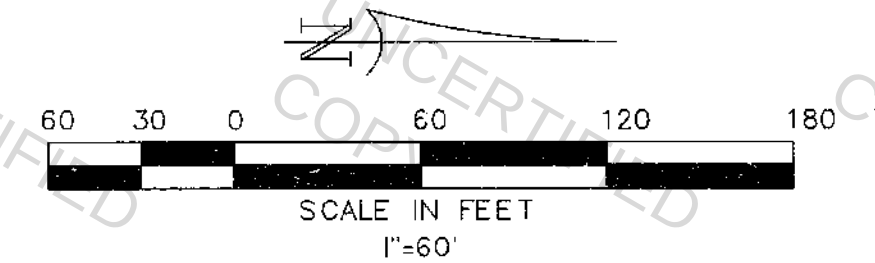
N.A.D. '83
(ADJUSTMENT FOR 1990)
STATE PLANE COORDINATE
X = 121551.3991
Y = 382756.1013
(METERS)

FND. 4"x4"
CONCRETE
MONUMENT
P.R.M. #4053

LEGEND

P.O.B. = DENOTES POINT OF BEGINNING
P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
FND. = DENOTES FOUND
o = DENOTES (P.C.P.) PERMANENT CONTROL POINT
(R) = DENOTES RADIAL LINE
C = DENOTES CENTERLINE

FND. 4"x4"
CONCRETE
MONUMENT
P.R.M. #3400



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	90°00'00"	50.00	78.54	70.71	50.00	S 45°23'40"E
2	90°00'00"	50.00	78.54	70.71	50.00	N 44°36'20"E
3	90°00'00"	50.00	78.54	70.71	50.00	N 45°23'40"W
4	90°00'00"	25.00	39.27	35.36	25.00	N 45°23'40"W
5	90°00'00"	25.00	39.27	35.36	25.00	N 44°36'20"W
6	90°00'00"	75.00	117.81	106.07	75.00	N 45°23'40"E
7	90°00'00"	25.00	39.27	35.36	25.00	N 45°23'40"E
8	90°00'00"	75.00	117.81	106.07	75.00	N 44°36'20"E
9	90°00'00"	25.00	39.27	35.36	25.00	N 45°23'40"E
10	90°00'00"	75.00	117.81	106.07	75.00	N 45°23'40"W
11	90°00'00"	25.00	39.27	35.36	25.00	N 45°23'40"E
12	90°00'00"	25.00	39.27	35.36	25.00	N 45°23'40"E
13	90°00'00"	25.00	39.27	35.36	25.00	N 44°36'20"W
14	16°40'45"	75.00	21.83	21.78	10.99	S 08°44'02"E
15	33°41'38"	75.00	44.11	43.47	22.71	S 33°55'14"E
16	32°22'09"	75.00	42.37	41.81	21.77	S 66°57'08"E
17	7°15'28"	75.00	9.50	9.49	4.76	S 86°45'56"E
18	25°08'16"	75.00	32.91	32.64	16.72	N 77°02'12"E
19	32°16'58"	75.00	42.26	41.70	21.71	N 48°19'35"E
20	30°36'15"	75.00	40.06	39.59	20.52	N 16°52'58"E
21	11°02'07"	75.00	14.44	14.42	7.24	N 05°54'43"W
22	31°39'10"	75.00	41.43	40.91	21.26	N 27°15'22"W
23	27°50'27"	75.00	36.44	36.09	18.59	N 57°00'10"W
24	19°28'16"	75.00	25.49	25.37	12.87	N 80°39'32"W
25	1°58'31"	75.00	2.59	2.59	1.29	N 00°35'37"E
26	13°08'19"	1205.00	276.32	275.72	138.77	S 00°09'35"E
27	90°00'00"	25.00	39.27	35.36	25.00	N 44°36'20"E
28	90°00'00"	25.00	39.27	35.36	25.00	S 45°23'40"E

MATCH LINE SEE SHEET 3

KEA KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors • Scientists

24945 U.S. 19 No. 1
Ocala, FL 34462
(813) 791-1441

5440 Beaman Center Blvd. Suite 400
Tampa, FL 33634
(813) 886-0111

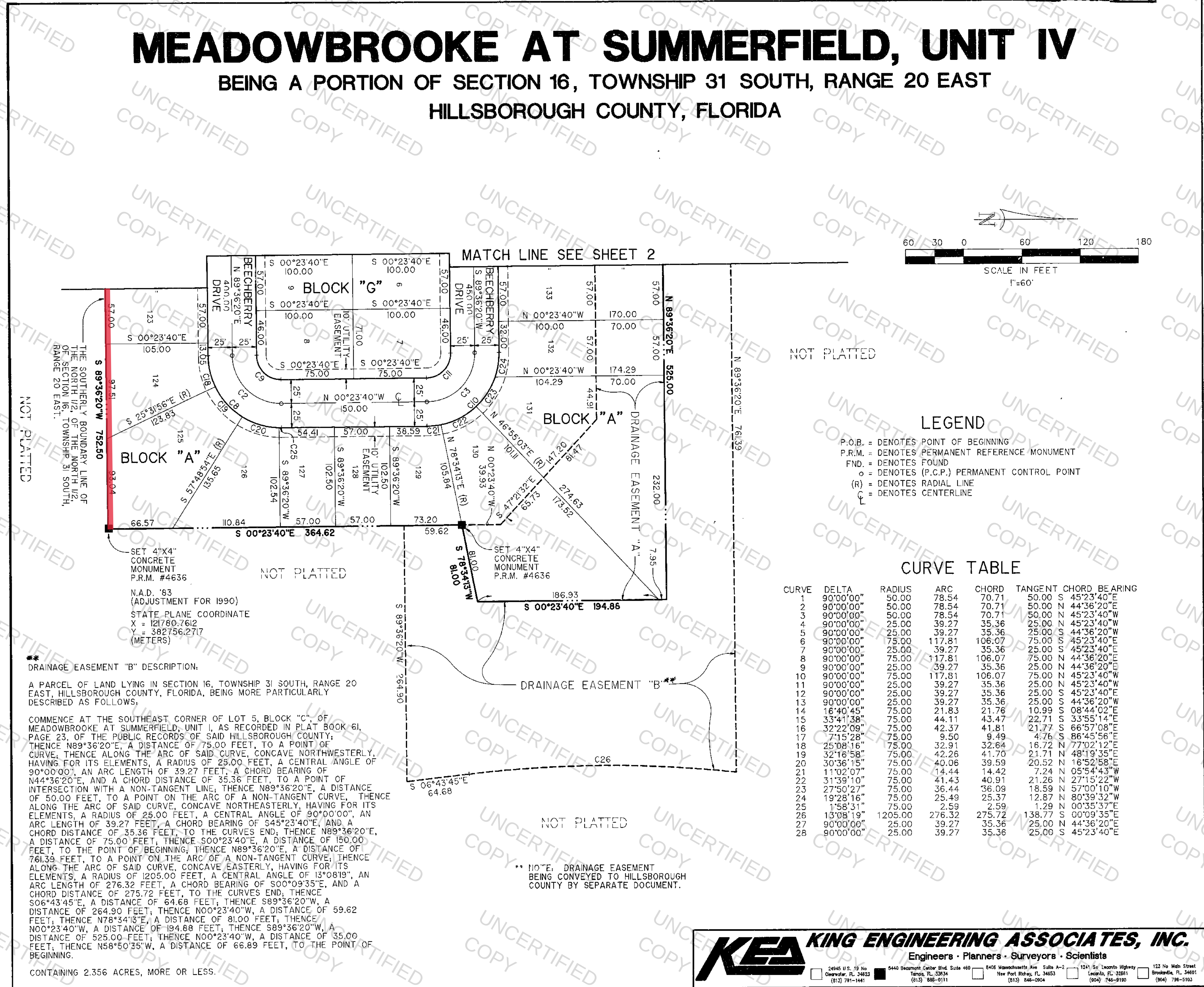
8406 Massachusetts Ave., Suite A-2
New Port Richey, FL 34653
(813) 846-0904

1241 So. Leontis Highway
Lecanto, FL 33601
(904) 746-9190

123 No. Main Street
Gainesville, FL 34601
(804) 736-9123

MEADOWBROOKE AT SUMMERFIELD, UNIT IV

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



KEA KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors • Scientists

2645 U.S. 19 No. 1
Clearwater, FL 34623
(813) 791-1441

5440 Document Center Blvd. Suite 400
Tampa, FL 33631
(813) 886-0111

8406 Massachusetts Ave. Suite A-2
New Port Richey, FL 34653
(813) 846-0804

1231 So. Leeward Highway
Lecoma, FL 32061
(904) 746-9180

123 N. Main Street
Brooksville, FL 34601
(804) 796-5103

SOUTH FORK UNIT 7

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 106
PAGE: 113

LEGAL DESCRIPTION

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 31 South, Range 20 East; thence along the southerly boundary of the North 1/2 of the Northwest 1/4 of said Section N.89°57'02"E, a distance of 247.02 feet to the Point of Beginning; thence N.89°57'02"E, a distance of 2,835.31 feet; thence S.00°02'40"E, a distance of 64.61 feet to a point of curve to the left having a radius of 1,325.00 feet, a central angle of 09°16'32", and a chord bearing of S.04°40'56"E, 214.27 feet; thence southerly along the arc a distance of 214.50 feet to a point of reverse curve to the right having a radius of 1,350.00 feet and a central angle of 09°16'14", a chord bearing S.04°41'05"E, 218.20; thence southerly along the arc, a distance of 218.43 feet; thence S.00°02'58"E, a distance of 72.18 feet to a point of curve to the right having a radius of 1,410.00 feet, a central angle of 46°03'11", and a chord bearing of S.22°58'38"W, 1,103.06 feet; thence southwesterly along the arc a distance of 1,133.33 feet to a point of compound curve to the right having a radius of 25.00 feet and a central angle of 92°41'55" and a chord bearing of N.87°38'49"W, 36.18; thence westerly along the arc, a distance of 40.45 feet; thence N.41°17'52"W, a distance of 793.96 feet; thence S.48°42'08"W, a distance of 110.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.48°42'08"W, a radial distance of 25.00 feet and having a chord bearing of N.86°17'52"W, 35.36 feet; thence westerly along the arc, through a central angle of 90°00'00", a distance of 39.27 feet; thence N.41°17'52"W, a distance of 82.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.41°17'52"W, a radial distance of 25.00 feet and having a chord bearing of N.03°42'08"E, 35.36 feet; thence northerly along the arc, through a central angle of 90°00'00", a distance of 39.27 feet; thence N.41°17'52"W, a distance of 268.89 feet; thence N.89°56'36"W, a distance of 1,380.93 feet; thence N.00°03'24"E, a distance of 624.39 feet; thence N.89°55'58"W, a distance of 152.62 feet; thence N.00°04'13"E, a distance of 128.41 feet to the Point of Beginning.

Containing 60.921 acres, more or less.

DEDICATION:

The undersigned as owners, mortgagee or other person, corporation, or entity having a record interest in the lands subdivided and platted into the subdivision of SOUTH FORK UNIT 7, hereby makes the following dedications:

1. All roads, streets, rights-of-way, and Tract D are dedicated to Hillsborough County for public use, and for utility and drainage purposes incidental thereto.
2. All areas marked on the plat as "Utility Easement" are hereby dedicated to such providers of street lights, telephone utilities, electrical utilities, cable television utilities, and other public or quasi-public utilities, as selected and permitted access by Summerfield, L.L.C., or its assignee or successors in interest, for use as non-exclusive easements for the purpose of installation and maintenance of utilities, together with access rights thereto.
3. All "Drainage", and "Drainage and Ingress/Egress areas as shown on the plat are dedicated to the South Fork East Community Development District ("CDD"). The CDD shall maintain the improvements located within these easements, and Hillsborough County is granted access to these easements for purposes that are incidental to the maintenance of the public roads, streets and rights-of-way.
4. Tracts A, B, and C (including Wetland Conservation Area) as shown hereon are hereby retained by the owner for conveyance to the CCD by separate instrument, said Tracts will be maintained by the owner, his assigns and designees.
5. Rear yard swales along back property lines of Lots 24 through 27, Block 1, shall be maintained by the individual lot owners according to the approved lot grading plan. This note shall appear on each affected deed.

OWNER: SUMMERFIELD L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
By: The Ryan Group, L.L.C.

JOHN M. RYAN, MANAGING MEMBER

Witness

Witness

Kathleen Nicholson
(Print Name)

Anne Duffy
(Print Name)

ACKNOWLEDGMENT:

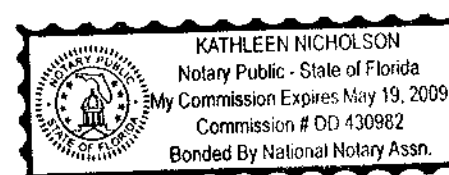
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2 day of September, 2005, by John M. Ryan, as Managing Member of the Ryan Group, L.L.C., as Managing Member of South Fork, L.L.C.

Kathleen Nicholson
Notary Public, State of Florida at Large

My Commission expires: May 19, 2009

Commission Number: DD430982



COMMUNITY DEVELOPMENT DISTRICT:

South Fork East Community Development District, a special purpose unit of local government organized pursuant to Chapter 190, F.S.

MICHAEL S. LAWSON
CHAIRMAN OF THE BOARD OF SUPERVISORS

Witness

Witness

Kathleen Nicholson
(Print Name)

Anne Duffy
(Print Name)

ACKNOWLEDGMENT:

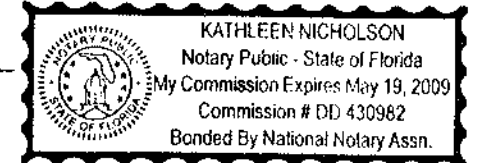
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2 day of September, 2005, by Michael S. Lawson, Chairman of the Board of Supervisors of South Fork Community Development District qualified to transact business in the State of Florida, on behalf of the Corporation, who is personally known to me.

My Commission expires: May 19, 2009

Commission Number: DD 430982

Kathleen Nicholson
Notary Public, State of Florida at Large



MORTGAGEE:

The undersigned, as a holder of a certain mortgage encumbering all or a portion of the within described parcel of land hereby platted as SOUTH FORK UNIT 7, do hereby join in and ratify the plat and all dedications and reservations described herein.

WACHOVIA BANK, NATIONAL ASSOCIATION
Katia S. Moore
Katia Moore

Christa Noble
Witness
Christa Noble
(Print Name)

Janice K. Tice
Witness
Janice K. Tice
(Print Name)

ACKNOWLEDGMENT:

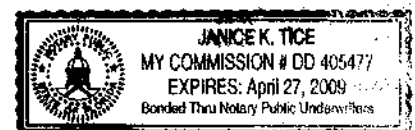
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 6th day of September, 2005, by Katia Moore, WACHOVIA BANK National Association.

My Commission expires: 4/27/2009

Commission Number: DD 405471

Janice K. Tice
Notary Public, State of Florida at Large



CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of the Florida Statutes, and has been filed for record in Plat Book 106, Page 113, of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
Clerk of Circuit Court

By: David L. Polk
Deputy Clerk

THIS 21ST DAY OF OCT, 2005, TIME 12:25 PM

CLERK FILE NUMBER 0005488902

BOARD OF COUNTY COMMISSIONERS:

This plat has been approved for recordation.
Hillsborough County, Florida.

Chairman Jim Juma

10/20/05
Date

PLAT APPROVAL

This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter 177, Part 1, of the Florida Statutes, and the Hillsborough County Land Development Code; that Permanent Reference Monuments (P.R.M.'s) as shown hereon, have been set and that Permanent Control Points (P.C.P.'s) and Corner will be set within the time allotted in accordance with Chapter 177.091 (8) & (9).

Reviewed by: Danny L. Polk
Florida Professional Surveyor and Mapper, License # 3317
County Surveying Division, Real Estate Department, Hillsborough County.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision, that this plat complies with all the requirements of Chapter 177, Part 1, of the Florida Statutes, and the Hillsborough County Land Development Code; that Permanent Reference Monuments (P.R.M.'s) as shown hereon, have been set and that Permanent Control Points (P.C.P.'s) and Corner will be set within the time allotted in accordance with Chapter 177.091 (8) & (9).

Oct. 10, 2005
Date

KING ENGINEERING ASSOCIATES, INC., LB #2610

Charles M. Long
Professional Surveyor and Mapper
State of Florida, No. 5917

King
ENGINEERING ASSOCIATES, INC.

4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com
G:\SURVEY\5942\106\107\PLAT\107\PLAT SOUTH FORK 7-PLT.dwg
CERTIFICATE OF AUTHORIZATION: LB 2610

SEE SHEET 2 OF 17 FOR KEYMAP
SEE SHEET 2 OF 17 FOR LEGEND

SHEET 1 OF 17

SOUTH FORK UNIT 7

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 106

PAGE: 114

POC

THE NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 16-31-20
FOUND CONCRETE MONUMENT LB #6890

POB

FOUND CONCRETE MONUMENT
LB #6890

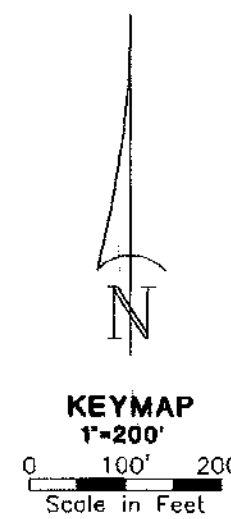
THE SOUTHERLY BOUNDARY OF THE NORTH
1/2 OF THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 31 SOUTH, RANGE 20 EAST

MEADOWBROOK AT SUMMERFIELD UNIT II
PLAT BOOK 71, PAGE 30

MEADOWBROOK AT SUMMERFIELD UNIT IV
PLAT BOOK 72, PAGE 59

MEADOWBROOK AT SUMMERFIELD
UNIT 5A & 5B
PLAT BOOK 93, PAGE 81

THE NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 16-31-20
FOUND CONCRETE MONUMENT LB #6890



AFFIDAVIT FILED

DATE: 2-1-03
OR BK: 17406 PG 44
BY: [Signature]
DEPUTY CLERK

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	91°16'32"	1325.00'	214.50'	214.27'	107.49'	S04°40'56"E
C2	91°16'14"	1350.00'	218.43'	218.20'	109.46'	S04°41'05"E
C3	46°03'11"	1410.00'	1133.33'	1103.06'	599.28'	S22°58'38"W
C4	92°41'55"	25.00'	40.45'	36.18'	26.21'	N87°38'49"W
C5	90°00'00"	25.00'	39.27'	35.36'	25.00'	N86°17'52"W
C6	90°00'00"	25.00'	39.27'	35.36'	25.00'	N03°42'08"E

PLAT NOTES

1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

2. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

3. COORDINATES, IN U.S. FEET AND BEARINGS SHOWN HEREON, REFER TO THE UNIVERSAL TRANSVERSE MERCATOR GRID SYSTEM FOR THE WEST ZONE OF THE STATE OF FLORIDA AND REFLECT THE 1983 NORTH AMERICAN DATUM (1990 RE-ADJUSTMENT) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS "BALM" AND "DN-K" AND REFERENCED TO THE NORTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST AS BEING N 89°57'02" E.

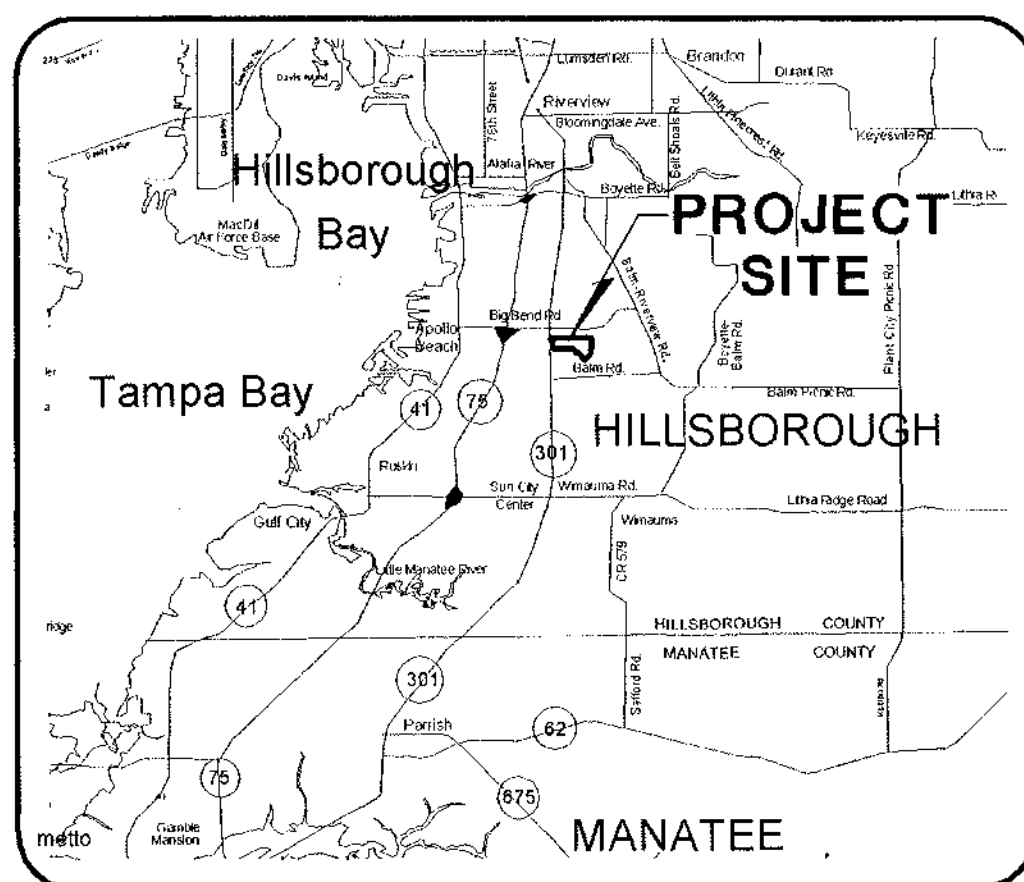
4. THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FEET SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

LEGEND

- INDICATES SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610"
- INDICATES EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" UNLESS OTHERWISE NOTED.
- INDICATES SET PERMANENT CONTROL POINT "KING PCP LB 2610"
- (R) INDICATES RADIAL LINES.
- (NR) INDICATES NON RADIAL LINES.
- == INDICATES EASEMENTS, SIZE AND TYPE AS NOTED
- D&I/E INDICATES DRAINAGE AND INGRESS/EGRESS EASEMENT
- UD&I/E INDICATES UTILITY, DRAINAGE AND INGRESS/EGRESS EASEMENT
- ⊕ INDICATES CENTERLINE
- LE INDICATES LANDSCAPE EASEMENT
- DE INDICATES DRAINAGE INGRESS/EGRESS EASEMENT
- UE INDICATES UTILITY EASEMENT
- S&I/E INDICATES SANITARY AND INGRESS/EGRESS EASEMENT
- SD&I/E INDICATES SANITARY, DRAINAGE AND INGRESS/EGRESS EASEMENT
- POC INDICATES POINT OF COMMENCEMENT
- POB INDICATES POINT OF BEGINNING
- O.R. BOOK INDICATES OFFICIAL RECORD BOOK
- (X) INDICATES BLOCK DESIGNATION
- R/W INDICATES RIGHT-OF-WAY
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- (O/A) INDICATES OVERALL DISTANCE
- CM INDICATES CONCRETE MONUMENT
- EPC INDICATES ENVIRONMENTAL PROTECTION COMMISSION
- AC± INDICATES ACREAGE MORE OR LESS
- F.D.E.P. INDICATES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- CCR INDICATES CERTIFIED CORNER RECORD
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- LB INDICATES LICENSED BUSINESS
- N-XXXXXX.XX INDICATES STATE-PLANE COORDINATES
- E-XXXXXX.XX INDICATES REFERENCE TIE LINE



LOCATION MAP
NOT TO SCALE

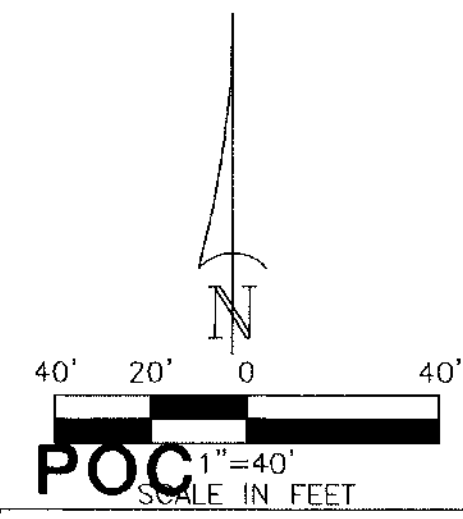
SEE SHEET 2 OF 17 FOR KEYMAP
SEE SHEET 2 OF 17 FOR LEGEND

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com
O:\SURVEY\5942\106\107\PLAT\SOUTH FORK 7-PLT.dwg
CERTIFICATE OF AUTHORIZATION: LB 2610

SOUTH FORK UNIT 7

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 106
PAGE: 115



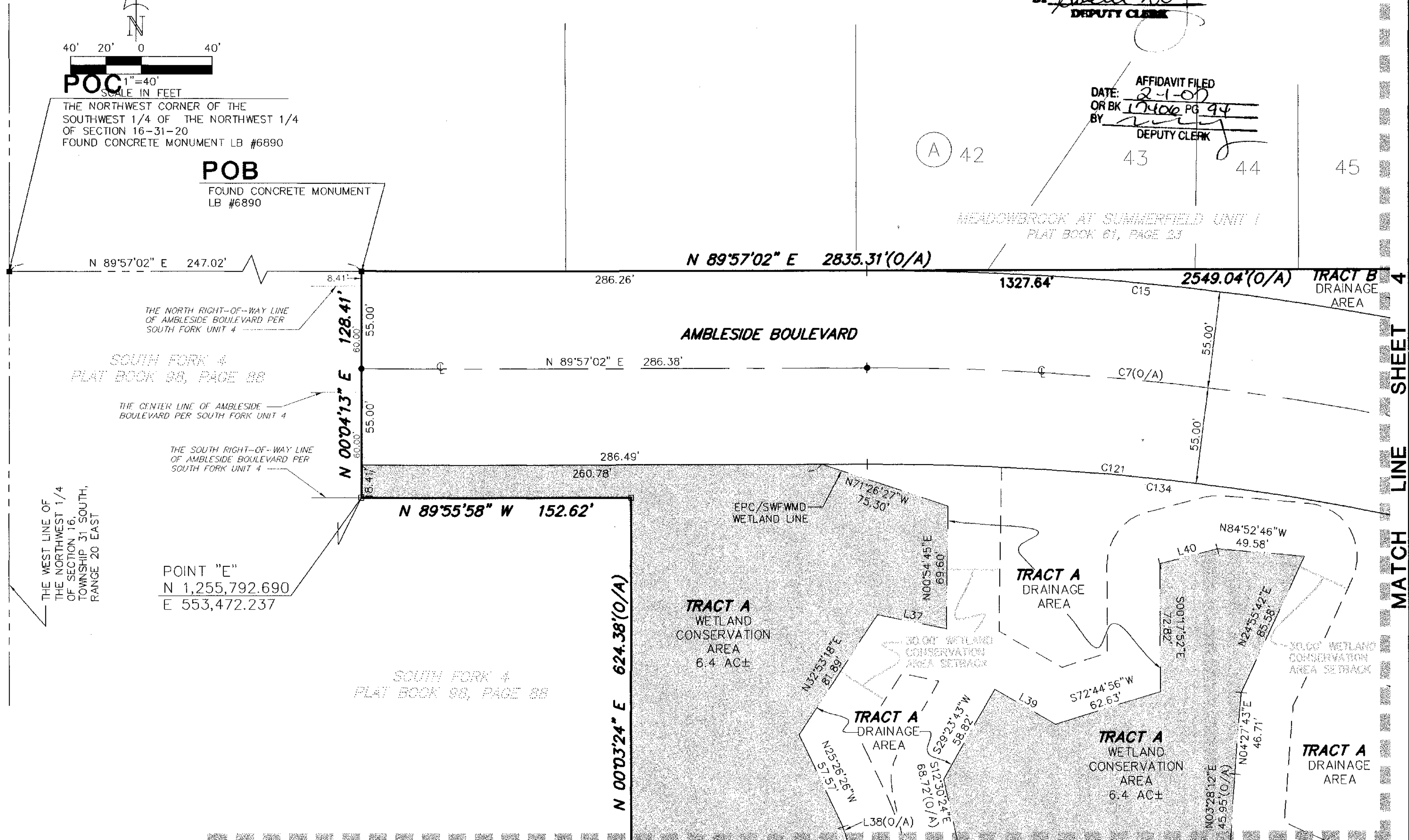
POC
THE NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 16-31-20
FOUND CONCRETE MONUMENT LB #6890

POB
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MEADOWBROOK AT SUMMERFIELD UNIT 1
PLAT BOOK 61, PAGE 23



LINE TABLE		
LINE	BEARING	DISTANCE
L37	S77°43'18"E	39.87'
L38	N17°31'32"W	40.01'
L39	N59°44'59"W	39.86'
L40	S75°29'26"W	33.68'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C7	48°45'06"	1555.00'	1323.11'	1283.56'	704.59'	N65°40'25"W
C15	48°45'06"	1610.00'	1369.91'	1328.96'	729.51'	N65°40'25"W
C121	48°45'06"	1500.00'	1276.32'	1238.16'	679.67'	N65°40'25"W
C134	20°54'44"	1500.00'	547.48'	544.45'	276.82'	N79°35'36"W

MATCH LINE SHEET 8

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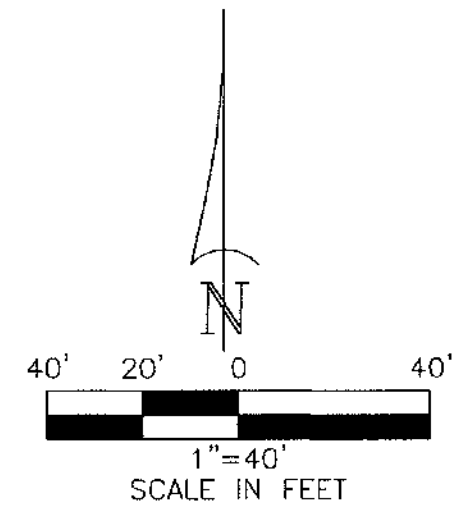
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SEE SHEET 2 OF 17 FOR LEGEND

SOUTH FORK UNIT 7

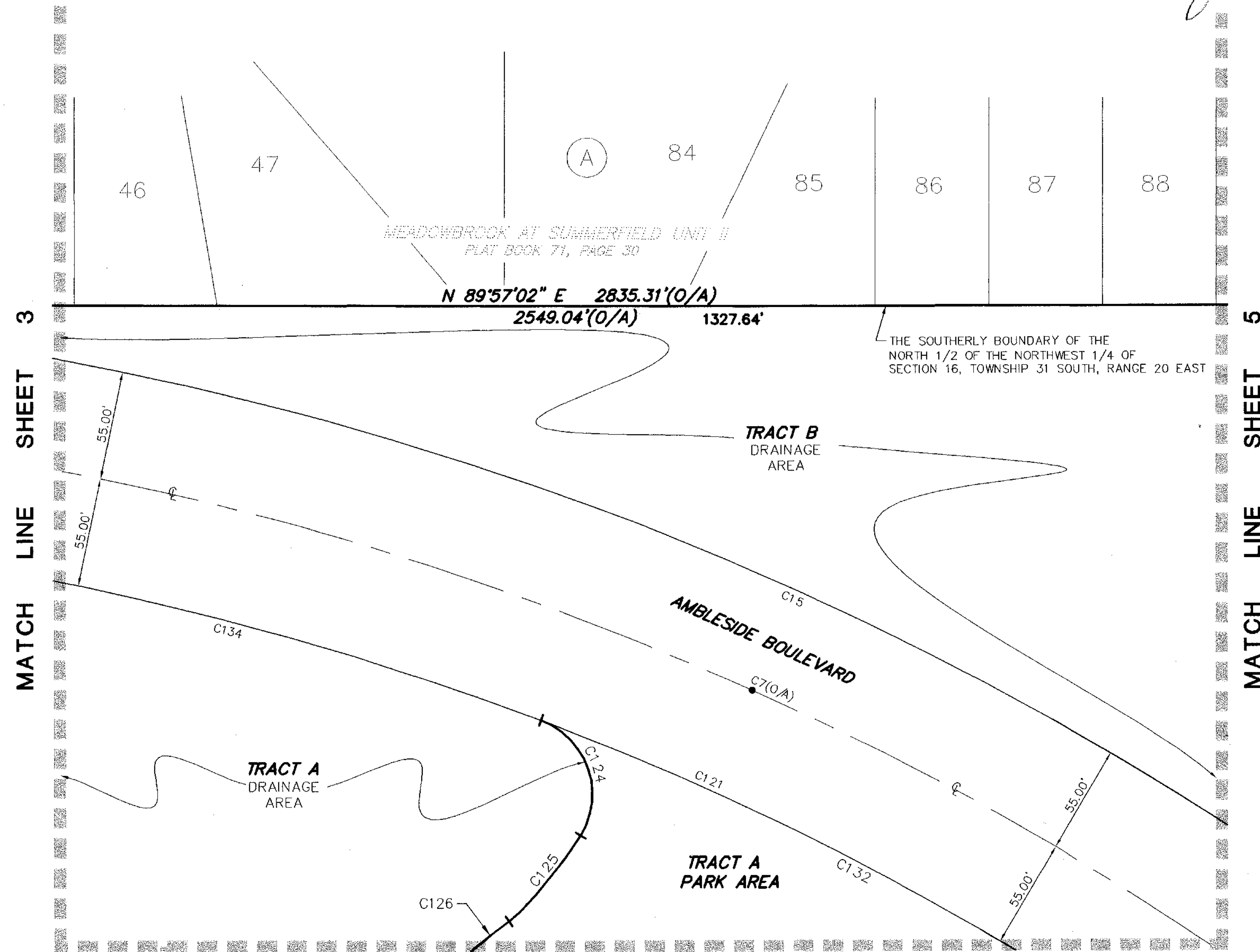
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PLAT BOOK: 106
PAGE: 116

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C7	48°45'06"	1555.00'	1323.11'	1283.56'	704.59'	N65°40'25"W
C15	48°45'06"	1610.00'	1369.91'	1328.96'	729.51'	N65°40'25"W
C121	48°45'06"	1500.00'	1276.32'	1238.16'	679.67'	N65°40'25"W
C124	100°35'03"	40.00'	70.22'	61.54'	48.17'	N18°50'42"W
C125	11°45'53"	237.09'	48.68'	48.60'	24.43'	N38°38'46"E
C126	108°21'23"	167.86'	317.46'	272.22'	232.56'	S01°11'38"W
C132	13°27'14"	1500.00'	352.22'	351.42'	176.93'	N62°24'37"W
C134	20°54'44"	1500.00'	547.48'	544.45'	276.82'	N79°35'36"W

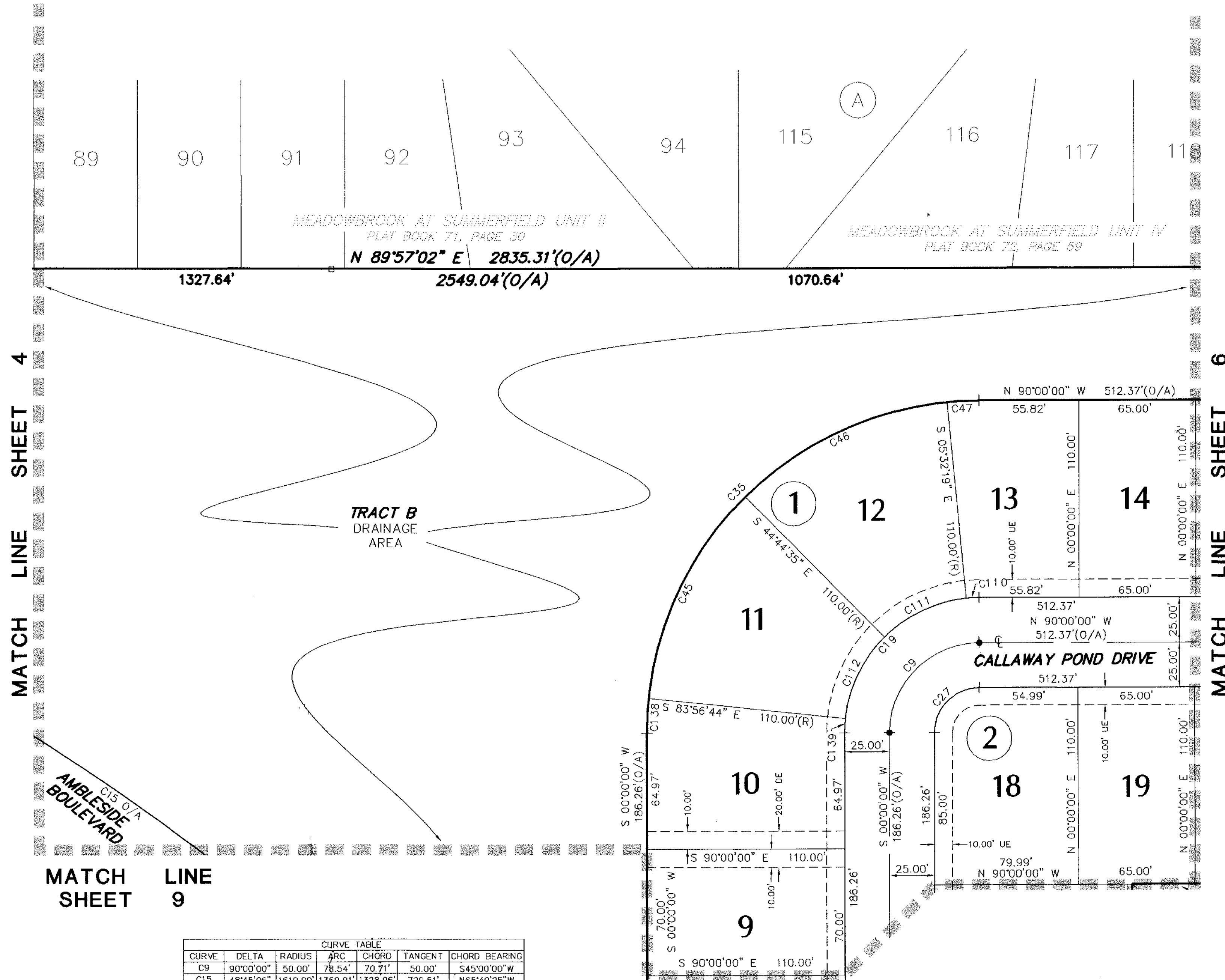
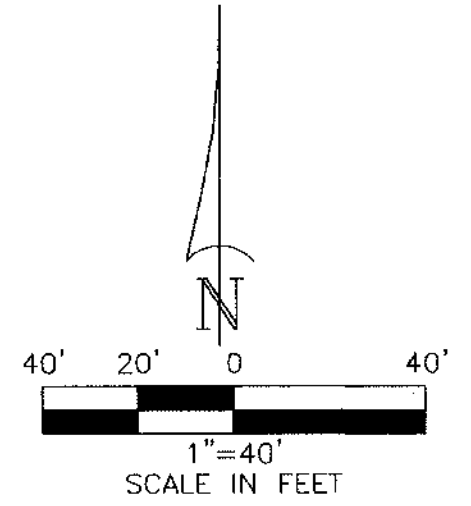
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PLAT BOOK: 106
PAGE: 117



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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C9	90°00'00"	50.00'	78.54'	70.71'	50.00'	S45°00'00"W
C15	48°45'06"	1610.00'	1369.91'	1228.96'	729.51'	N65°40'25"W
C19	90°00'00"	75.00'	117.81'	106.07'	75.00'	S45°00'00"W
C27	90°00'00"	25.00'	39.27'	35.36'	25.00'	S45°00'00"W
C35	90°00'00"	185.00'	290.60'	261.63'	185.00'	S45°00'00"W
C45	39°12'09"	185.00'	126.58'	124.12'	65.88'	S25°39'20"W
C46	39°12'16"	185.00'	126.59'	124.13'	65.88'	S64°51'33"W
C47	05°32'19"	185.00'	17.88'	17.88'	8.95'	S87°13'50"W
C110	05°32'19"	75.00'	7.25'	7.25'	3.63'	S87°13'50"W
C111	39°12'16"	75.00'	51.32'	50.32'	26.71'	S64°51'33"W
C112	39°12'09"	75.00'	51.32'	50.32'	26.71'	S25°39'20"W
C138	06°03'16"	185.00'	19.55'	19.54'	9.78'	S03°01'38"W
C139	06°03'16"	75.00'	7.93'	7.92'	3.97'	S03°01'38"W

MATCH LINE SHEET 10

SEE SHEET 2 OF 17 FOR KEYMAP
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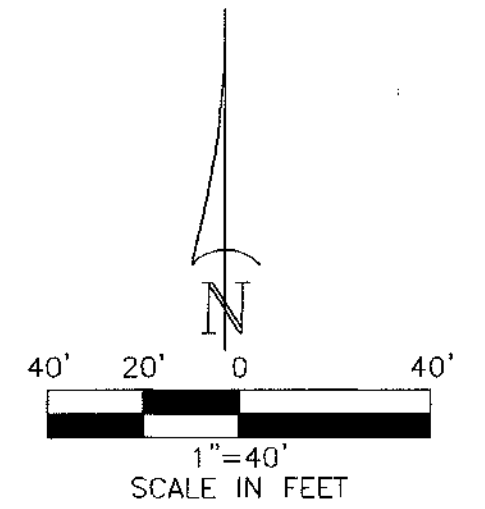
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SHEET 5 OF 17

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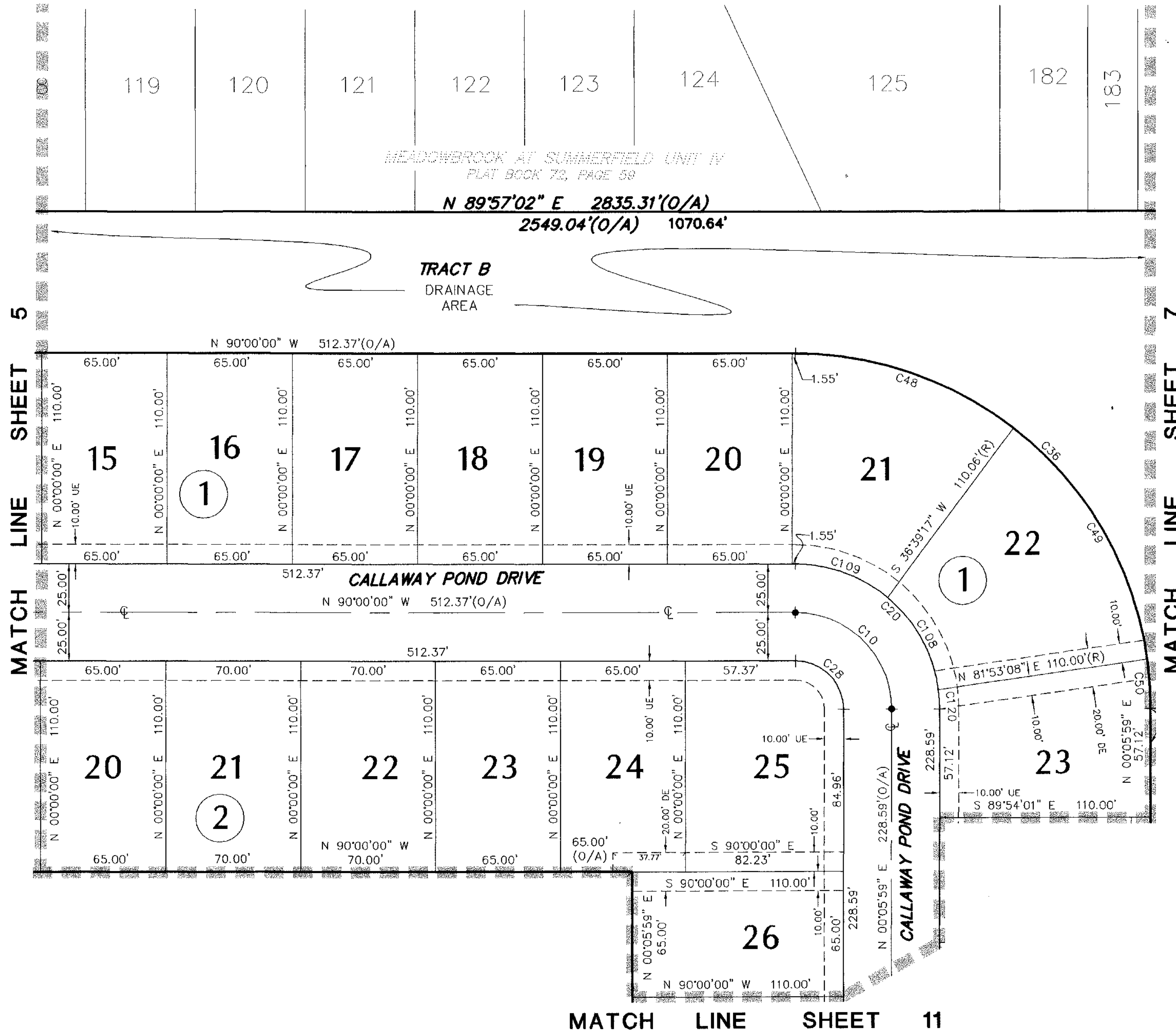
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PLAT BOOK: 106
PAGE: 118



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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C10	90°05'59"	50.00'	78.63'	70.77'	50.09'	N44°57'00"W
C20	90°05'59"	75.00'	117.94'	106.16'	75.13'	N44°57'00"W
C28	90°05'59"	25.00'	39.31'	35.39'	25.04'	N44°57'00"W
C36	90°05'59"	185.00'	290.92'	261.86'	185.32'	N44°57'00"W
C48	37°53'50"	185.00'	122.36'	120.15'	63.51'	N71°03'05"W
C49	44°12'25"	185.00'	142.74'	139.22'	75.13'	N29°59'58"W
C50	7°59'44"	185.00'	25.82'	25.80'	12.93'	N03°53'53"W
C108	42°42'15"	75.00'	55.90'	54.61'	29.32'	N28°55'39"W
C109	39°43'14"	75.00'	51.99'	50.96'	27.09'	N70°08'23"W
C120	7°40'30"	75.00'	10.05'	10.04'	5.03'	N03°44'16"W

MATCH LINE SHEET 11

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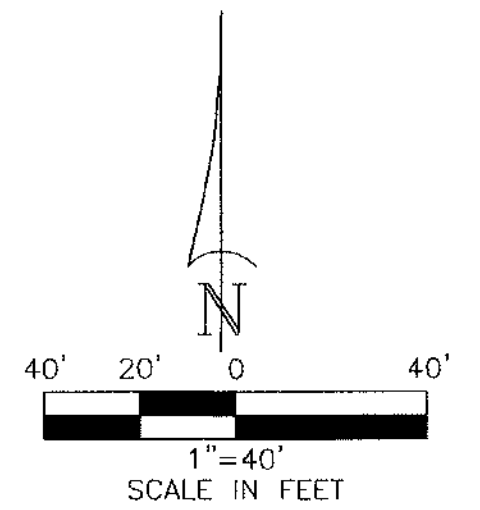
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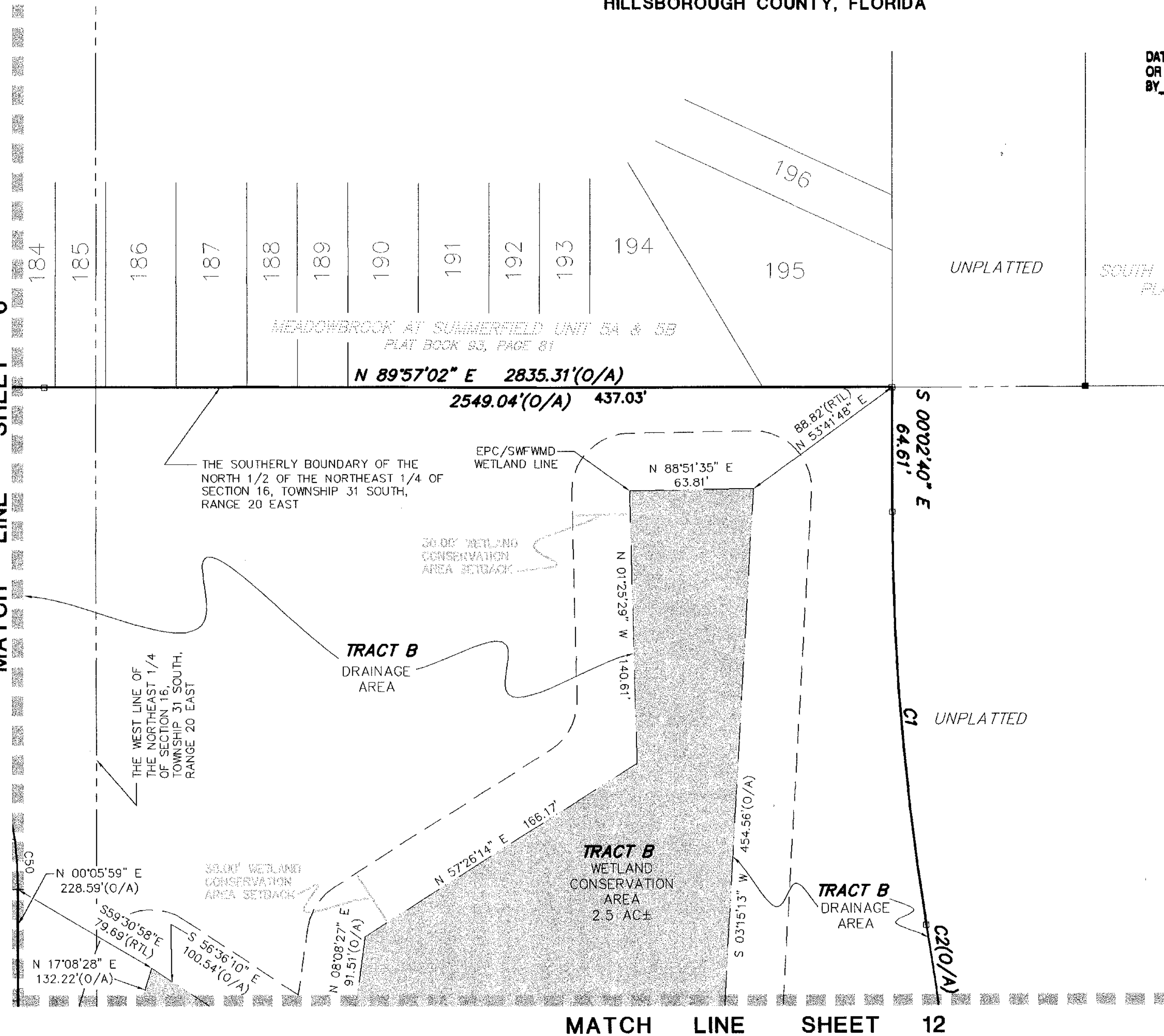
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MATCH LINE SHEET 6



MATCH LINE SHEET 12

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	09°16'32"	1325.00'	214.50'	214.27'	107.49'	S04°40'56"E
C2	09°16'14"	1350.00'	218.43'	218.20'	109.46'	S04°41'05"E
C50	07°59'44"	185.00'	25.82'	25.80'	12.93'	N03°53'53"W

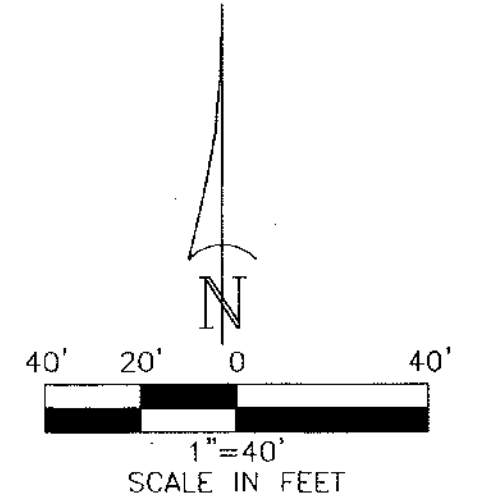
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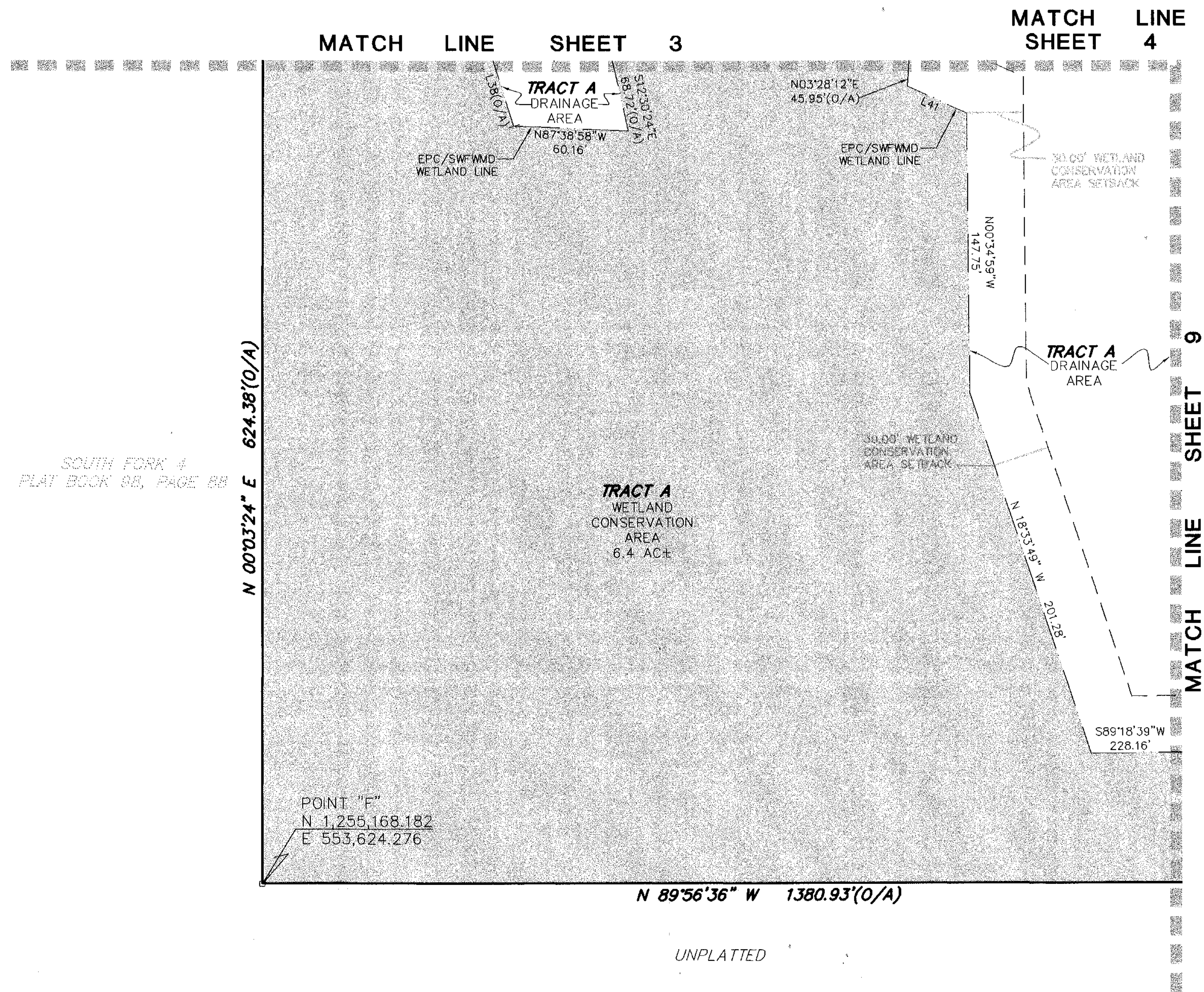
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SOUTH FORK 4
PLAT BOOK 98, PAGE 88

N 00°03'24" E 624.38'(O/A)

N 89°56'36" W 1380.93'(O/A)

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LINE TABLE		
LINE	BEARING	DISTANCE
L36	N17°31'32"W	40.01'
L41	N65°16'36"W	34.36'

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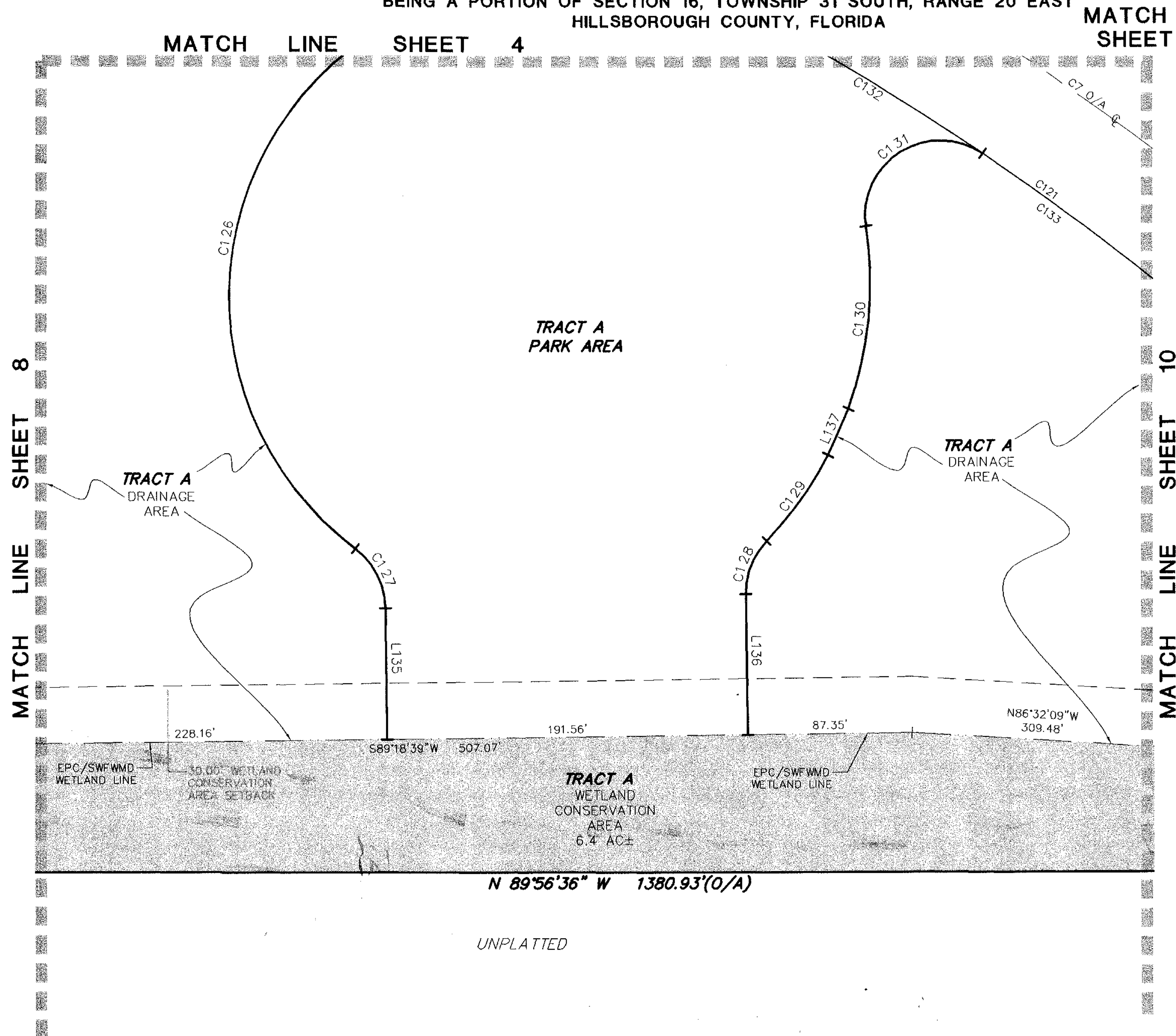
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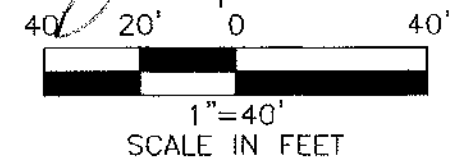
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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C7	48°45'06"	1555.00'	1323.11'	1283.56'	704.59'	N65°40'25"W
C121	48°45'06"	1500.00'	1276.32'	1238.16'	679.67'	N65°40'25"W
C126	108°21'23"	167.86'	317.46'	272.22'	232.56'	S01°11'38"W
C127	52°17'42"	40.00'	36.51'	35.25'	19.64'	N26°50'12"W
C128	44°21'49"	40.00'	30.97'	30.20'	16.31'	S21°29'34"W
C129	16°16'34"	199.09'	56.56'	56.37'	28.47'	N35°32'11"E
C130	28°17'00"	199.09'	98.28'	97.28'	50.16'	N05°28'49"E
C131	132°58'41"	40.00'	92.84'	73.36'	91.95'	S57°49'40"W
C132	13°27'14"	1500.00'	352.22'	351.42'	176.93'	N62°24'37"W
C133	13°23'39"	1500.00'	350.66'	349.86'	176.13'	N48°59'10"W

LINE TABLE		
LINE	BEARING	DISTANCE
L135	S00°41'21"E	70.00'
L136	S00°41'21"E	75.00'
L137	N23°30'37"E	27.00'

SEE SHEET 2 OF 17 FOR KEYMAP
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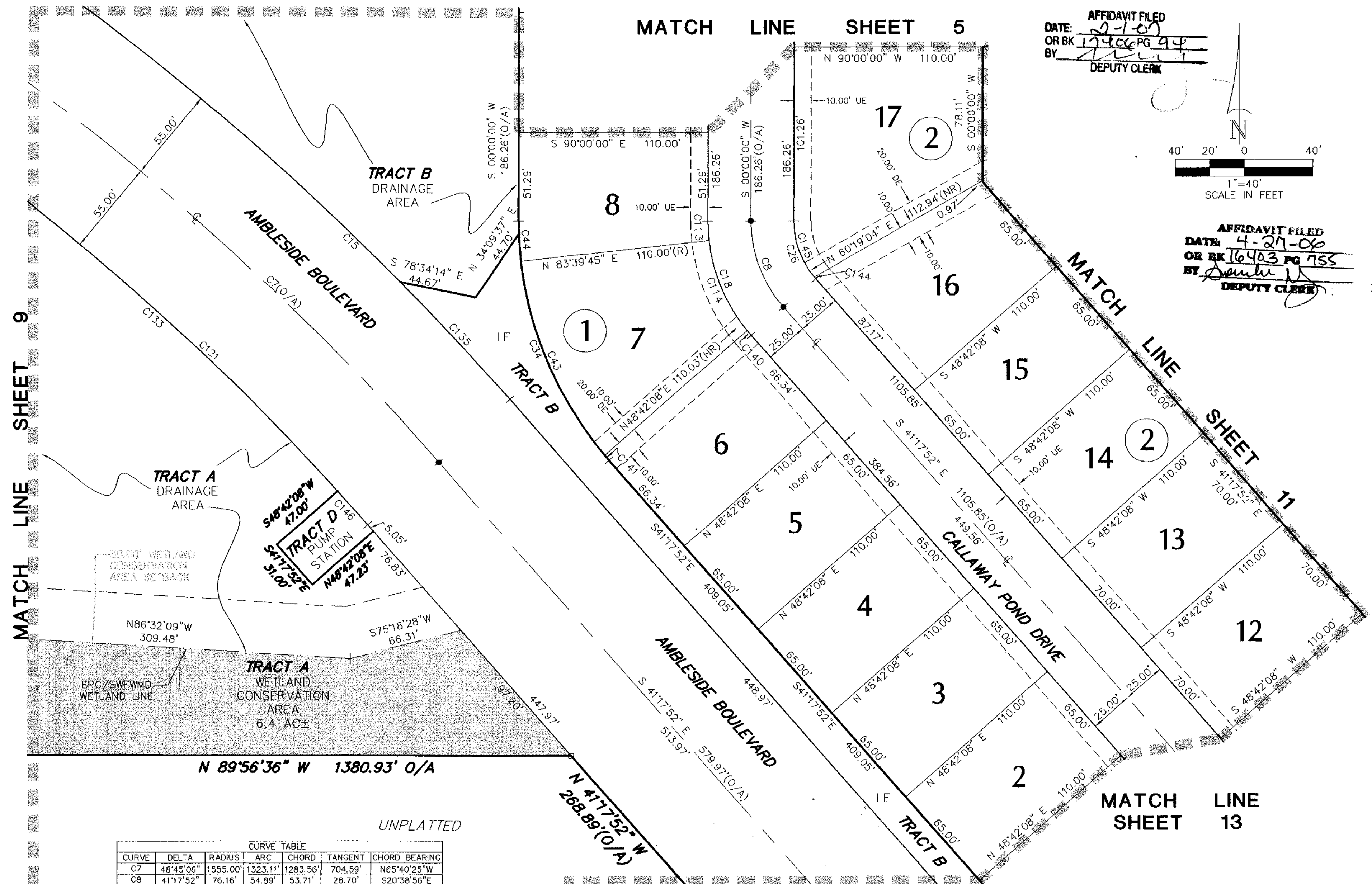
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CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C7	48°45'06"	1555.00'	1323.11'	1283.56'	704.59'	N65°40'25"W
C8	41°17'52"	76.16'	54.89'	53.71'	28.70'	S20°38'56"E
C15	48°45'06"	1610.00'	1369.91'	1328.95'	729.51'	N65°40'25"W
C18	41°17'43"	101.16'	72.91'	71.34'	38.12'	S20°38'52"E
C26	41°17'52"	51.16'	36.88'	36.08'	19.28'	S20°38'56"E
C34	41°17'52"	211.16'	152.20'	148.93'	79.58'	S20°38'56"E
C43	33°53'05"	211.16'	124.88'	123.07'	64.33'	S23°21'47"E
C44	6°25'14"	211.16'	23.66'	23.65'	11.84'	S03°12'37"E
C113	6°30'40"	101.16'	11.50'	11.49'	5.75'	S03°15'20"E
C114	32°42'53"	101.16'	57.76'	56.98'	29.69'	S22°52'06"E
C121	48°45'06"	1500.00'	1276.32'	1238.16'	679.67'	N65°40'25"W
C133	13°23'39"	1500.00'	350.66'	349.86'	176.13'	N48°59'10"W
C135	3°19'42"	1610.00'	93.53'	93.51'	46.78'	N42°57'43"W
C140	02°04'19"	101.16'	3.66'	3.66'	1.83'	N40°15'42"W
C141	00°59'33"	211.16'	3.66'	3.66'	1.83'	N40°48'05"W
C144	01°27'14"	51.16'	1.30'	1.30'	0.65'	N40°34'15"W
C145	39°50'38"	51.16'	35.58'	34.86'	18.54'	S19°55'19"E
C146	0°59'29"	1500.00'	25.95'	25.95'	12.98'	N41°47'36"W

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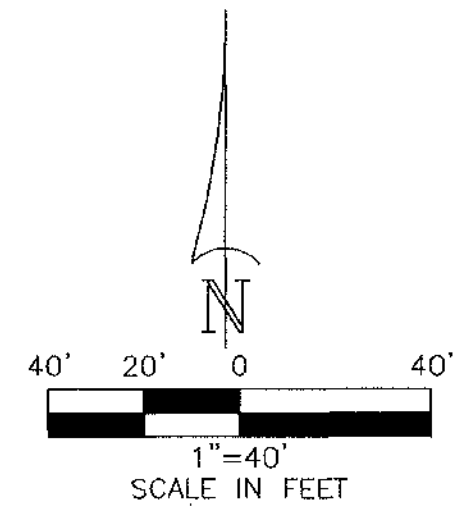
SHEET 10 OF 17

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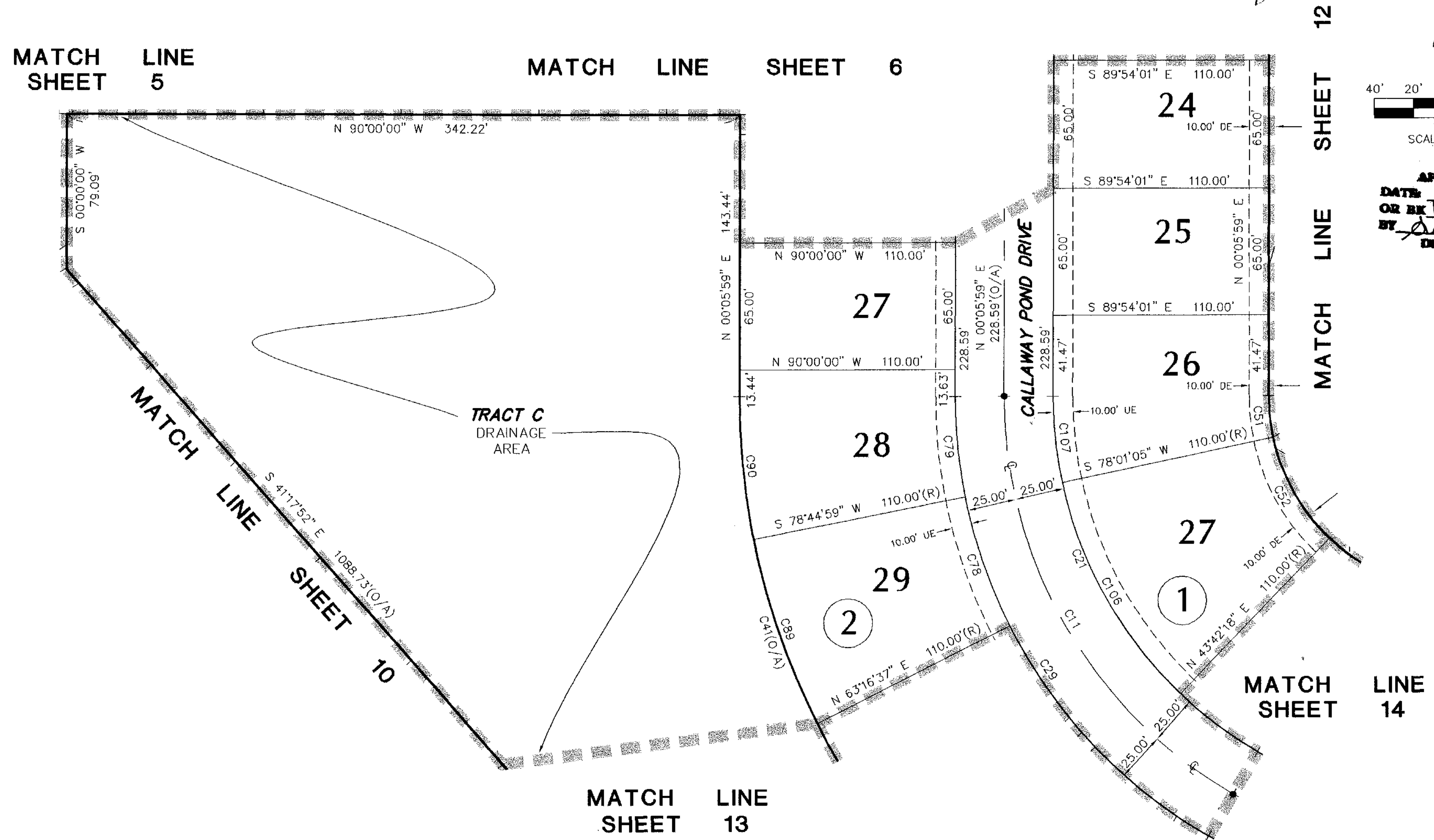
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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C11	59°51'54"	235.00'	245.54'	234.52'	135.31'	S29°49'58"E
C21	46°23'41"	210.00'	170.05'	165.44'	89.99'	S23°05'52"E
C29	59°51'54"	260.00'	271.66'	259.47'	149.70'	S29°49'58"E
C41	59°51'54"	370.00'	386.59'	369.24'	213.04'	S29°49'58"E
C51	12°04'54"	100.00'	21.09'	21.05'	10.58'	S05°56'28"E
C52	34°18'47"	100.00'	59.89'	59.00'	30.87'	S29°08'19"E
C78	15°28'22"	260.00'	70.21'	70.00'	35.32'	S18°59'12"E
C79	11°21'00"	260.00'	51.50'	51.42'	25.84'	S05°34'31"E
C89	15°28'22"	370.00'	99.92'	99.62'	50.27'	S18°59'12"E
C90	11°21'00"	370.00'	73.30'	73.18'	36.77'	S05°34'31"E
C106	34°18'47"	210.00'	125.76'	123.89'	64.83'	S29°08'19"E
C107	12°04'54"	210.00'	44.28'	44.20'	22.22'	S05°56'28"E

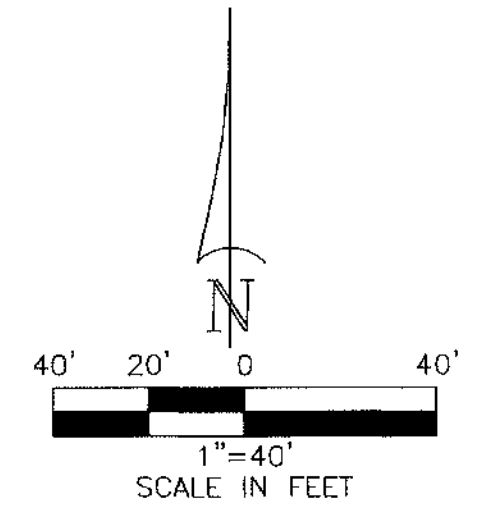
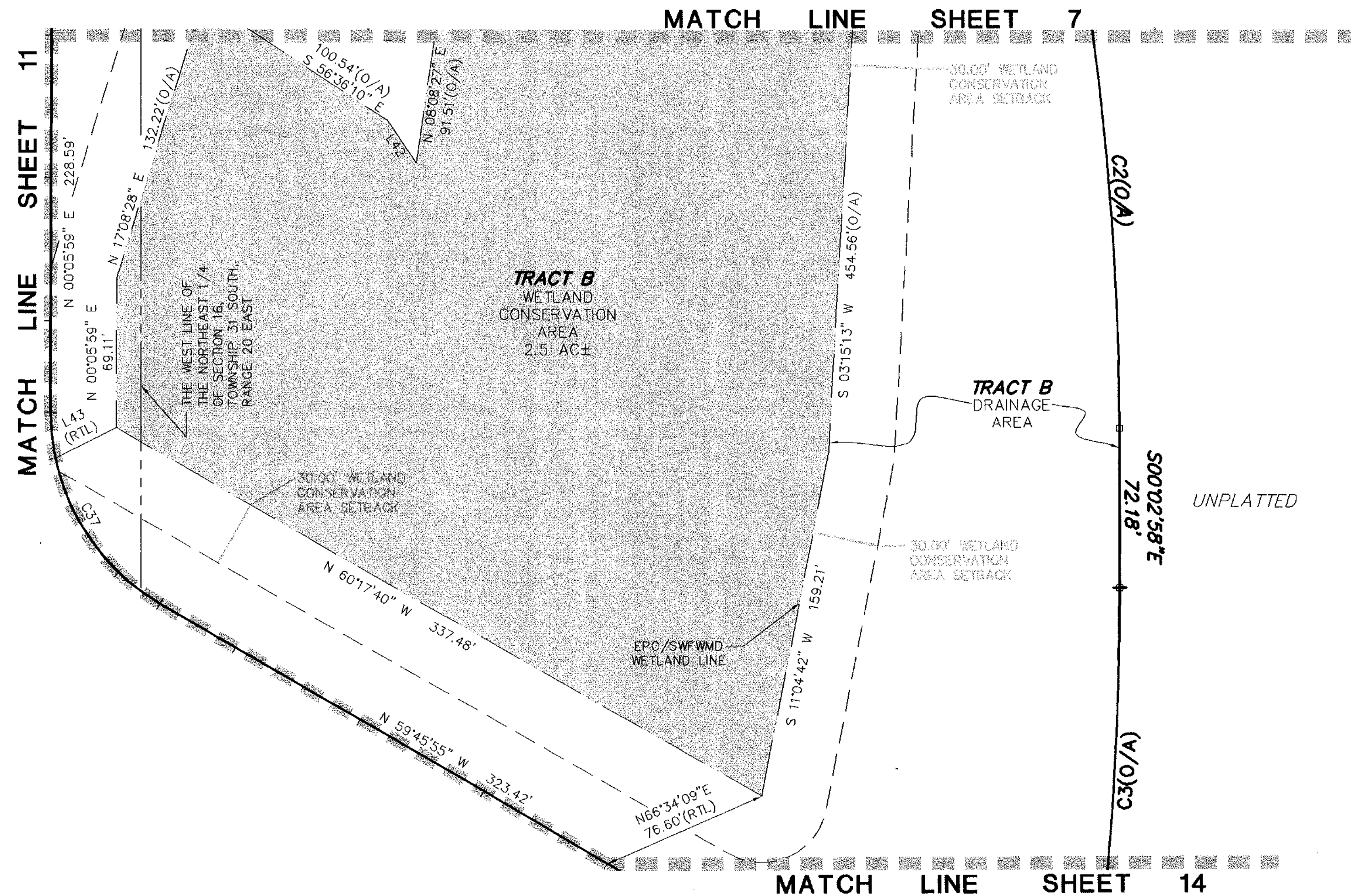
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LINE TABLE		
LINE	BEARING	DISTANCE
L42	S34°34'15"E	23.24'
L43	S63°52'37"W	30.97'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C2	9°16'14"	1350.00'	218.43'	218.20'	109.46'	S04°41'05"E
C3	46°03'11"	1410.00'	1133.33'	1103.06'	599.28'	S22°58'38"W
C37	59°51'54"	100.00'	104.48'	99.80'	57.58'	S29°49'58"E

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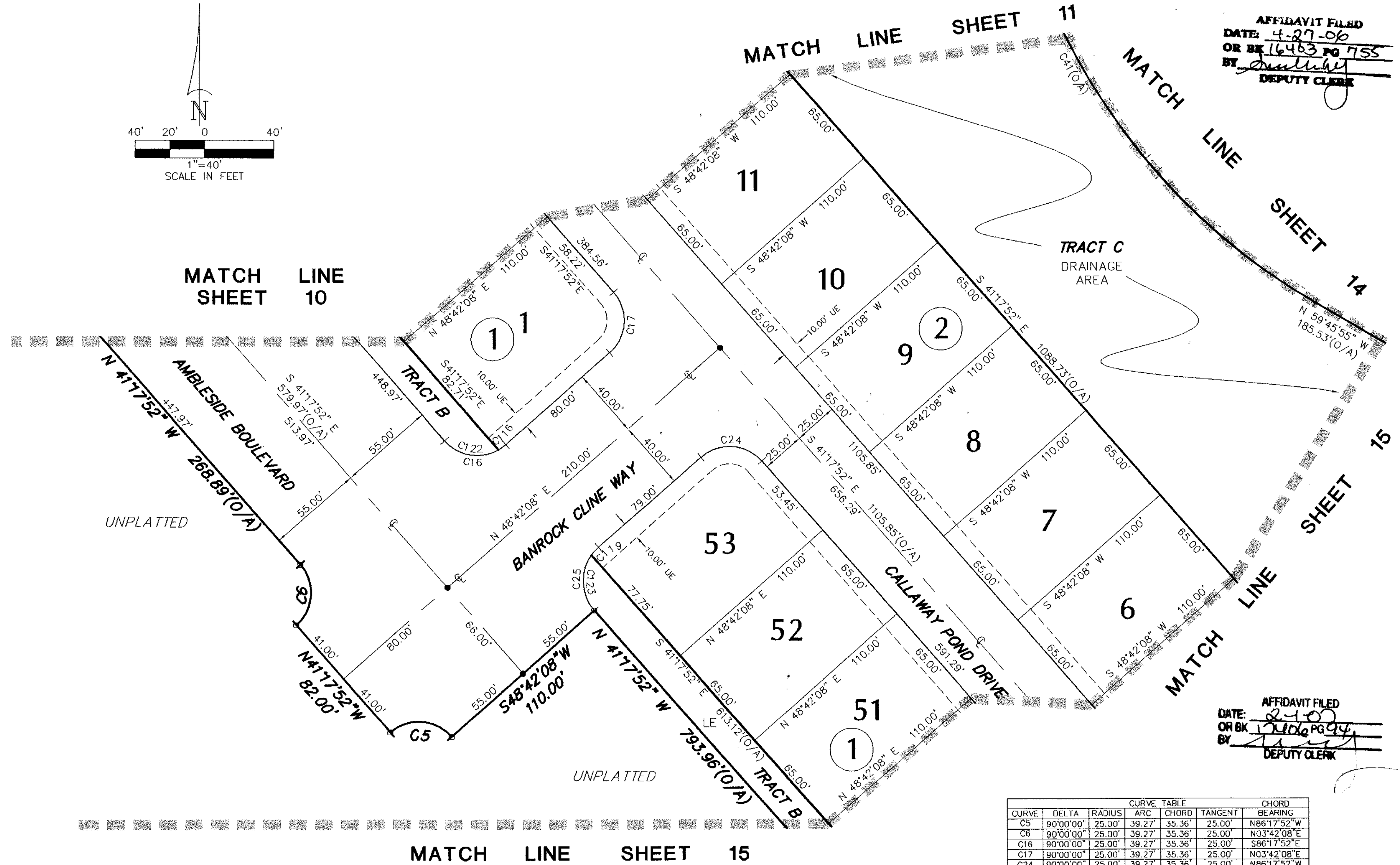
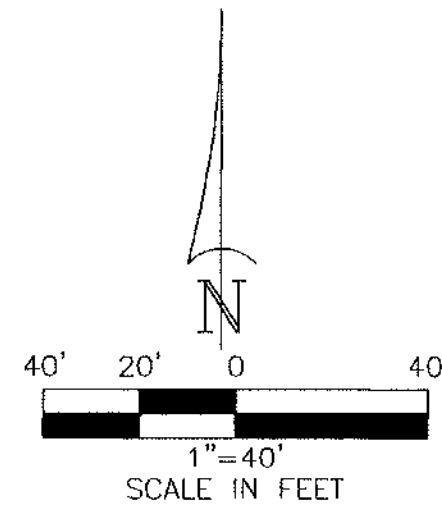
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SOUTH FORK UNIT 7

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 106
PAGE: 125

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CURVE	DELTA	RADIUS	CURVE TABLE		TANGENT	CHORD
			ARC	CHORD		
C5	90°00'00"	25.00'	39.27'	35.36'	25.00'	N86°17'52"W
C6	90°00'00"	25.00'	39.27'	35.36'	25.00'	N03°42'08"E
C16	90°00'00"	25.00'	39.27'	35.36'	25.00'	S86°17'52"E
C17	90°00'00"	25.00'	39.27'	35.36'	25.00'	N03°42'08"E
C24	90°00'00"	25.00'	39.27'	35.36'	25.00'	N86°17'52"W
C25	90°00'00"	26.00'	40.84'	36.77'	26.00'	S03°42'08"W
C41	59°51'54"	370.00'	366.59'	369.24'	213.04'	S29°49'58"E
C116	11°32'13"	25.00'	5.03'	5.03'	2.53'	N54°28'15"E
C119	13°20'33"	26.00'	6.05'	6.04'	3.04'	S42°01'52"W
C122	78°27'47"	25.00'	34.24'	31.62'	20.41'	S80°31'45"E
C123	76°39'27"	26.00'	34.79'	32.25'	20.55'	S02°58'08"E

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SOUTH FORK UNIT 7

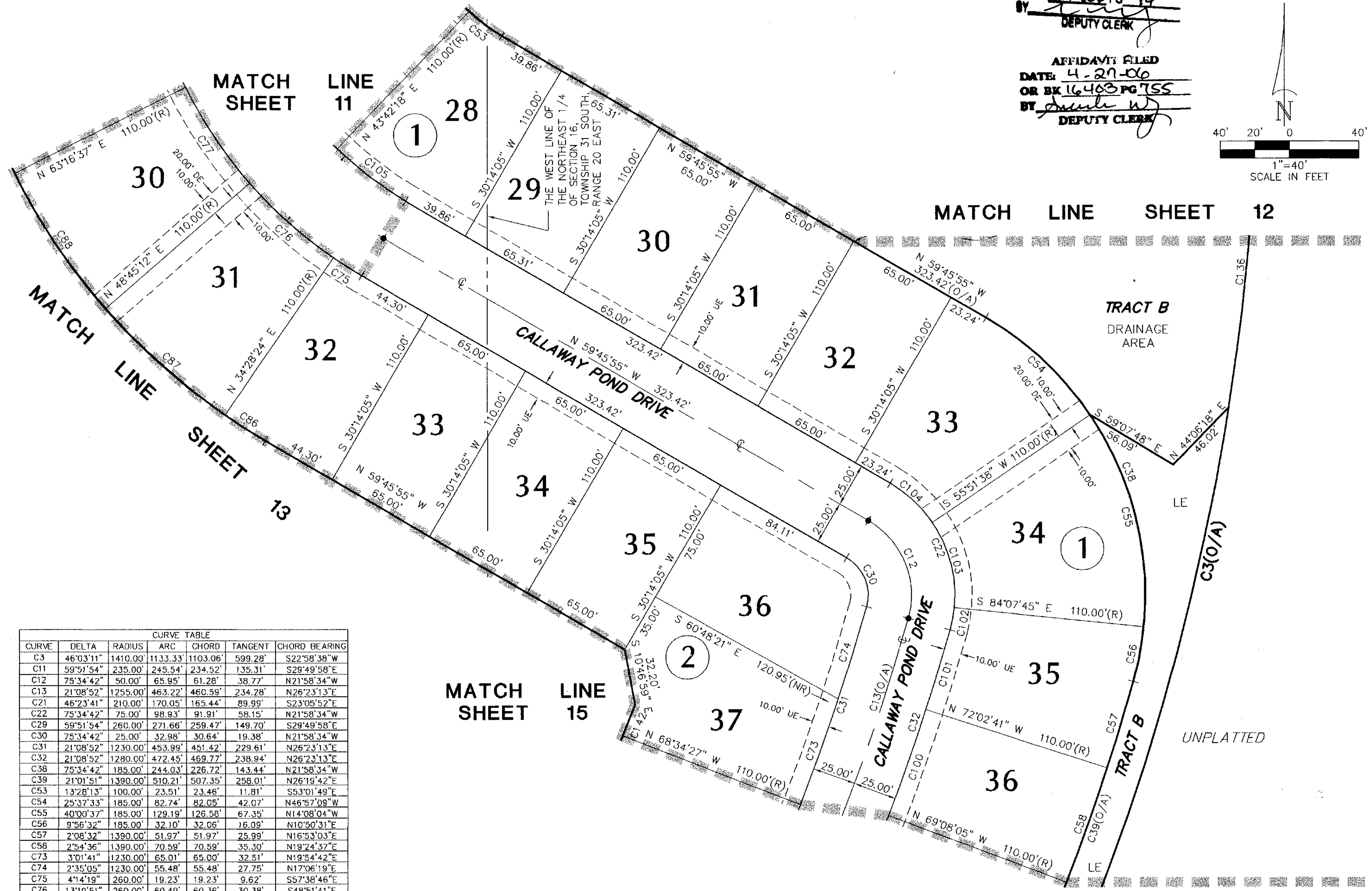
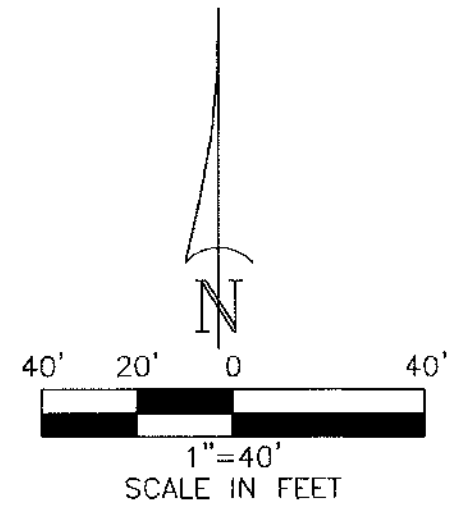
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CURVE TABLE						
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C3	46°03'11"	1410.00'	1133.33'	1103.06'	599.28'	S22°58'38"W
C11	59°51'54"	235.00'	245.54'	234.52'	135.31'	S29°49'58"E
C12	75°34'42"	50.00'	65.95'	61.28'	38.77'	N21°58'34"W
C13	21°08'52"	1255.00'	463.22'	460.59'	234.28'	N26°23'13"E
C21	46°23'41"	210.00'	170.05'	165.44'	89.99'	S23°05'52"E
C22	75°34'42"	75.00'	98.93'	91.91'	58.15'	N21°58'34"W
C29	59°51'54"	260.00'	271.66'	259.47'	149.70'	S29°49'58"E
C30	75°34'42"	25.00'	32.98'	30.64'	19.38'	N21°58'34"W
C31	21°08'52"	1230.00'	453.99'	451.42'	229.61'	N26°23'13"E
C32	21°08'52"	1280.00'	472.45'	469.77'	238.94'	N26°23'13"E
C38	75°34'42"	185.00'	244.03'	226.72'	143.44'	N21°58'34"W
C39	21°01'51"	1390.00'	510.21'	507.35'	258.01'	N26°19'42"E
C53	13°28'13"	100.00'	23.51'	23.46'	11.81'	S53°01'49"E
C54	25°37'33"	185.00'	82.74'	82.05'	42.07'	N46°57'09"W
C55	40°00'37"	185.00'	129.19'	126.58'	67.35'	N14°08'04"W
C56	9°56'32"	185.00'	32.10'	32.06'	16.09'	N10°50'31"E
C57	2°08'32"	1390.00'	51.97'	51.97'	25.99'	N16°53'03"E
C58	2°54'36"	1390.00'	70.59'	70.59'	35.30'	N19°24'37"E
C73	3°01'41"	1230.00'	65.01'	65.00'	32.51'	N19°54'42"E
C74	2°35'05"	1230.00'	55.48'	55.48'	27.75'	N17°06'19"E
C75	4°14'19"	260.00'	19.23'	19.23'	9.62'	S57°38'46"E
C76	13°19'51"	260.00'	60.49'	60.36'	30.38'	S48°51'41"E
C77	15°28'22"	260.00'	70.21'	70.00'	35.32'	S34°27'34"E
C86	4°14'19"	370.00'	27.37'	27.37'	13.69'	S57°38'46"E
C87	13°19'51"	370.00'	86.09'	85.89'	43.24'	S48°51'41"E
C88	15°28'22"	370.00'	99.92'	99.62'	50.27'	S34°27'34"E
C100	2°54'36"	1280.00'	65.01'	65.00'	32.51'	N19°24'37"E
C101	2°08'32"	1280.00'	47.86'	47.86'	23.93'	N16°53'03"E
C102	9°56'32"	75.00'	13.01'	13.00'	6.52'	N10°50'31"E
C103	40°00'37"	75.00'	52.37'	51.32'	27.31'	N14°08'04"W
C104	25°37'33"	75.00'	33.54'	33.27'	17.06'	N46°57'09"W
C105	13°28'13"	210.00'	49.37'	49.26'	24.80'	S53°01'49"E
C136	9°02'13"	1410.00'	222.39'	222.16'	111.43'	N04°28'09"E
C142	0°59'50"	1120.00'	19.49'	19.49'	9.75'	N22°09'06"E

MATCH LINE SHEET 16

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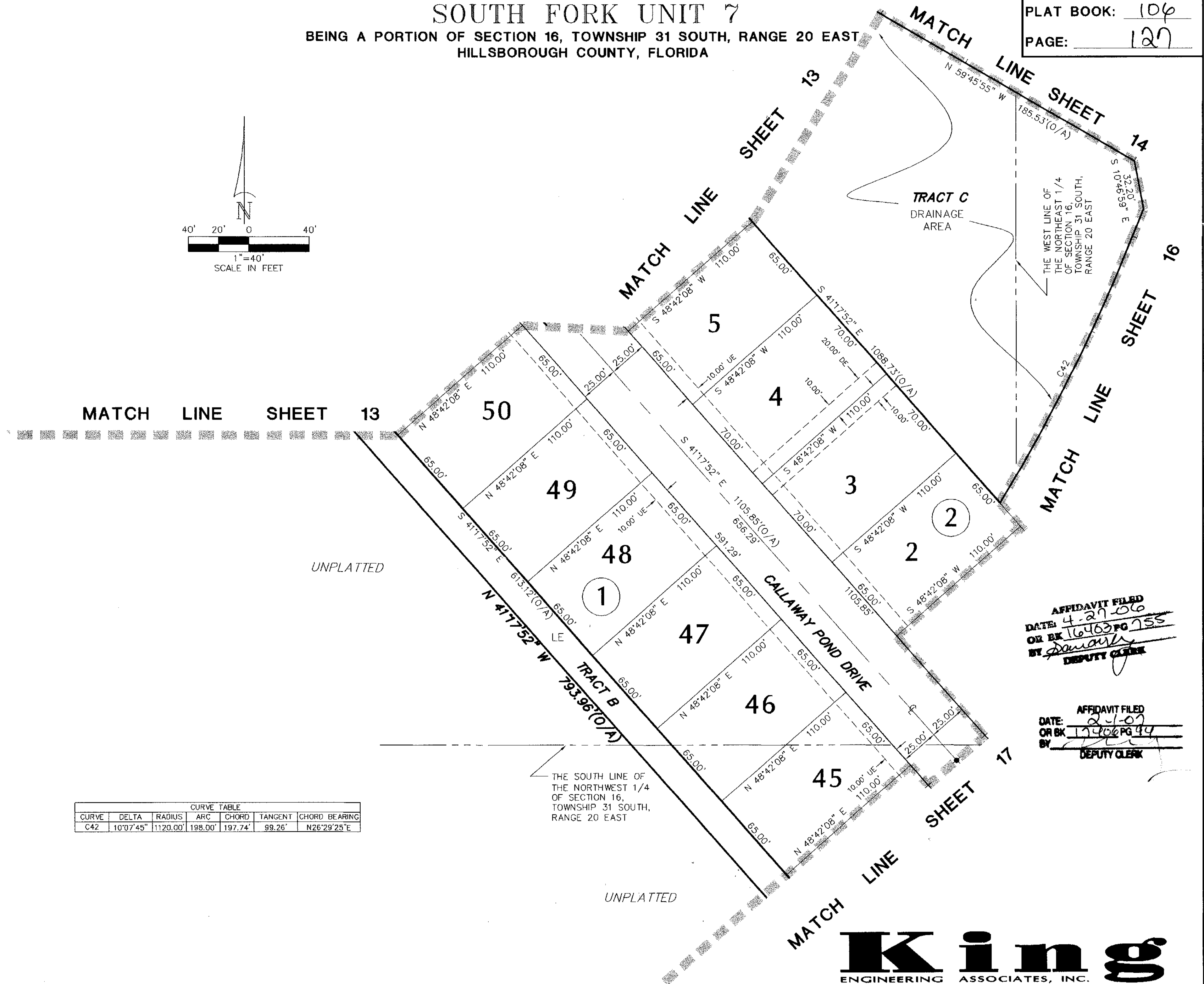
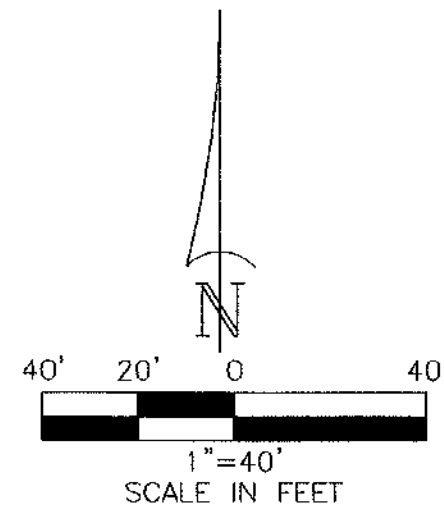
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SHEET 14 OF 17

SOUTH FORK UNIT 7

BEING A PORTION OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C42	10°07'45"	1120.00'	188.00'	197.74'	99.26'	N26°29'25"E

THE SOUTH LINE OF
THE NORTHWEST 1/4
OF SECTION 16,
TOWNSHIP 31 SOUTH,
RANGE 20 EAST

SEE SHEET 2 OF 17 FOR KEYMAP
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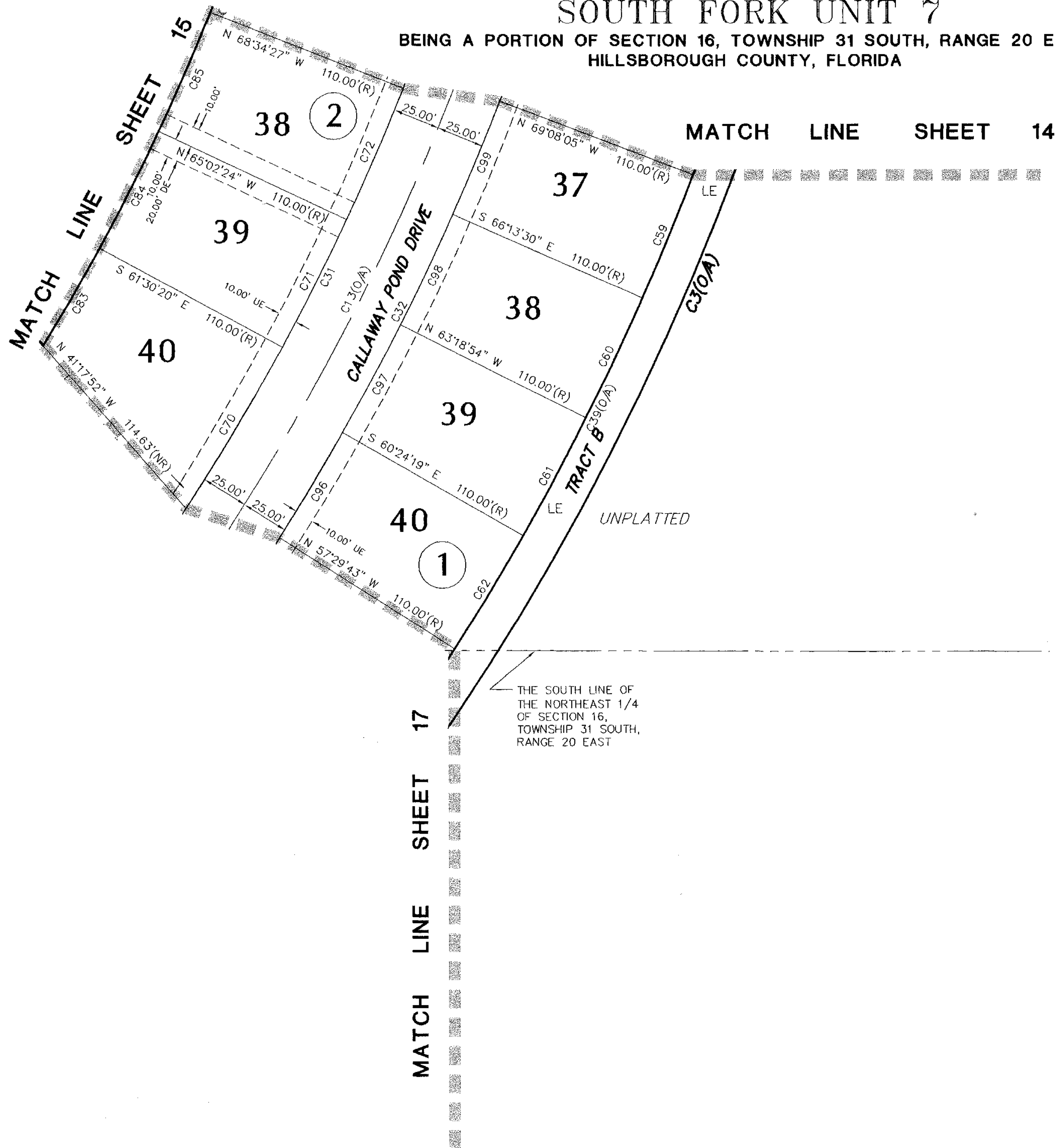
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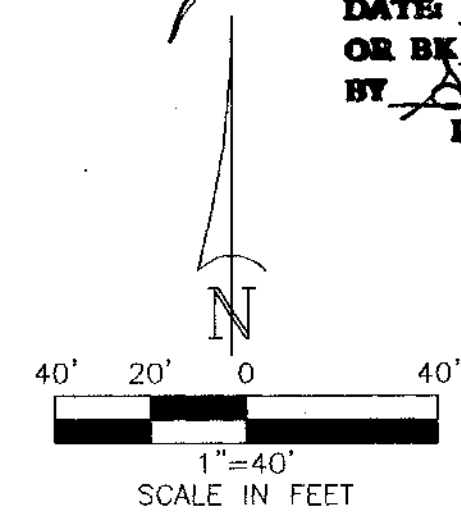
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CURVE TABLE						
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C3	46°03'11"	1410.00'	1133.33'	1103.06'	599.28'	S22°58'38"W
C13	21°08'52"	1255.00'	463.22'	460.59'	234.28'	N26°23'13"E
C31	21°08'52"	1230.00'	453.99'	451.42'	229.61'	N26°23'13"E
C32	21°08'52"	1280.00'	472.45'	469.77'	238.94'	N26°23'13"E
C39	21°01'51"	1390.00'	510.21'	507.35'	258.01'	N26°19'42"E
C59	2°54'36"	1390.00'	70.59'	70.59'	35.30'	N22°19'13"E
C60	2°54'36"	1390.00'	70.59'	70.59'	35.30'	N25°13'48"E
C61	2°54'36"	1390.00'	70.59'	70.59'	35.30'	N28°08'24"E
C62	2°54'36"	1390.00'	70.59'	70.59'	35.30'	N31°02'59"E
C70	4°38'06"	1230.00'	99.50'	99.48'	49.78'	N30°48'43"E
C71	3°32'03"	1230.00'	75.87'	75.86'	37.95'	N26°43'38"E
C72	3°32'03"	1230.00'	75.87'	75.86'	37.95'	N23°11'35"E
C83	3°03'38"	1120.00'	59.83'	59.82'	29.92'	N30°01'29"E
C84	3°32'03"	1120.00'	69.09'	69.07'	34.55'	N26°43'38"E
C85	3°32'03"	1120.00'	69.09'	69.07'	34.55'	N23°11'35"E
C96	2°54'36"	1280.00'	65.01'	65.00'	32.51'	N31°02'59"E
C97	2°54'36"	1280.00'	65.01'	65.00'	32.51'	N28°08'24"E
C98	2°54'36"	1280.00'	65.01'	65.00'	32.51'	N25°13'48"E
C99	2°54'36"	1280.00'	65.01'	65.00'	32.51'	N22°19'13"E

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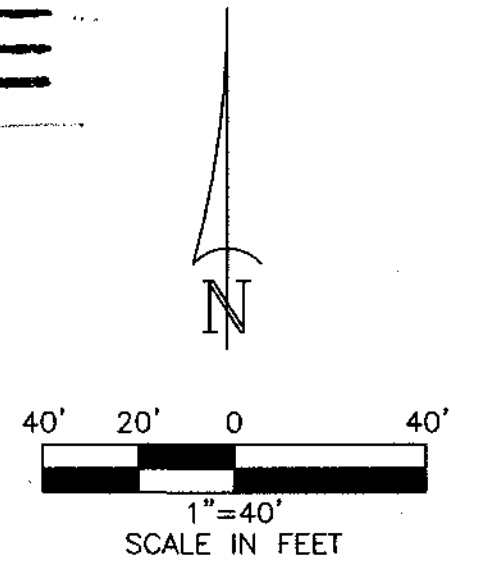
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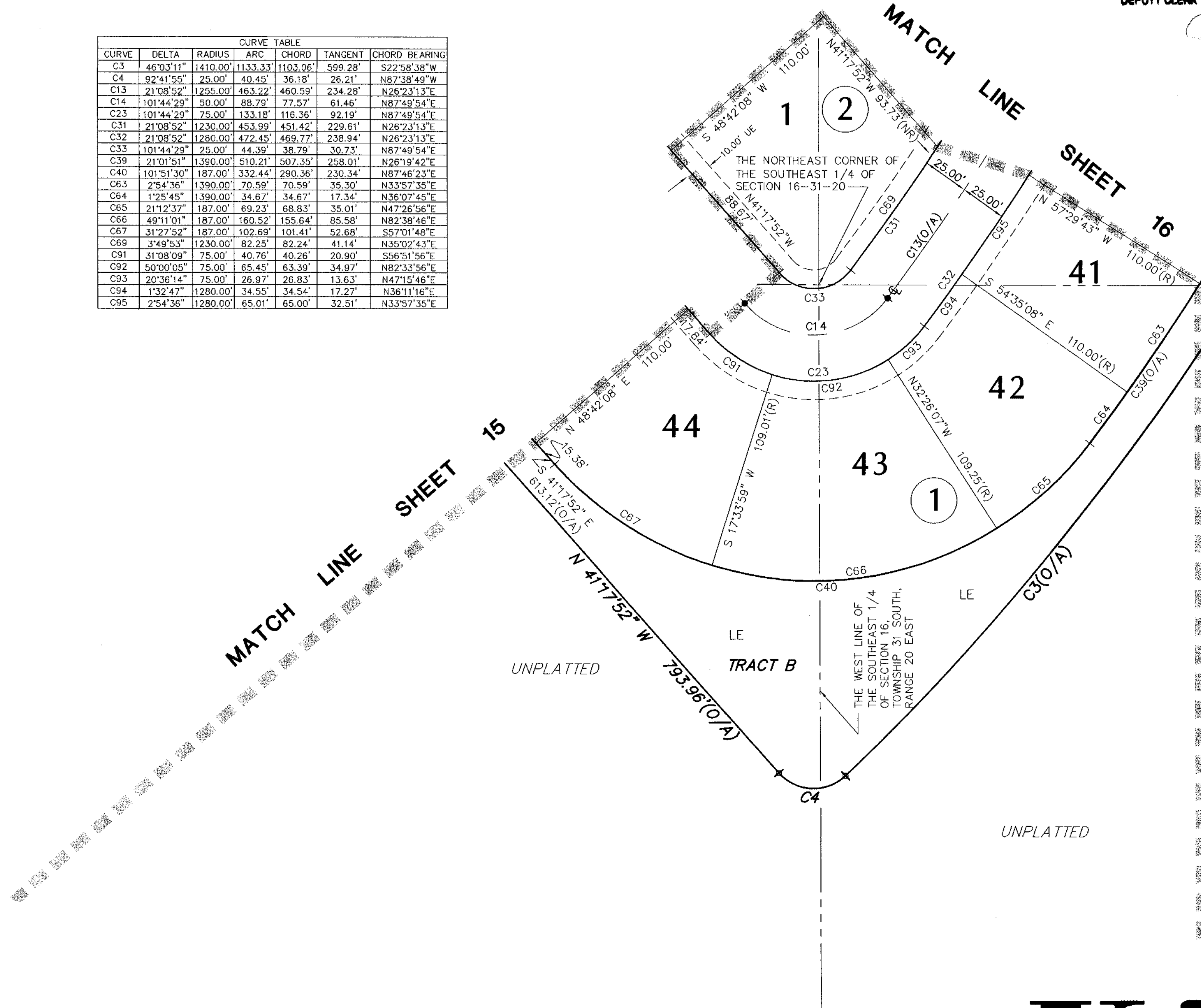
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CURVE TABLE					
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C3	46°03'11"	1410.00'	1133.33'	1103.06'	599.28'
C4	92°41'55"	25.00'	40.45'	36.18'	26.21'
C13	21°08'52"	1255.00'	463.22'	460.59'	234.28'
C14	101°44'29"	50.00'	88.79'	77.57'	61.46'
C23	101°44'29"	75.00'	133.18'	116.36'	92.19'
C31	21°08'52"	1230.00'	453.99'	451.42'	229.61'
C32	21°08'52"	1280.00'	472.45'	469.77'	238.94'
C33	101°44'29"	25.00'	44.39'	38.79'	30.73'
C39	21°01'51"	1390.00'	510.21'	507.35'	258.01'
C40	101°51'30"	187.00'	332.44'	290.36'	230.34'
C63	2°54'36"	1390.00'	70.59'	70.59'	35.30'
C64	1°25'45"	1390.00'	34.67'	34.67'	17.34'
C65	21°12'37"	187.00'	69.23'	68.83'	35.01'
C66	49°11'01"	187.00'	160.52'	155.64'	85.58'
C67	31°27'52"	187.00'	102.69'	101.41'	52.68'
C69	3°49'53"	1230.00'	82.25'	82.24'	41.14'
C91	31°08'09"	75.00'	40.76'	40.26'	20.90'
C92	50°00'05"	75.00'	65.45'	63.39'	34.97'
C93	20°36'14"	75.00'	26.97'	26.83'	13.63'
C94	1°32'47"	1280.00'	34.55'	34.54'	17.27'
C95	2°54'36"	1280.00'	65.01'	65.00'	32.51'

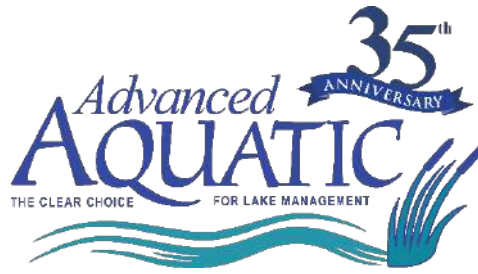


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SHEET 17 OF 17



South Fork East Community Development District

Waterway Inspection Report

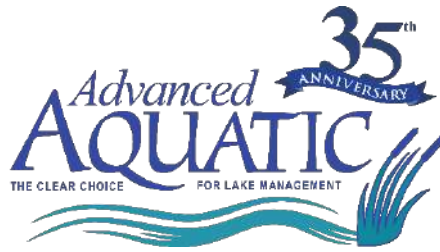
Reason for Inspection:
Quality Assurance

Inspection Date:
7/22/2026

Prepared by:
Jacob M. Adams, Project Manager & Biologist

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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Normal growth observed.

A minimal amount of algae remains after previous treatments. Treatments will continue to target and remaining growth. Shoreline weed and grass growth was minimal to none. No issues were observed with submersed weeds.



Pond 2

Comments:

Normal growth observed.

A trace amount of algae and Pennywort growth remain from previous treatments. Treatments will continue to target this to further reduce. No issues were observed with submersed weeds. A minimal amount of shoreline weeds and grasses were previously treated and positive results were seen.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Pond 3 looks good.

Previous treatments have targeted shoreline weeds along the exposed sediment and submersed baby tears growth. A minimal amount of decaying baby tears was observed floating. This will continue to decay. No issues were observed with algae or shoreline grass and weeds.



Pond 4

Comments:

Pond 4 looks good.

Little to no invasive grasses or aquatic weed growth was observed. Minimal amounts were recently treated. No issues with algae or submersed weeds. Minor amounts of submersed weeds were treated in the northern finger of the pond.



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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Normal growth observed.

Minimal amounts of floating and decaying slender spike rush was observed. This is a results from previous treatment. Minimal new shelf growth was observed. This area was previously treated with only minimal new growth observed.



Pond 6

Comments:

Pond 6 looks good.

This pond was previously treated for algae and slender spike rush. Only minimal amounts of decaying slender spike rush remain. No other issues were observed with algae, submersed weeds, or shoreline grasses and weeds.

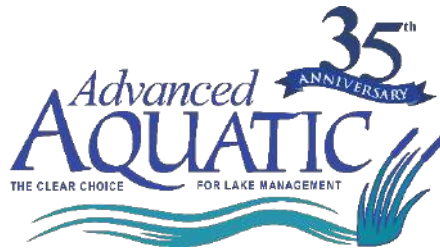


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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Pond 7 looks good overall.

Recent treatments have continued to target trace amount of Slender Spike Rush growth and algae growth. Positive results have been seen for both treatments. Follow up treatments will be performed as needed. Shoreline weeds and grasses were also treated, showing positive results.



Pond 8

Comments:

Pond 8 looks good.

Minimal amounts of shoreline weeds and grasses were recently treated. Positive results have been seen. No issues were observed with algae or submersed weeds.

Aeration system was operational.

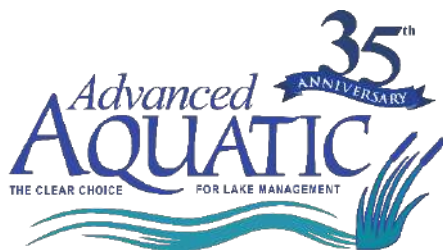


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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Previous treatments have continued to target minimal amounts of hydrilla. Positive results were seen and no issues with submersed weeds or algae were observed. A minimal amount of Torpedograss was observed and will be targeted for treatment.



Pond 10

Comments:

Pond 10 looks good overall.

Submersed weeds have continued to be targeted for treatment. Positive results from these treatments have been seen. Minimal amounts of shoreline weeds and grasses have also been targeted for treatment, showing positive results. No other issues were observed.

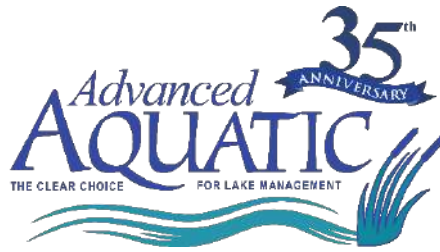


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Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Pond 11 looks good overall.

Shoreline weeds and grasses around the perimeter and in the littoral shelf have been treated and show positive results. No issues were observed with algae or submersed weeds.



Pond 12

Comments:

Normal growth observed.

Overall, pond 12 looks good. The perimeter of the pond has been treated for shoreline weeds and invasive grasses. Littoral shelf treatments for all of the invasive growth have continued and results from previous treatments can be seen.

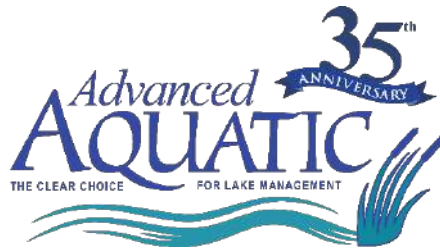


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Waterway Inspection Report | Page 8

Site Assessments

Pond 13

Comments:

Pond 13 looks good.

A minimal amount of floating, decaying baby tears were observed. These will continue to decay. No other issues were observed with algae, submersed weeds, or shoreline weeds and grasses. A new erosion spot was observed along the western bank.



Pond 14

Comments:

Normal growth observed.

Trace amounts of algae were observed. Shoreline weeds and grasses along the exposed sediment have also been treated. The littoral shelf was targeted for invasive growth.

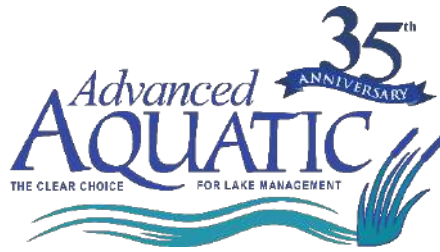


www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Waterway Inspection Report | Page 9

Site Assessments

Pond 15

Comments:

Pond 15 looks good overall.

A minor amount of floating, decaying baby tears was observed. This was previously treated and will continue to decay. Minimal to no new growth of shoreline weeds were observed. The littoral shelf was previously treated for invasive vegetation.



Pond 16

Comments:

Pond 16 looks good.

Shoreline weeds were treated around the perimeter and positive results were seen. Several follow up treatments will need to be performed over the next several months to fully reduce the invasive grass growth along some of the shoreline. Regrowth will be seen and treated.

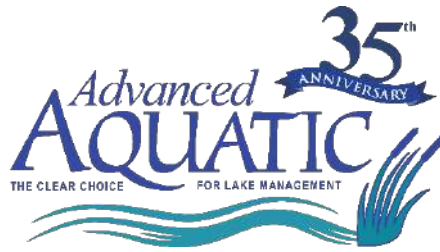


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Waterway Inspection Report | Page 10

Site Assessments

Pond 17

Comments:

Pond 17 looks good.

The littoral shelf and perimeter of the pond have been targeted for shoreline weeds and invasive grasses. Positive results were seen, and follow up treatments will continue. No issues were observed with algae or submersed weeds.



Pond 19

Comments:

Pond 19 looks good.

The native vegetation continues to thrive. The perimeter area of the pond was spot treated for invasive grass and weed growth. No issues were observed with algae or submersed weeds.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 11

Site Assessments

Pond 20

Comments:

Pond 20 looks good.

The native vegetation continues to thrive. The perimeter area of the pond was spot treated for invasive grass and weed growth. No issues were observed with algae or submersed weeds.



Pond 22

Comments

Normal growth observed.

Shoreline weeds and grasses have been treated around the perimeter of the pond. Positive results were seen and treatments will continue to target any new growth. A minimal amount of Bladderwort and Slender Spike Rush were observed and will be treated during upcoming visits.

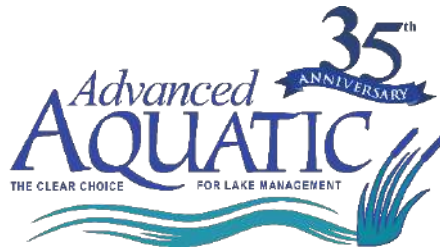


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Waterway Inspection Report | Page 12

Site Assessments

Pond 23

Comments:

Pond 23 looks fantastic.

Minimal to no invasive grasses or aquatic weed growth. Native vegetation robust and thriving. Spot treatments were performed to treat minimal growth of invasive in some of the native vegetation. No issues were observed with algae or submersed weeds.



Pond 24

Comments:

Treatment in progress.

Torpedograss and Hydrilla have both been targeted for treatment. Results are becoming visible from this. Follow up treatments will be needed to further reduce both. Minimal amounts of shoreline weeds and grasses were treated around the perimeter of the pond.

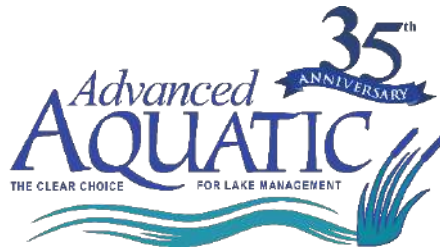


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Waterway Inspection Report | Page 13

Site Assessments

Pond 25

Comments:

Pond 25 looks good overall.

Algae was previously treated and positive results were seen. Slender Spike rush and Torpedograss were also previously treated with positive results seen. No other issues were observed and only a few piece of trash were observed.



Pond 26

Comments:

Pond 26 looks good.

Some native Vallesneria growth was seen around the perimeter. Minimal amount of shoreline weed growth has been targeted for treatment with positive results seen. No other issues were observed with submersed weeds or algae.

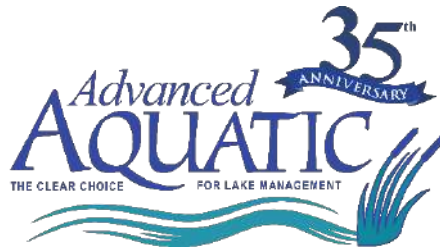


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Waterway Inspection Report | Page 14

Site Assessments

Pond 27

Comments:

Pond 27 looks good.

Minimal amounts of shoreline weeds were recently treated with positive results observed. No issues were observed with submersed weeds or shoreline weeds.



Pond 28

Comments:

Pond 28 looks good.

Treatments were recently preformed to spot treat a minimal amount of invasive grasses and weeds along the perimeter around and near the native vegetation. No issues were observed with algae or submersed weeds.

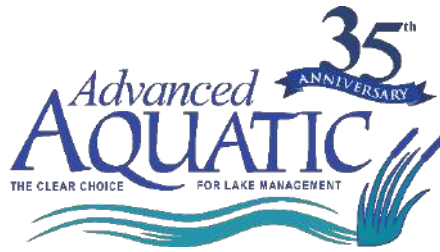


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1-800-491-9621



Waterway Inspection Report | Page 15

Site Assessments**Pond 30****Comments:**

Pond 30 looks good overall.

Shoreline weeds and invasive grasses were treated around the perimeter. Slender Spike Rush treatments were performed and minimal amounts of decaying matter remains. Treatments will continue to target any new growth.

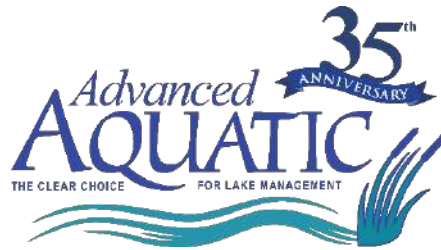


www.AdvancedAquatic.com
lakes@advancedaquatic.com

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1-800-491-9621



Waterway Inspection Report | Page 16

Site Assessments

Ditch 18

Comments:

Treatment in progress.

Treatments for the excessive vegetation in this ditch have continued to. Treatments will continue to target new and remaining growth. Positive results continue to be seen.



Ditch 29

Comments:

This ditch is very overgrown, with large vegetation present. Treatments around currently focused on keeping inflows and outflows clear so that water can flow freely.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

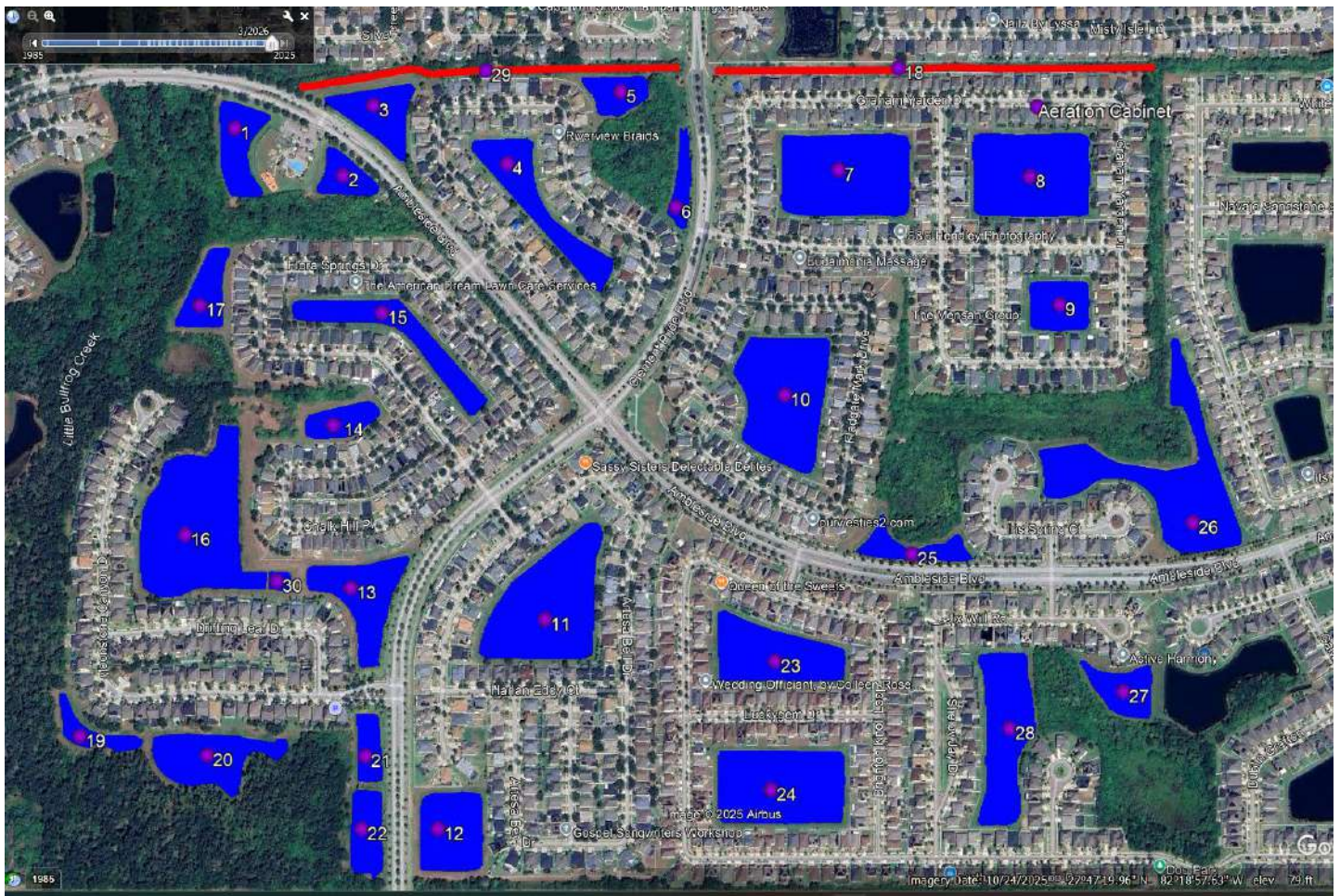
1-800-491-9621



Waterway Inspection Report | Page 17

Site Assessments

Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



South Fork East CDD July

Field Inspection Report

Thursday, 16 July 2026

Prepared For Board Of Supervisors

10 Issues Identified

10 Issues Incomplete

Christy Fowler

Inframark

Outstanding from previous report

Due to rain out, I was not able to follow up with this item. I will address at the next inspection.

13908 and 13930 Chalk Hill Place

Concerns with erosion.

Issue 1

Assigned To: New Leaf

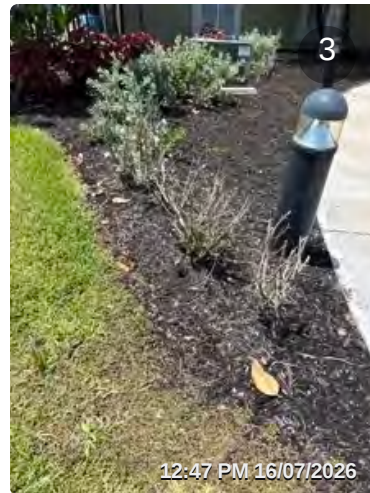
Amenity Landscape

Observation:

Palm seed pods require removal. Silver Buttonwood shrubs would benefit from pruning, and weeds are present within the shrub beds.

Recommendation:

Perform routine landscape maintenance and weed control.





Issue 2

Assigned To: New Leaf

Palm Tree

Observation:

The palm crown has broken off, resulting in the loss of the tree.

Recommendation:

Provide a proposal for removal and replacement.



Issue 4

Assigned To: New Leaf

Clement Pride Boulevard

Observation:

A palm tree near the community boundary is exhibiting signs of decline and should be evaluated for overall health.

Recommendation:

Evaluate the palm and provide recommendations as needed.

Issue 5

Assigned To: New Leaf

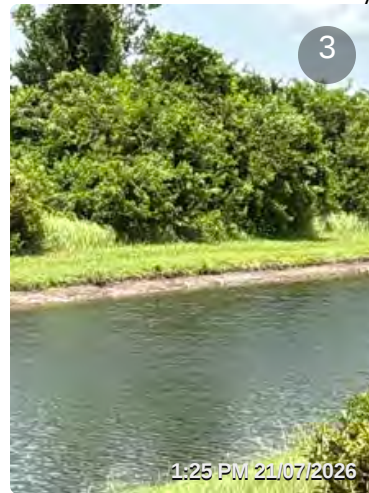
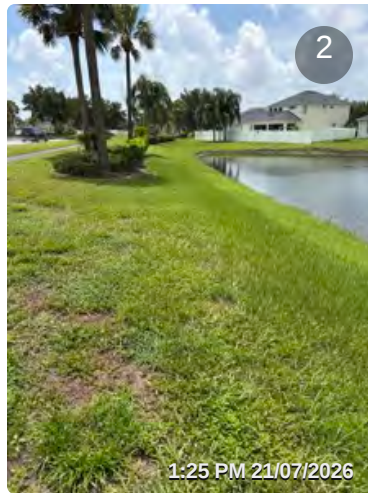
Pond 6

Observation:

The pond bank was missed during the scheduled mowing cycle.

Recommendation:

Complete mowing of the pond bank.



Issue 6

Assigned To: New Leaf

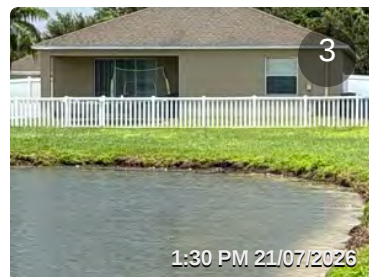
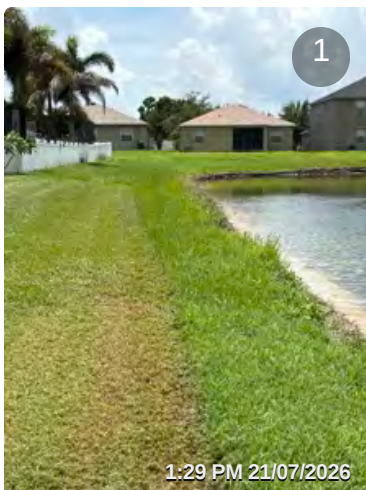
Pond 7

Observation:

The pond bank was not mowed.

Recommendation:

Complete mowing of the pond bank.



Issue 7

Assigned To: New Leaf

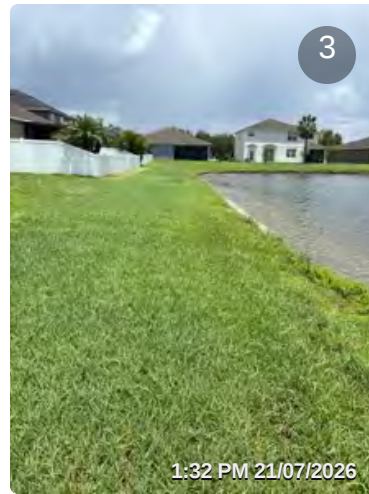
Pond 8

Observation:

The pond bank was not mowed.

Recommendation:

Complete mowing of the pond bank.



Issue 8

Assigned To: New Leaf/Advanced Aquatics

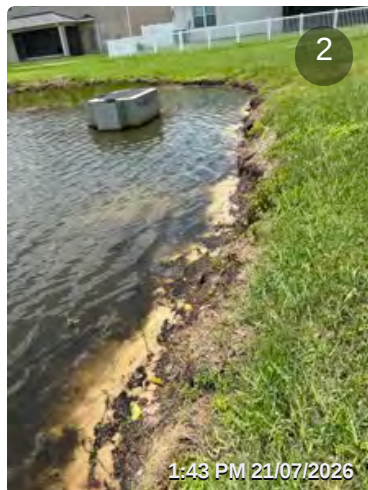
Pond 9

Observation:

The pond bank was not mowed, and trash is present along the shoreline.

Recommendation:

Complete mowing and remove debris.





Issue 9

Assigned To: Advanced Aquatics

Pond 10

Observation:

Trash is present along the pond bank.

Recommendation:

Remove debris.

Issue 10

Assigned To: New Leaf

Savannah Entrance

Observation:

Weeds are present behind the shrubs along the fence line and within the landscape bed. Turf damage is evident, and dead shrubs require removal.

Recommendation:

Address landscape maintenance needs within the entrance.





July Field Report **Southfork** East CDD

Pond Mowing Summary

July 13 — [@Enrique Calderin](#)

- Ditch 18- mow

July 13th— [@Enrique Calderin](#) + [@Jose Ortega](#)

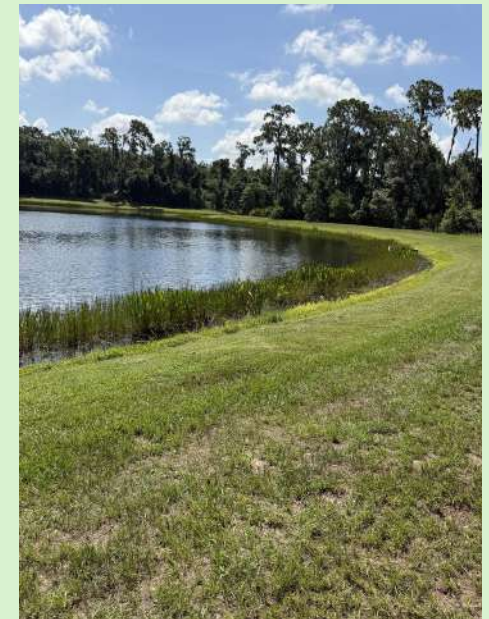
- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28

July 23 — [@Karlaolascoaga](#)

- P1, P2, P3, P4, P5, P6, P7, P8, P10, P11, P12, P13, P14, P15, P16, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28

August 1 — [@Enrique Calderin](#) + [@Jose Ortega](#)

- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28





Southfork East Irrigation

- July 31 — [@Gabriel Cervantes](#) (Gabriel Cervantes)

Wet Check — Clement Pride Blvd

- Conducted a full wet check on Clement Pride Blvd
- Most zones are working correctly
- All issues flagged and being corrected (photo documentation across 30+ zone photos)
- **Repairs Completed:**
 - Crooked rotor straightened on Clement Pride Blvd
 - Sprinkler in middle island — nozzle replaced with 10H
 - Broken sprinkler head replaced — nozzle 12H used

•

July 31 — [@Adelaida](#) (Adelaida)

- Repairing wires — **no power in the entire area** (photos documented)



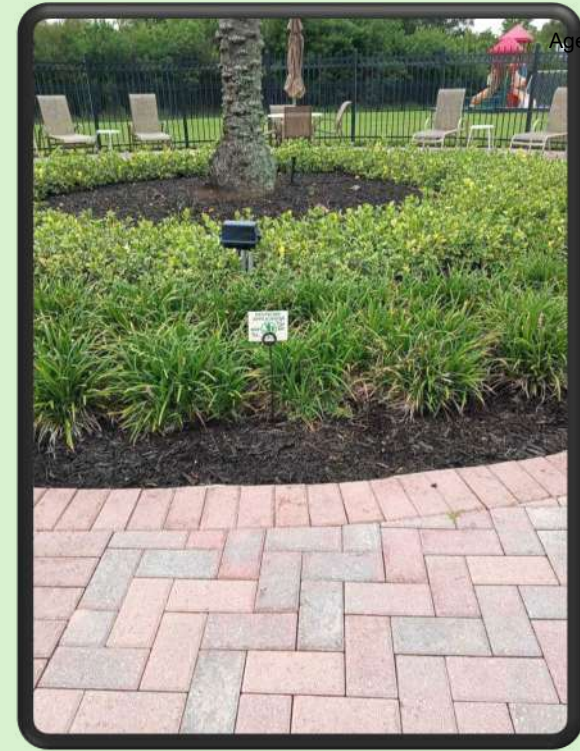


PEST Control

Agenda Page 99

July 20 — @jess-Sprayed clubhouse for artillery fern

July 27 — @Juan-Treated for weeds in and around: Pool area
sidewalks Mulch beds Around playground Parking lot
Treated for weeds down Ambleside open bed areas and large
Park on Clement Pride.



Detail Work

July 31 — @jess 1Work Completed: Clubhouse palms trimmed Hedges trimmed and detailed Full
clubhouse detail (logged August 1st) 2Photos attached: 8 photos total (4 from July 31 log, 4 from August 1
follow-up log)

July 31- Palms tree trimming started on Ambleside



Alba Sanchez

Jul 24, 2026, 11:11 AM CDT

Subject: Important Notice Regarding Pool Water Discharge into District Ponds

Dear Southfork East Community Residents,

The Southfork East Community Development District (CDD) would like to remind all residents that **draining swimming pools, spas, or other large volumes of water into the District's ponds, conservation areas, or adjacent drainage systems is strictly prohibited.**

The District has observed instances where pool water has been discharged directly into District ponds. This practice can result in significant erosion of pond banks and surrounding areas, causing damage to District infrastructure. The cost to repair this erosion is ultimately borne by the District and funded through resident assessments, creating an unnecessary financial burden on the community.

In addition to erosion concerns, pool water may contain chlorine, salt, algaecides, and other chemicals that can negatively impact water quality, aquatic life, and the overall health of the stormwater management system.

Residents are responsible for ensuring that pool water is discharged in accordance with all applicable local, county, and state regulations. If you are planning to drain your pool, please contact your pool service provider or the appropriate local authority to determine the proper method of disposal.

The District appreciates your cooperation in protecting our community's stormwater system and preserving our ponds for the benefit of all residents. Your assistance helps prevent costly repairs and protects community assets.

If you have any questions regarding this notice, please contact the District Management Office albasanchez@azuria.com

Thank you for your attention to this important matter and for doing your part to help maintain the Southfork East community.

Sincerely

District Management for

Southfork East Community Development District

ESTIMATE

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

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


Finn Outdoor

South Fork CDD

Bill to

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

Estimate details

Estimate no.: 2565

Estimate date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	11436 Drifting Leaf -- Restore spot erosion at address; Restore with fill soil, geotextile fabric, and Bahia sod. Repair area approximately 100 sq ft.	1	\$2,250.00	\$2,250.00
2.		Erosion/Pond Bank Restoration	11440 Drifting Leaf -- Restore spot erosion at address; Restore with fill soil, geotextile fabric, and Bahia sod. Repair area approximately 50 sq ft.	1	\$1,500.00	\$1,500.00

Total

\$3,750.00

Note to customer

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

Accepted date

7/25/26

Accepted by

Karen Gaslinch

RESOLUTION 2026-08

**A RESOLUTION OF THE SOUTH FORK EAST COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the South Fork East Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2026.

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

**BOARD OF SUPERVISORS MEETING DATES
SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

All meetings will be held on the second Thursday of every month at 6:00 p.m. at the **Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579**, as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027 (Budget Approval)
June 10, 2027
July 8, 2027
August 12, 2027 (Budget Adoption)
September 9, 2027

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST:

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

Agenda Page 109

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

South Fork East Community Development District

District Manager: _____

Date: _____

Printed Name: _____

South Fork East Community Development District



1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@lilstax.com

July 9, 2026

Mr. Stephen Bloom
South Fork East Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

\$9,495,000
South Fork East Community Development District
(Hillsborough County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2017
("Bonds")

Dear Mr. Bloom:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the fifth-year period ended April 30, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 30, 2026.

The next annual arbitrage rebate calculation date is April 30, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@lilstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***South Fork East
Community Development
District***

*\$9,495,000 South Fork East Community Development
District (Hillsborough County, Florida) Capital
Improvement Revenue Refunding Bonds, Series 2017*

For the period ended April 30, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 9, 2026

South Fork East Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Re: \$9,495,000 South Fork East Community Development District (Hillsborough County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2017 ("Bonds")

South Fork East Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 30, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(121,103.25) at April 30, 2026. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 3.9336%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

South Fork East Community Development District

July 9, 2026

\$9,495,000 (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended April 30, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is February 28, 2017.
2. The end of the first Bond Year for the Bonds is April 30, 2017.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatale Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatale Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatale Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatale Arbitrage as of the Next Computation Date will not be the Rebatale Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatale Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

South Fork East Community Development District

July 9, 2026

\$9,495,000 (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended April 30, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. The Debt Service Funds have been excluded from the calculation of the Rebatale Arbitrage for the periods in which they operate as a “bona fide debt service fund” and qualify for exclusion from the Rebatale Arbitrage. It has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued for the purpose of providing funds, together with other legally available moneys of the District, to (i) defease for retirement on March 30, 2017, all of the issuer’s outstanding Capital Improvement Revenue Bonds, Series 2005; (ii) fund the 2017 Reserve Account in an amount which equal the 2017 Reserve Account Requirement; and (iii) pay costs associated with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

South Fork East Community Development District

July 9, 2026

\$9,495,000 (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended April 30, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

South Fork East Community Development District

July 9, 2026

\$9,495,000 (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended April 30, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Master Trust Indenture

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

South Fork East Community Development District

July 9, 2026

\$9,495,000 (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended April 30, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$9,495,000 SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

2 / 28 / 2017 ISSUE DATE
5 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9336%	ALLOWABLE EARNINGS
5 / 1 / 2021	BEGINNING BALANCE		0.00	361,146.87	438,757.71	77,610.84
5 / 3 / 2021	RESERVE FUND		1.48	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(1.48)	(1.80)	(0.32)
6 / 1 / 2021	RESERVE FUND		1.53	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(1.53)	(1.85)	(0.32)
7 / 1 / 2021	RESERVE FUND		1.48	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(1.48)	(1.79)	(0.31)
8 / 2 / 2021	RESERVE FUND		1.53	0.00	0.00	0.00
8 / 3 / 2021	RESERVE FUND		0.00	(1.53)	(1.84)	(0.31)
9 / 1 / 2021	RESERVE FUND		1.53	0.00	0.00	0.00
9 / 2 / 2021	RESERVE FUND		0.00	(1.53)	(1.83)	(0.30)
9 / 17 / 2021	RESERVE FUND		0.00	(353.12)	(422.74)	(69.62)
10 / 1 / 2021	RESERVE FUND		1.48	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(1.48)	(1.77)	(0.29)
11 / 1 / 2021	RESERVE FUND		1.53	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(1.53)	(1.82)	(0.29)
12 / 1 / 2021	RESERVE FUND		1.48	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(1.48)	(1.76)	(0.28)
1 / 3 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(1.53)	(1.81)	(0.28)
2 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(1.53)	(1.81)	(0.28)
3 / 1 / 2022	RESERVE FUND		1.38	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(1.38)	(1.62)	(0.24)
3 / 17 / 2022	RESERVE FUND		0.00	(346.87)	(407.25)	(60.38)
4 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(1.53)	(1.79)	(0.26)
5 / 2 / 2022	RESERVE FUND		1.48	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(1.48)	(1.73)	(0.25)
6 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(1.53)	(1.78)	(0.25)
7 / 1 / 2022	RESERVE FUND		1.48	0.00	0.00	0.00
7 / 5 / 2022	RESERVE FUND		0.00	(1.48)	(1.72)	(0.24)
8 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(1.53)	(1.77)	(0.24)
9 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00

\$9,495,000 SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

2 / 28 / 2017 ISSUE DATE
5 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9336%	ALLOWABLE EARNINGS
9 / 2 / 2022	RESERVE FUND		0.00	(1.53)	(1.76)	(0.23)
9 / 16 / 2022	RESERVE FUND		0.00	(159.38)	(183.53)	(24.15)
10 / 3 / 2022	RESERVE FUND		1.48	0.00	0.00	0.00
10 / 4 / 2022	RESERVE FUND		0.00	(1.48)	(1.70)	(0.22)
11 / 1 / 2022	RESERVE FUND		1.53	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(1.53)	(1.75)	(0.22)
12 / 1 / 2022	RESERVE FUND		1.48	0.00	0.00	0.00
12 / 2 / 2022	RESERVE FUND		0.00	(1.48)	(1.69)	(0.21)
1 / 3 / 2023	RESERVE FUND		1.53	0.00	0.00	0.00
1 / 4 / 2023	RESERVE FUND		0.00	(1.53)	(1.74)	(0.21)
2 / 1 / 2023	RESERVE FUND		1.53	0.00	0.00	0.00
2 / 2 / 2023	RESERVE FUND		0.00	(1.53)	(1.74)	(0.21)
3 / 1 / 2023	RESERVE FUND		1.38	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(1.38)	(1.56)	(0.18)
3 / 17 / 2023	RESERVE FUND		0.00	(900.00)	(1,016.29)	(116.29)
4 / 3 / 2023	RESERVE FUND		141.79	0.00	0.00	0.00
4 / 3 / 2023	RESERVE FUND		1.33	0.00	0.00	0.00
4 / 4 / 2023	RESERVE FUND		0.00	(143.12)	(161.32)	(18.20)
5 / 1 / 2023	RESERVE FUND		1,090.96	0.00	0.00	0.00
5 / 2 / 2023	RESERVE FUND		0.00	(1,090.96)	(1,225.94)	(134.98)
6 / 1 / 2023	RESERVE FUND		1,129.36	0.00	0.00	0.00
6 / 2 / 2023	RESERVE FUND		0.00	(1,129.36)	(1,264.97)	(135.61)
7 / 3 / 2023	RESERVE FUND		1,122.47	0.00	0.00	0.00
7 / 5 / 2023	RESERVE FUND		0.00	(1,122.47)	(1,252.77)	(130.30)
8 / 1 / 2023	RESERVE FUND		559.76	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		748.31	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(1,308.07)	(1,455.66)	(147.59)
9 / 1 / 2023	RESERVE FUND		1,633.00	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(1,633.00)	(1,810.78)	(177.78)
10 / 2 / 2023	RESERVE FUND		1,580.32	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(1,580.32)	(1,747.06)	(166.74)
11 / 1 / 2023	RESERVE FUND		1,633.23	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(1,633.23)	(1,799.90)	(166.67)
12 / 1 / 2023	RESERVE FUND		1,568.99	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(1,568.99)	(1,723.12)	(154.13)
1 / 2 / 2024	RESERVE FUND		1,612.51	0.00	0.00	0.00

\$9,495,000 SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

2 / 28 / 2017 ISSUE DATE
5 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9336%	ALLOWABLE EARNINGS
1 / 3 / 2024	RESERVE FUND		0.00	(1,612.51)	(1,765.37)	(152.86)
2 / 1 / 2024	RESERVE FUND		1,598.10	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(1,598.10)	(1,744.11)	(146.01)
3 / 1 / 2024	RESERVE FUND		1,495.23	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(1,495.23)	(1,626.20)	(130.97)
4 / 1 / 2024	RESERVE FUND		1,598.74	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(1,598.74)	(1,733.52)	(134.78)
5 / 1 / 2024	RESERVE FUND		1,546.78	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(1,546.78)	(1,671.74)	(124.96)
6 / 3 / 2024	RESERVE FUND		1,598.32	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(1,598.32)	(1,721.48)	(123.16)
7 / 1 / 2024	RESERVE FUND		1,546.78	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(1,546.78)	(1,660.93)	(114.15)
8 / 1 / 2024	RESERVE FUND		1,597.37	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(1,597.37)	(1,709.69)	(112.32)
9 / 3 / 2024	RESERVE FUND		1,597.10	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(1,597.10)	(1,703.49)	(106.39)
10 / 1 / 2024	RESERVE FUND		1,486.68	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(1,486.68)	(1,580.92)	(94.24)
11 / 1 / 2024	RESERVE FUND		1,444.87	0.00	0.00	0.00
11 / 4 / 2024	RESERVE FUND		0.00	(1,444.87)	(1,531.15)	(86.28)
12 / 2 / 2024	RESERVE FUND		1,342.18	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		0.00	(1,342.18)	(1,417.87)	(75.69)
1 / 2 / 2025	RESERVE FUND		1,336.83	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		0.00	(1,336.83)	(1,407.64)	(70.81)
2 / 3 / 2025	RESERVE FUND		1,296.18	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		0.00	(1,296.18)	(1,360.27)	(64.09)
3 / 3 / 2025	RESERVE FUND		1,170.75	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		0.00	(1,170.75)	(1,224.65)	(53.90)
4 / 1 / 2025	RESERVE FUND		1,296.16	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		0.00	(1,296.16)	(1,351.74)	(55.58)
5 / 1 / 2025	RESERVE FUND		1,254.36	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(1,254.36)	(1,303.90)	(49.54)
6 / 2 / 2025	RESERVE FUND		1,296.02	0.00	0.00	0.00
6 / 3 / 2025	RESERVE FUND		0.00	(1,296.02)	(1,342.70)	(46.68)
7 / 1 / 2025	RESERVE FUND		1,254.36	0.00	0.00	0.00

\$9,495,000 SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

2 / 28 / 2017 ISSUE DATE
5 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9336%	ALLOWABLE EARNINGS
7 / 2 / 2025	RESERVE FUND		0.00	(1,254.36)	(1,295.47)	(41.11)
8 / 1 / 2025	RESERVE FUND		1,296.17	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(1,296.17)	(1,334.02)	(37.85)
9 / 2 / 2025	RESERVE FUND		1,295.00	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(1,295.00)	(1,328.64)	(33.64)
10 / 1 / 2025	RESERVE FUND		1,213.99	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(1,213.99)	(1,241.62)	(27.63)
11 / 3 / 2025	RESERVE FUND		1,214.92	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(1,214.92)	(1,238.28)	(23.36)
12 / 1 / 2025	RESERVE FUND		1,106.64	0.00	0.00	0.00
12 / 2 / 2025	RESERVE FUND		0.00	(1,106.64)	(1,124.50)	(17.86)
1 / 2 / 2026	RESERVE FUND		1,091.82	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(1,091.82)	(1,105.49)	(13.67)
2 / 2 / 2026	RESERVE FUND		1,067.41	0.00	0.00	0.00
2 / 3 / 2026	RESERVE FUND		0.00	(1,067.41)	(1,077.51)	(10.10)
3 / 2 / 2026	RESERVE FUND		963.93	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(963.93)	(969.89)	(5.96)
4 / 1 / 2026	RESERVE FUND		1,067.19	0.00	0.00	0.00
4 / 2 / 2026	RESERVE FUND		0.00	(1,067.19)	(1,070.43)	(3.24)
4 / 30 / 2026	INTEREST ACCRUAL		1,032.67	0.00	0.00	0.00
		<u>360,420.17</u>	<u>49,963.07</u>	<u>310,457.10</u>	<u>384,602.73</u>	<u>74,145.63</u>
	ACTUAL EARNINGS		49,963.07			
	ALLOWABLE EARNINGS		<u>74,145.63</u>			
	REBATABLE ARBITRAGE		(24,182.56)			
	FUTURE VALUE OF 4/30/2021 CUMULATIVE REBATABLE ARBITRAGE		(85,967.23)			
	FUTURE VALUE OF 4/30/2022 COMPUTATION DATE CREDIT		(2,138.56)			
	FUTURE VALUE OF 4/30/2023 COMPUTATION DATE CREDIT		(2,202.97)			
	FUTURE VALUE OF 4/30/2024 COMPUTATION DATE CREDIT		(2,237.72)			
	FUTURE VALUE OF 4/30/2025 COMPUTATION DATE CREDIT		(2,204.21)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(121,103.25)</u>			

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
South Fork East Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of South Fork East Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

March 4, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of South Fork East Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,257,807.
- The change in the District's total net position in comparison with the prior fiscal year was \$397,427, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,673,983, an increase of \$226,639 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned for reserves, and the remainder is unassigned general fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and parks and recreation functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 2,719,851	\$ 2,488,970
Capital assets, net of depreciation	9,175,600	9,693,272
Total assets	11,895,451	12,182,242
Current liabilities	223,806	231,448
Long-term liabilities	10,413,838	11,090,414
Total liabilities	10,637,644	11,321,862
Net position		
Net investment in capital assets	(1,238,298)	(1,397,202)
Restricted	845,900	928,425
Unrestricted	1,650,205	1,329,157
Total net position	\$ 1,257,807	\$ 860,380

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,616,486	\$ 2,534,590
Operating grants and contributions	55,052	64,695
General revenues		
Unrestricted investment earnings	87,695	87,084
Miscellaneous	1,750	2,375
Total revenues	2,760,983	2,688,744
Expenses:		
General government	180,875	194,318
Maintenance and operations	1,223,862	1,015,569
Parks and recreation	349,904	271,624
Interest	442,875	468,709
Bond issuance costs	166,040	-
Total expenses	2,363,556	1,950,220
Change in net position	397,427	738,524
Net position - beginning	860,380	121,856
Net position - ending	\$ 1,257,807	\$ 860,380

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,363,556. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and interest income. The majority of the increase in expenses results from bond issuance costs and an increase in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2025, the District had \$17,490,399 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,314,799 has been taken, which resulted in a net book value of \$9,175,600. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$10,375,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the South Fork East Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 1,650,183
Deposits	5,075
Due from other governments	17,466
Prepaid items	31,071
Restricted assets:	
Investments	1,016,056
Capital assets:	
Nondepreciable	3,470,583
Depreciable, net	5,705,017
Total assets	<u>11,895,451</u>
 LIABILITIES	
Accounts payable	32,994
Due to Developer	12,874
Accrued interest payable	177,938
Non-current liabilities:	
Due within one year	678,000
Due in more than one year	9,735,838
Total liabilities	<u>10,637,644</u>
 NET POSITION	
Net investment in capital assets	(1,238,298)
Restricted for debt service	845,900
Unrestricted	1,650,205
Total net position	<u>\$ 1,257,807</u>

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 180,875	\$ 180,875	\$ -	\$ -
Maintenance and operations	1,223,862	456,064	-	(767,798)
Parks and recreation	349,904	816,142	-	466,238
Interest on long-term debt	442,875	1,163,405	55,052	775,582
Bond issuance costs	166,040	-	-	(166,040)
Total governmental activities	2,363,556	2,616,486	55,052	307,982
General revenues:				
Unrestricted investment earnings				87,695
Miscellaneous				1,750
Total general revenues				89,445
Change in net position				397,427
Net position - beginning				860,380
Net position - ending				\$ 1,257,807

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,650,183	\$ -	\$ -	\$ 1,650,183
Investments	-	1,016,056	-	1,016,056
Due from other governments	17,466	-	-	17,466
Deposits	5,075	-	-	5,075
Due from other funds	-	7,782	-	7,782
Prepaid items	31,071	-	-	31,071
Total assets	<u>\$ 1,703,795</u>	<u>\$ 1,023,838</u>	<u>\$ -</u>	<u>\$ 2,727,633</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 32,994	\$ -	\$ -	\$ 32,994
Due to Developer	12,814	-	60	12,874
Due to other funds	7,782	-	-	7,782
Total liabilities	<u>53,590</u>	<u>-</u>	<u>60</u>	<u>53,650</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	36,146	-	-	36,146
Restricted for:				
Debt service	-	1,023,838	-	1,023,838
Assigned for:				
Operating reserve	422,103	-	-	422,103
Capital reserve	5,000	-	-	5,000
Reserves - contingency	15,221	-	-	15,221
Deferred cost reserves	67,980	-	-	67,980
Reserves - disaster relief	20,000	-	-	20,000
Reserves - playground	96,400	-	-	96,400
Reserves - park	91,179	-	-	91,179
Reserves - pools	168,646	-	-	168,646
Reserves - pool furniture	10,277	-	-	10,277
Reserves - rec facility	17,564	-	-	17,564
Reserves - roof	35,000	-	-	35,000
Reserves - security camera	17,450	-	-	17,450
Reserves - signs, monuments, fences	59,456	-	-	59,456
Reserves - parking lot	150,000	-	-	150,000
Reserves - walls	4,000	-	-	4,000
Unassigned	433,783	-	(60)	433,723
Total fund balances	<u>1,650,205</u>	<u>1,023,838</u>	<u>(60)</u>	<u>2,673,983</u>
Total liabilities and fund balances	<u>\$ 1,703,795</u>	<u>\$ 1,023,838</u>	<u>\$ -</u>	<u>\$ 2,727,633</u>

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,673,983

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	17,490,399	
Accumulated depreciation	<u>(8,314,799)</u>	9,175,600

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(177,938)	
Unamortized original issue discount	32,464	
Unamortized original issue premiums	(71,302)	
Bonds payable, net	<u>(10,375,000)</u>	<u>(10,591,776)</u>
Net position of governmental activities		<u>\$ 1,257,807</u>

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,453,081	\$ 1,163,405	\$ -	\$ 2,616,486
Miscellaneous	1,750	-	-	1,750
Interest	87,695	55,052	-	142,747
Total revenues	1,542,526	1,218,457	-	2,760,983
EXPENDITURES				
Current:				
General government	165,384	15,491	-	180,875
Maintenance and operations	826,233	-	-	826,233
Parks and recreation	229,861	-	-	229,861
Debt service:				
Principal	-	2,362,000	-	2,362,000
Interest	-	450,476	-	450,476
Bond issue costs	-	166,040	-	166,040
Total expenditures	1,221,478	2,994,007	-	4,215,485
Excess (deficiency) of revenues over (under) expenditures	321,048	(1,775,550)	-	(1,454,502)
OTHER FINANCING SOURCES (USES)				
Bond issuance	-	1,627,000	-	1,627,000
Original issue premium	-	54,141	-	54,141
Total other financing sources (uses)	-	1,681,141	-	1,681,141
Net change in fund balances	321,048	(94,409)	-	226,639
Fund balances - beginning	1,329,157	1,118,247	(60)	2,447,344
Fund balances - ending	\$ 1,650,205	\$ 1,023,838	\$ (60)	\$ 2,673,983

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 226,639
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(517,672)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(1,627,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,362,000
Governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	(54,141)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(4,283)
The change in accrued interest between the current and prior fiscal year on long-term liabilities is recorded in the statement of activities but not in the fund financial statements.	11,884
Change in net position of governmental activities	<u>\$ 397,427</u>

See notes to the financial statements

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

South Fork East Community Development District ("District") was created on August 18, 2004 by Hillsborough County, Florida Ordinance 04-40 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the Qualified Electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The District's annual assessments are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity Continued)**Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has adopted a written investment policy, which complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.
- e) Short term Bond Funds

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments allowed in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water management	25
Landscape	30
Streetlights	40
Recreational facility	40
Furniture and equipment	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Weighted Average Maturities
US Bank Money Market	\$ 1,016,056	N/A	N/A
Total	<u>\$ 1,016,056</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

The Bond Indenture limits the type of investments used for unspent Bond proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 3,470,583	\$ -	\$ -	\$ 3,470,583
Total capital assets, not being depreciated	3,470,583	-	-	3,470,583
Capital assets, being depreciated				
Water management	9,823,085	-	-	9,823,085
Landscape	2,209,079	-	-	2,209,079
Street lights	514,474	-	-	514,474
Recreational facilities	1,365,312	-	-	1,365,312
Furniture and equipment	107,866	-	-	107,866
Total capital assets, being depreciated	14,019,816	-	-	14,019,816
Less accumulated depreciation for:				
Water management	5,979,295	392,923	-	6,372,218
Landscape	1,095,742	73,636	-	1,169,378
Street lights	124,721	12,862	-	137,583
Recreational facilities	499,901	33,545	-	533,446
Furniture and equipment	97,468	4,706	-	102,174
Total accumulated depreciation	7,797,127	517,672	-	8,314,799
Total capital assets, being depreciated, net	6,222,689	(517,672)	-	5,705,017
Governmental activities capital assets	\$ 9,693,272	\$ (517,672)	\$ -	\$ 9,175,600

Depreciation expense was charged to the following function/programs as follows:

Maintenance and operations	\$ 397,629
Parks and recreation	120,043
Total depreciation	<u>\$ 517,672</u>

NOTE 6 – LONG TERM LIABILITIES**Series 2014**

On March 28, 2014, the District issued \$2,395,000 Capital Improvement Revenue Bonds, Series 2014 consisting of \$580,000 Term Bonds Series 2014 due November 1, 2027, with a fixed interest rate of 5.375% and \$1,815,000 Term Bonds Series 2014 due November 1, 2044, with a fixed interest rate of 6.250%. The Bonds were issued to finance the acquisition and construction of certain improvements on the approximately 65.6 additional acres added to the District's boundaries. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2015, through November 1, 2044. The Bonds were refunded during the current fiscal year via the issuance of Series 2025 Capital Improvement Revenue Refunding Bonds.

NOTE 6 – LONG TERM LIABILITIES (Continued)**Series 2017**

On February 16, 2017, the District issued \$9,495,000 of Capital Improvement Revenue Refunding Bonds, Series 2017 consisting of \$3,665,000 Serial Bonds due May 1, 2026, with interest rates ranging from 2% - 3.625%, \$2,615,000 Term Bonds due May 1, 2031 with an interest rate of 4%, and \$3,215,000 due May 1, 2036 with an interest rate of 4.125%. The Bonds were issued to refund the Series 2005 Bonds ("refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018, through May 1, 2036.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity on or after May 1, 2027. The 2017 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Series 2021

On May 14, 2021, the District issued \$3,121,000 of Capital Improvement Revenue Refunding Bonds, Series 2021 consisting of \$762,000 Serial Bonds due May 1, 2026, with interest rates ranging from 1% - 3%, \$888,000 Term Bonds due May 1, 2031 with an interest rate of 3%, and \$1,471,000 due May 1, 2038 with an interest rate of 3%. The Bonds were issued to refund the Series 2013 Bonds ("refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity on or after May 1, 2038. The 2021 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Series 2025

On March 20, 2025, the District issued \$1,627,000 of Capital Improvement Revenue Refunding Bonds, Series 2025 consisting of \$166,000 Serial Bonds due May 1, 2028, with an interest rate of 5%, \$500,000 Term Bonds due May 1, 2035 with an interest rate of 5%, and \$961,000 due May 1, 2044 with an interest rate of 5%. The Bonds were issued to refund the Series 2014 Bonds ("refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026 through May 1, 2044.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity on or after May 1, 2044. The 2025 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Bond Compliance

The Series 2017, 2021 and 2025 Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to refund outstanding Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Refunded Bonds

The District currently refunded the Series 2014 Capital Improvement Revenue Bonds, which had an outstanding balance of \$1,665,000 at the time of the current refunding with the proceeds from the Series 2025 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$186,813. The refunding resulted in an economic gain of \$61,782. The refunded Bonds have been paid off as of September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)**Long-term debt activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 1,760,000	\$ -	\$ 1,760,000	\$ -	\$ -
Less: Original issue discount	(4,474)	-	(4,474)	-	-
Series 2017	6,695,000	-	445,000	6,250,000	465,000
Less: Original issue discount	(35,170)	-	(2,706)	(32,464)	-
Series 2021	2,655,000	-	157,000	2,498,000	160,000
Plus: Original issue premium	20,058	-	1,472	18,586	-
Series 2025	-	1,627,000	-	1,627,000	53,000
Plus: Original issue premium	-	54,141	1,425	52,716	-
Total	<u>\$ 11,090,414</u>	<u>\$ 1,681,141</u>	<u>\$ 2,357,717</u>	<u>\$ 10,413,838</u>	<u>\$ 678,000</u>

At September 30, 2025, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 678,000	\$ 433,139	\$ 1,111,139
2027	699,000	401,071	1,100,071
2028	728,000	376,545	1,104,545
2029	756,000	349,345	1,105,345
2030	784,000	321,045	1,105,045
2031-2035	4,415,000	1,137,601	5,552,601
2036-2040	1,835,000	318,900	2,153,900
2041-2044	480,000	61,500	541,500
Total	<u>\$ 10,375,000</u>	<u>\$ 3,399,146</u>	<u>\$ 13,774,146</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,445,318	\$ 1,453,081	\$ 7,763
Miscellaneous	6,450	1,750	(4,700)
Interest	87,391	87,695	304
Total revenues	<u>1,539,159</u>	<u>1,542,526</u>	<u>3,367</u>
EXPENDITURES			
Current:			
General government	208,101	165,384	42,717
Maintenance and operations	1,160,864	826,233	334,631
Parks and recreation	170,194	229,861	(59,667)
Total expenditures	<u>1,539,159</u>	<u>1,221,478</u>	<u>317,681</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	321,048	<u>\$ 321,048</u>
Fund balance - beginning		<u>1,329,157</u>	
Fund balance - ending		<u>\$ 1,650,205</u>	

See notes to required supplementary information

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$92,277
Independent contractor compensation	\$136,147
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,103.69 - \$1,545.16 Debt service - \$823.31 - \$1,575.42
Special assessments collected	\$2,616,486
Outstanding Bonds:	
Series 2017, due May 1, 2036	\$6,250,000
Series 2021, due May 1, 2038	\$2,498,000
Series 2025, due May 1, 2044	\$1,627,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
South Fork East Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of South Fork East Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated, March 4, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

March 4, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
South Fork East Community Development District
Hillsborough County, Florida

We have examined South Fork East Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of South Fork East Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 4, 2026



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
South Fork East Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of South Fork East Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 4, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 4, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of South Fork East Community Development District, Hillsborough County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank South Fork East Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 4, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

ConcreteConcrete



Search for products

Search



(877) 885-1600



(\$3,565.59 USD)

THE ESSENTIALS

BARRICADES ▾

BELT BARRIERS ▾

STANCHIONS ▾

SITE FURNISHING ▾

PLASTIC POSTS & CHAINS ▾

TRAFFIC CONTROL ▾

INDUSTRY ▾

MERCHANDISING ▾

NEW

 Industry leading quality

 Secure payments

 Shopper Approved 4.8
More than 5000 [reviews](#)

Your cart

Continue shopping >

Product	Quantity	Total
 Petersen Recessed Panel Concrete Jersey Barrier with Straight Ends \$1,188.53 SKU: CCW-40-007-00316 Length: 8 FEET Finish: CHARCOAL DURA BRITE - 3 + × \$3,565.59		



CONCRETE PRODUCTS SUPPLY**Estimate**

8339441010

sales@concreteproductssupply.com

www.concreteproductssupply.com



ADDRESS
Inframark Alba Sanchez

SHIP TO
Inframark TBD Riverview, FL 33579

ESTIMATE #	DATE	
J3533-1	07/30/2026	

	DESCRIPTION	QTY	RATE	AMOUNT
8' x 32"H Concrete Jersey Barrier	-Approx 3,800 lbs ea -Forklift Pockets -Top Lifting Hook	3	850.00	2,550.00
Delivery	-Customer Must Have Equipment Onsite For Offloading -Includes Up To One Hour Offload Time	1	3,500.00	3,500.00
Sales Tax	Sales Tax calculated by AvaTax for 15247-V0 at Thu Jul 30 04:02:01 UTC 2026	1	453.75	453.75
3% Credit Card Processing Fee		1	195.11	195.11

Estimate Valid For Two Weeks

SUBTOTAL	6,698.86
TAX	0.00
TOTAL	\$6,698.86

Accepted By

Accepted Date

Please send back to: sales@concreteproductssupply.com

* All sales are final no returns or refunds

* The use of the products is up to the end user, Concrete Products Supply is not liable for the use of the products

Credit Card Payment Authorization

Sign and complete this form to authorize the merchant below to make a one-time charge to your Credit Card listed below.

By signing this form, you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for a single transaction only, and does not provide authorization for any additional unrelated debits or credits to your account.

I _____ authorize Concrete Product Supply to charge my Credit Card
below for \$_____ on _____ (Date).

Goods / Services Rendered: _____

Billing Details

Billing Address _____ Phone # _____

City, State, Zip _____ Email _____

Credit Card Information

☐ – Visa ☐ – MasterCard ☐ – Discover American Express

Cardholder's Name: _____

Credit Card Number: _____ - _____ - _____ - _____

Expiration Date: ____/____

Security Code (CVV): _____

Individual's Signature _____ Date _____

ACCENT BARRIERS, INC.

14435 W. Manhattan Monee Rd.
Manhattan, IL 60442
Tel: 800-975-6525
Fax: 708-258-5150
info@accentbarriers.com

Woman Owned Small Business

Barriers - Barrier Clamps - Bin Blocks
Connecting Pins - Fence Saddle Clamps - Pipe Racks
All Products are Proudly Made in America!

Agenda Page 158

Quote Valid for 30 Days

Date : 7/30/2026
Quote: AZU0726

Customer Contact:

Azuria Water Solutions
Alba M. Sanchez
District Manager
2005 Pan Am Circle
Tampa, FL 33607
Tel: 813 482-1614

albasanchez@azuria.com**Delivery Information:**

PO#: _____

Location: SOUTHFORK EAST CDD - clubhouse11341 Ambleside Blvd
Riverview FL 33579

Rec. Hours: _____

Timing: TBD

Contact: _____

Description:**Unit/Cost Quantity Amount**

Texas-10 Tall Concrete Barriers
-Non-DOT Specification
-24in wide x 60in tall x 10ft long, 8,000 lbs
-A/B Grade
-Non-Connecting Style

Part#: TEX10-Tall

\$1,685.00 3 \$5,055.00

Freight In- Maximum Barriers or Blocks per Load:

5

\$3,450.00 1 \$3,450.00

Fuel Surcharge As Of:

7/27/26

13.75% \$474.38

Freight estimates are only estimates, final costs will be determined at pickup or delivery
Sales tax payments, if any, are the responsibility of the customer. Any costs for COI's
and other insurance requirements, as well as costs for certifications, training, software,
etc., that are specific to this job, will be added to the final invoice.

Total: \$8,979.38**Balance Due Prior To Shipping: \$8,979.38****Comments:**

To protect against fraud, please do not act on any requests to change payment details or initiate wire transfers without first confirming the request with us directly. Cybersecurity is a top priority at Accent Barriers, Inc. Report suspicious activity to your representative or call us at 708-990-9345 or 708-567-9090. Please verify that all official correspondence comes only from tom@accentbarriers.com or dawnlevis@yahoo.com.

TERMS: Freight costs and fuel surcharge are estimated on the quote date and subject to change based upon market conditions on the date of delivery. The customer is expected to load or unload each truck within sixty minutes of the truck's time of arrival, unless other arrangements are agreed upon with Accent Barriers and listed above. Any truck waiting to load or unload longer than sixty minutes will incur waiting charges equaling \$150/hour billed in 15 minute increments.

PAYMENT: Payment is required prior to shipping. Prices quoted above reflect a 3.95% discount for cash, checks, or electronic transfers. Credit card pricing is the full, undiscounted amount. Any and all collection costs are the financial obligation of the customer. By signing below, all parties agree to be bound by the terms set forth in this agreement in its entirety as described above:

Make Check Payable To: Accent Barriers, Inc.

Signature: _____
Name: _____
Company: _____
Position: _____

Date: _____

Dawn M. Levis

Dawn M. Levis, Owner
Accent Barriers, Inc.
Woman Owned Small Business

Date: 7/30/26



JTA Advance Painting

9225 Bay Plaza Blvd Suite 417 PMB 1205
Tampa, FL 33619
Phone: 813-392-8301 | service@jtaadvancepainting.com

ESTIMATE

Invoice Date: April 30, 2026
Project: South Fork East Club House

Bill To / Client	Project Summary
South Fork East Club House	Interior/exterior painting, preparation, pressure washing, soffit/ceiling work, gazebo painting, supplies, paint, and coatings.

Scope of Work

Description	Work Included	Amount
General Requirements / Labor	Labor, supervision, project coordination, mobilization, jobsite setup, and general requirements.	\$5,829.02
Pressure Washing	Pressure wash exterior areas scheduled for painting to remove dirt, dust, loose material, and buildup.	\$1,259.51
Soffit / Ceiling Areas	Prepare and paint soffit and ceiling areas included in the project scope.	\$2,519.02
Gazebos	Prepare and paint two gazebo structures, including pillars, fascia, and related painted surfaces.	\$1,259.51
Supplies	Masking materials, plastic, tape, rollers, brushes, paper, and necessary job materials.	\$629.76
Paint & Coatings	Premium paint and coating materials for exterior walls, ceilings, shed, restrooms, knee walls, office areas, soffits, and gazebos.	\$9,003.18

Areas Included

Exterior walls; ceiling areas; shed; men's and women's restrooms; kiddie pool knee walls; interior office walls; interior office ceilings; soffit areas; and two gazebos.

Subtotal	\$15,500.00
Total Due	\$20,500.00

Notes

Pricing includes labor, materials, preparation, pressure washing, paint, supplies, and listed project areas based on the approved scope of work. Additional work outside this scope may require a separate written change order.

Accepted By: _____

Date: _____

JTA Representative: _____

Date: _____

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork East Community Development District was held on Thursday, July 9, 2026, and called to order at 6:02 p.m. at Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579.

Present and constituting a quorum were:

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

Also present, either in person or via electronic communications were:

Alba Sanchez	District Manager
Vivek Babbar	District Counsel (via Teams)
Christy Fowler	Field Inspection Coordinator (via Teams)
Fredrick Levatte	On-Site Manager
Jason Jaszak	Advanced Aquatic
Jessica Urbanek	NewLeaf Horticulture

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

FIRST ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order. The roll was called, and a quorum was established.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East CDD July 9, 2026, Agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Audience Comments

None.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

The Engineer's report was included in the agenda package.

i. Discussion of Mitigation Budget Line Item

Discussion of the Mitigation budget line item was tabled due to the Engineer's absence.

This item will be placed on the August agenda for discussion.

B. District Accountant

i. Discussion of Fiscal Year 2027 Approved Proposed Budget

Ms. Green discussed the Fiscal Year 2027 budget and asked the Board to consider reducing the R&M Lakes Stormwater line item on Page 22 from \$150,000 to \$100,000.

She explained that this adjustment would reduce the proposed budget increase from 10% to 7%.

On MOTION by Ms. Green, seconded by Ms. Gagliardi, with all in favor, the Board agreed not to relocate the \$50,000 reduction to another budget category and approved the revised Fiscal Year 2027 Budget reflecting a 7% increase.

C. District Counsel

i. Discussion of No Fishing Policy at All Ponds

This item was tabled to October 2026.

D. Advanced Aquatic Waterway Inspection Report

Mr. Jaszczak provided a high-level overview of the pond conditions. There were no proposals to consider.

E. Inframark Field Inspection Report

Ms. Fowler presented the Field Inspection Report.

F. NewLeaf Landscape and Irrigation Report

The NewLeaf Landscape and Irrigation Report was presented.

G. On-Site Manager's Report

Mr. Levatte reported that he is coordinating with a food truck vendor for a tentative event date of July 22, 2026, beginning at 5:00 p.m. and continuing until closing. This

will serve as the first food truck event and will be evaluated to determine whether similar events should be scheduled in the future.

Mr. Levatte noted that the pool water had become cloudy and contacted Zebra Pool Services to investigate. It was determined that the Stenner pump line required repair. Additionally, Mr. Moss approved the purchase of a pool vacuum to assist between pool visits.

H. District Manager's Report

No report.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of 48Barriers Estimate Q226-3153

B. Consideration of Concrete Products Supply Estimate J3533

The Board requested revised estimates for the barriers. The revised specifications are for three barriers, each measuring 4 feet high by 8 feet long. Updated proposals reflecting these dimensions will be obtained and presented to the Board for consideration.

C. Consideration of JTA Advance Painting Estimate – Project – South Fork East Clubhouse (Tabled Item)

D. Consideration of Smiley's Restoration & Painting Services, LLC – Painting Estimates #1016, #1017 and #1018 (Tabled Item)

The Board requested revisions on both proposals to remove the shed from the scope of services. Following discussion, the item was tabled until August 2026.

E. Consideration of Hanley Pools LLC Proposal #202618 – Playground Shade Sails (Tabled Item)

F. Consideration of Shady Sails Estimate #608 – Shade Sail

Both proposals for the shade sails were discussed. This was tabled to the September 2026 meeting.

G. Consideration of Yard Men Estimates – Extension of Pavers and Transplant of Two Queen Palms (Tabled Item)

This item was tabled to November 2026.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of the Minutes of the Regular Meeting held on June 11, 2026

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District June 11, 2026, Meeting Minutes were approved as presented.

B. Approval of the May 2026 Operations and Maintenance Report with Invoices

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the South Fork East Community Development District May 2026 Operations and Maintenance Meeting Report with Invoices was approved.

C. Financial Snapshot as of June 12, 2026

On MOTION by Ms. Gagliardi, seconded by Ms. Dixon, with all in favor, the financial snapshot as of June 12, 2026, was accepted.

EIGHTH ORDER OF BUSINESS

Old Business

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the installation of the Wimauma black steel fence around the well in the Reserves in an amount not to exceed \$1,500 was approved.

NINTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Ms. Gagliardi requested that a TECO map identifying Phases 3 and 4 be provided.

TENTH ORDER OF BUSINESS

Audience Comments

None.

149 **ELEVENTH ORDER OF BUSINESS**

Adjournment

150 There being no further business,

151

On MOTION by Ms. Green, seconded by Mr. Moss, with all in favor, the South Fork East Community Development District meeting was adjourned at 7:35 p.m.
--

154

155

156 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

June 2026 Meeting

South Fork East CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ADVANCED AQUATIC SERVICES, INC.	7/1/2026	10564268	\$3,551.00			Pond Maint July 2026
ADVANCED AQUATIC SERVICES, INC.	6/18/2026	10564216	\$5,040.00		\$8,591.00	Debris/trash removal June 2026
BOCC	5/28/2026	052826-9906-ACH	\$1,788.76			WATER & SEWER
BRLETIC DVORAK , INC	5/29/2026	2450	\$4,050.00			Engineer Services May 2026
BUSINESS OBSERVER, INC.	5/15/2026	26-01688H	\$87.50			LEGAL AD Meeting Notice
COMPLETE I.T.	6/1/2026	20167	\$65.00			MSP plan isp MONTHLY June 2026
FINN OUTDOOR LLC	6/26/2026	3032	\$2,900.00			Pond 8 restoration June 2026
FLORIDA DEPARTMENT OF HEALTH	6/22/2026	29-BID-8543936	\$275.00			POOL PERMIT
FLORIDA DEPARTMENT OF HEALTH	6/22/2026	29-BID-8542767	\$400.00		\$675.00	POOL PERMIT
INFRAMARK LLC	6/3/2026	180960	\$1,458.33			ADMIN FEES
INFRAMARK LLC	6/3/2026	180960	\$4,306.67	\$5,765.00	\$5,765.00	FIELD OPS
NEWLEAF HORTICULTURE	5/28/2026	11046	\$900.00			Tree removal May 2026
SOUTH FORK EAST C/O US BANK	6/12/2026	JUNE12.26-DS-2025	\$767.11			XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED
SOUTH FORK EAST C/O US BANK	6/12/2026	JUNE12.26-DS-2021	\$1,347.25		\$2,114.36	XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED
SOUTH FORK EAST CDD	6/12/2026	JUNE12.26-DS2017	\$4,143.80			XFR FY 2026 SPECIAL ASSESSMENTS RECEIVED
STRALEY ROBIN VERICKER	6/15/2026	28558	\$2,302.50			Legal Services June 2026
TECO	5/28/2026	052826-9626-ACH	\$555.61			UTILITY - ELECTRIC
TECO	5/28/2026	052826-9005-ACH	\$722.27			UTILITY - ELECTRIC
TECO	5/20/2026	052026-9702-ACH	\$115.74			SERVICE FROM 04/16/26-05/15/25
TECO	5/21/2026	052126-8646-ACH	\$2,068.78			SERVICE FROM 04/17/26-05/15/26
TECO	5/21/2026	052126-7960-ACH	\$1,486.15			SERVICE FROM 04/17/26-05/15/26
TECO	5/21/2026	052126-8174-ACH	\$611.52			SERVICE FROM 04/17/26-05/15/26
TECO	5/21/2026	052126-8406-ACH	\$704.61			SERVICE FROM 04/17/26-05/15/26

South Fork East CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	5/21/2026	052126-8329-ACH	\$873.61			SERVICE FROM 04/17/26-05/15/26
TECO	5/28/2026	052826-9005	\$722.27			SVC 4/17-5/15
TECO	5/28/2026	052826-9626	\$555.61			SVC 4/17-5/15
TECO	6/5/2026	060526-0258	\$13,157.05			SVC 4/17-5/15
TECO	6/22/2026	062226-8406	\$704.61			SERVICE FROM 05/16/26-06/17/26
TECO	6/22/2026	062226-7960	\$1,486.15			SERVICE FROM 05/16/26-06/16/26
TECO	6/22/2026	062226-2014	\$469.18			SERVICE FROM 05/16/26-06/17/26
TECO	6/22/2026	062226-8646	\$2,068.78			SERVICE FROM 05/16/26-06/17/26
TECO	6/22/2026	062226-8329	\$873.61			SERVICE FROM 05/16/26-06/16/26
TECO	6/22/2026	062226-8174	\$611.52			SERVICE FROM 05/16/26-06/17/26
TECO	6/19/2026	061926-9702	\$119.51		\$27,906.58	SERVICE FROM 05/16/26-06/17/26
U.S. BANK	6/25/2026	8229379	\$1,454.60			TRUSTEE FEES 6/26 - 09/26
U.S. BANK	6/25/2026	8229379	\$2,909.28	\$4,363.88	\$4,363.88	TRUSTEE FEES 10/26 - 05/27
VALLEY NATIONAL BANK	5/31/2026	053126-9116-ACH	\$343.99			TELEPHONE/FAX/INTERNET SERVICES
VALLEY NATIONAL BANK	5/31/2026	053126-9116-ACH	\$535.29			OFFICE SUPPLIES
VALLEY NATIONAL BANK	5/31/2026	053126-9116-ACH	\$129.99	\$1,009.27	\$1,009.27	R&M FACILITY
VERIZON	6/10/2026	6145752729-ACH	\$73.60			TELEPHONE/FAX/INTERNET SERVICES
ZEBRA CLEANING TEAM, INC.	6/1/2026	8707	\$2,000.00			Pool services June 2026
Miscellaneous Subtotal			\$68,736.25			
TOTAL			\$68,736.25			

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

7/1/2026
10564268
\$3,551.00

Bill To
South Fork East CDD c/o Inframark IMS 2005 Pan Am Circle, Ste. 300 Tampa, FL 33607

Due Date
Net 30
7/31/2026

Monthly Lake Maintenance.
 ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
 PERFORMED***

3,551.00

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

\$3,551.00

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

6/18/2026
10564216
\$5,040.00

Bill To
South Fork East CDD c/o Inframark IMS 2005 Pan Am Circle, Ste. 300 Tampa, FL 33607

Due Date
Net 30
7/18/2026

Provided two (2) consecutive days of a four-man crew to remove debris around the perimeter of all thirty (30) sites within the South Fork East community. All debris was removed, bagged, and disposed of offsite. Completed on 6-12-26	5,040.00

Advanced Aquatic Services Inc.
 292 South Military Trail
 Deerfield Beach, FL 33442
 954-596-2127

\$5,040.00



Hillsborough
County Florida

M-Page 1 of 4

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

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Summary of Account Charges

Previous Balance	\$1,772.34
Net Payments - Thank You	\$-1,772.34
Total Account Charges	\$1,788.76
AMOUNT DUE	\$1,788.76

Important Message

Worried about wasting water from an inefficient irrigation system?
To see if you qualify for a free irrigation evaluation that can help
conserve water, call UF/IFAS Extension Hillsborough County,
813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after
bill issue to occurring on the bill due date. No action is required to
maintain your enrollment. If you are not currently enrolled, you can
sign up at <https://www.govone.com/waterbill/>

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](https://www.hcfl.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://www.hcfl.gov/Water)



THANK YOU!



Single Piece
SOUTH FORK EAST CDD
C/O INFRAMARK
C/O INFRAMARK
TAMPA FL 33607

49120

DUE DATE 06/18/2026

**Auto Pay Scheduled
DO NOT PAY**



0050958999067 00001788769



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

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	04/23/2026	6095	05/22/2026	6095	0 GAL	ACTUAL	WATER

Service Address Charges

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

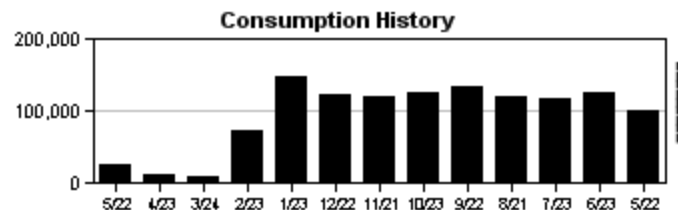
Service Address: 13942 FELIX WILL RD (IRRI)

M-Page 2 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53505784	04/23/2026	80128	05/22/2026	80366	23800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$71.88
Water Base Charge	\$137.84
Water Usage Charge	\$26.66
Total Service Address Charges	\$242.92





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

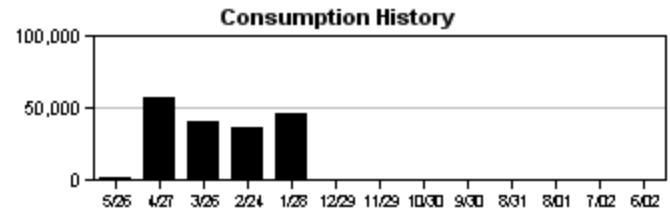
Service Address: 13901A WINDY KNOLL DR (IRRI)

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705833412	04/27/2026	179227	05/26/2026	180112	885 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$2.67
Water Base Charge	\$16.02
Water Usage Charge	\$0.99
Total Service Address Charges	\$26.22



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

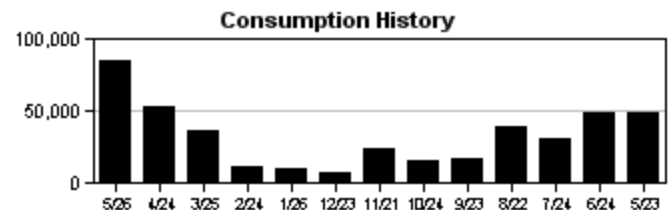
Service Address: 11341 AMBLESIDE BLVD

M-Page 3 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
32996226	04/24/2026	69253	05/26/2026	70106	85300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$257.61
Water Base Charge	\$124.94
Water Usage Charge	\$172.96
Sewer Base Charge	\$303.13
Sewer Usage Charge	\$603.07
Total Service Address Charges	\$1,468.25





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK EAST CDD	5095899906	05/28/2026	06/18/2026

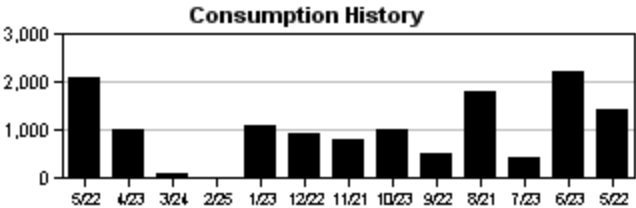
Service Address: 13580 CLEMENT PRIDE BLVD

M-Page 4 of 4

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
67028058	04/23/2026	2345	05/22/2026	2366	2100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$6.34
Water Base Charge	\$13.58
Water Usage Charge	\$2.35
Total Service Address Charges	\$28.81



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 2450
DATE 05/29/2026
TERMS Net 30
DUE DATE 06/28/2026

PROJECT NAME
South Fork East CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[May 04 - May 29]	22:30	180.00	4,050.00
BALANCE DUE				\$4,050.00

Pay invoice



SOUTH FORK EAST CDD
May-26

<u>CDD Activities</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	2.50	\$180	K. Wagner	\$450.00
Final Installment for Pond Bank Assessment Report; Provide district with Priority Bank Assessment report for Sod and Rip Rap Restoration.	20.00		K. Wagner	\$3,600.00
INVOICE TOTAL		22.50		\$4,050.00

Business Observer

Agenda Page 176

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

INVOICE

Legal Advertising

Invoice # 26-01688H

Date 05/15/2026

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

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

Description

Amount

Serial # 26-01688H

\$87.50

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: South Fork East CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

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

Paid

()

Total

\$87.50

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

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

NOTICE

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

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

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the South Fork East Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **Seats 1, 3, and 4**. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

Alba Sanchez, District Manager
May 15, 2026

26-01688H

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

NOTICE

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

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 #	20167
Invoice Date	06-01-26
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



INVOICE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075

Agenda Page 180



South Fork CDD

Bill to

South Fork EAST CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Invoice details

Invoice no.: 3032

Terms: Due on receipt

Invoice date: 06/26/2026

Due date: 06/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond 8 -- Restore spot erosion on Pond 8 between 11612 and 11614 Ashton Field Ave. Restore with fill soil, geotextile fabric, and Bahia sod.	1	\$2,900.00	\$2,900.00

Total

\$2,900.00

Note to customer

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



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02622

For: Swimming Pools Wading Pool

Billing Code: 29-BID-8543936

Fee Amount: \$275.00

To: **South Fork East CDD**

2005 Pan Am Cir

Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County****Or pay online at www.MyFloridaEHPermit.com.**

Account Information for: 29-60-02622

Facility Name: South Fork East Wading Pool Phase 3

Location Address 1: 11341 Ambleside Blvd

Location Address 2:

City: Riverview

State: FL

Zip Code: 33579

County Mailing Address 1: P O Box 5135

County Mailing Address 2:

County Mailing City: Tampa

County Mailing State: FL

County Mailing Zip Code: 33675

Owner Name: South Fork East CDD

Owner Address 1: 2005 Pan Am Cir

Owner Address 2: Tampa, FL 33607

Owner City: Tampa

Owner State: FL

Owner Zip Code: 33607

Work Phone:

Home Phone: (813) 874-2200

Facility Contact Name: South Fork East CDD

Work Phone:

Home Phone: (813) 874-2200

Signature:_____
Date:

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02622

For: Swimming Pools Wading Pool

Billing Code: 29-BID-8543936

Fee Amount: \$275.00

To: **South Fork East CDD**

2005 Pan Am Cir

Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

Or pay online at www.MyFloridaEHPermit.com.



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02623
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-8542767
Fee Amount: \$400.00

To: **South Fork East CDD**
2005 Pan Am Cir
Tampa, FL 33607

Total Amount Due: \$400.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**
Or pay online at **www.MyFloridaEHPermit.com**.

Account Information for: 29-60-02623
Facility Name: South Fork East Pool Phase 3
Location Address 1: 11341 Ambleside Blvd
Location Address 2:
City: Riverview
State: FL
Zip Code: 33579

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: South Fork East CDD
Owner Address 1: 2005 Pan Am Cir
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 873-7300

Facility Contact Name: South Fork East CDD
Work Phone:
Home Phone: (813) 873-7300

Signature: _____

Date: _____

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 29-60-02623
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-8542767
Fee Amount: \$400.00

To: **South Fork East CDD**
2005 Pan Am Cir
Tampa, FL 33607

Total Amount Due: \$400.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at **www.MyFloridaEHPermit.com**.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

180960

CUSTOMER ID

C1986

PO#**DATE**

6/3/2026

NET TERMS

Due On Receipt

DUE DATE

6/3/2026

Services provided for the Month of: June 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.



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
11046	05/28/2026	\$900.00	05/28/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	removal of two dead/dying palms north end oc clement pride	2	300.00	600.00
	stump grinding	Stump Grinding	2	150.00	300.00

Ways to pay



SUBTOTAL	900.00
TAX	0.00
TOTAL	900.00
BALANCE DUE	\$900.00

[View and pay](#)

CHECK REQUEST FORM

District Name: South Fork East CDD

Date: June 12, 2026

Invoice Number: JUNE12.26 - DS-2025

Please issue a check to:

Vendor Name: South Fork East CDD

Vendor No.: V00021

Check amount: \$767.11

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

June 12, 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

\$767.11

Please deposit these funds into the Series 2025 Revenue account.

Account # 291959000

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

Sincerely,

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name:	South Fork East CDD
Date:	June 12, 2026
Invoice Number:	JUNE12.26 - DS-2021
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$1,347.25
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

June 12, 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

\$1,347.25

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:	6/12/2026
Invoice Number:	JUNE12.26 - DS-2017
Please issue a check to:	
Vendor Name:	South Fork East CDD
Vendor No.:	V00021
Check amount:	\$4,143.80
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

June 12, 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

\$4,143.80

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 191

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

June 15, 2026

Client: 001335

Matter: 000001

Invoice #: 28558

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	VKB	REVIEW AND REVISE NOTICE OF QUALIFYING PERIOD FOR SUPERVISOR SEATS UP FOR ELECTION IN NOVEMBER GENERAL ELECTION.	0.2	\$61.00
5/4/2026	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$61.00
5/4/2026	MS	FINALIZE RESOLUTION ADOPTING PROPOSED BUDGET AND SETTING PUBLIC HEARING AND PUBLICATION AD FOR QUALIFYING PERIOD FOR GENERAL ELECTION; PREPARE CORRESPONDENCE TO DISTRICT ADMIN RE SAME WITH INSTRUCTIONS RE ELECTION AD.	0.2	\$35.00
5/13/2026	VKB	REVIEW EMAIL FROM RESERVE ATTORNEY REQUESTING INFORMATION ABOUT CDD WELL AND ELECTRICAL WORK; FOLLOW UP WITH DISTRICT STAFF RE: SAME; REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.9	\$274.50
5/14/2026	VKB	REPLY TO EMAIL FROM RESERVE ATTORNEY RE: INFORMATION ABOUT CDD WELL AND ELECTRICAL WORK; PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	3.2	\$976.00
5/15/2026	VKB	DRAFT AQUATIC SERVICES AGREEMENT WITH ADVANCED AQUATICS; DRAFT EMAIL RE: SAME.	1.5	\$457.50
5/15/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	\$297.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/26/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	\$140.00
Total Professional Services			8.7	\$2,302.50
Total Services			\$2,302.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,302.50
Previous Balance				\$1,342.00
Less Payments				(\$1,342.00)
PAY THIS AMOUNT				\$2,302.50

Please Include Invoice Number on all Correspondence



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

Amount Due: \$722.27

Due Date: July 17, 2026
Account #: 211031369005

DO NOT PAY. Your account will be drafted on July 17, 2026

Account Summary

Current Service Period: May 22, 2026 - June 22, 2026

Previous Amount Due	\$722.27
Payment(s) Received Since Last Statement	-\$722.27

Current Month's Charges	\$722.27
--------------------------------	-----------------

Amount Due by July 17, 2026	\$722.27
------------------------------------	-----------------

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: July 17, 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: \$722.27

Payment Amount: \$ _____

681014052661

Your account will be
drafted on July 17, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

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



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

Account #: 211031369005
Statement Date: June 26, 2026
Charges Due: July 17, 2026

Service Period: May 22, 2026 - Jun 22, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$441.22
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93

Lighting Charges

\$722.27

Total Current Month's Charges

\$722.27

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.



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

Amount Due:	\$555.61
Due Date: July 17, 2026	
Account #: 211031359626	

DO NOT PAY. Your account will be drafted on July 17, 2026

Account Summary

Current Service Period: May 22, 2026 - June 22, 2026	
Previous Amount Due	\$555.61
Payment(s) Received Since Last Statement	-\$555.61
Current Month's Charges	\$555.61
Amount Due by July 17, 2026	\$555.61

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

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

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: July 17, 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:	\$555.61
Payment Amount:	\$ _____

681014052660

Your account will be drafted on July 17, 2026

SOUTH FORK EAST COMMUNITY
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607

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: June 26, 2026
Charges Due: July 17, 2026

Service Period: May 22, 2026 - Jun 22, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72

Lighting Charges **\$555.61**

Total Current Month's Charges

\$555.61

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 19, 2026
Agenda Page 197

Amount Due: \$119.51

Due Date: July 10, 2026

Account #: 221008639702

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

Your Energy Insight



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



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



Scan here to view your account online.

Account Summary

Current Service Period: May 16, 2026 - June 15, 2026

Previous Amount Due	\$115.74
Payment(s) Received Since Last Statement	-\$115.74

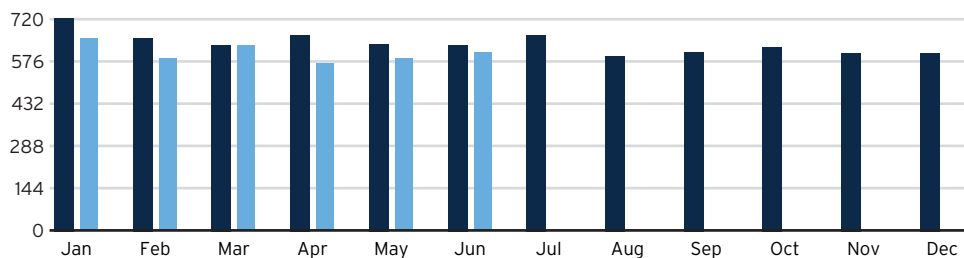
Current Month's Charges	\$119.51
--------------------------------	-----------------

Amount Due by July 10, 2026	\$119.51
------------------------------------	-----------------

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

Monthly Usage (kWh)

2025 2026



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: July 10, 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: \$119.51

Payment Amount: \$ _____

640273524403

Your account will be
drafted on July 10, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: **TECO**

Please write your account number on the memo line of your check.



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

Account #: 221008639702
Statement Date: June 19, 2026
Charges Due: July 10, 2026

Meter Read

Service Period: May 16, 2026 - Jun 15, 2026

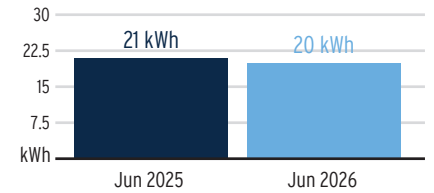
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861702	06/15/2026	31,570		30,963		607 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
	Energy Charge	607 kWh @ \$0.09202/kWh	\$55.86
	Fuel Charge	607 kWh @ \$0.03516/kWh	\$21.34
	Storm Protection Charge	607 kWh @ \$0.00568/kWh	\$3.45
	Clean Energy Transition Mechanism	607 kWh @ \$0.00418/kWh	\$2.54
	Storm Surcharge	607 kWh @ \$0.02121/kWh	\$12.87
	Florida Gross Receipt Tax		\$2.99
	Electric Service Cost		\$119.51

Avg kWh Used Per Day



Total Current Month's Charges

\$119.51

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$611.52

Due Date: July 13, 2026
Account #: 211014758174

DO NOT PAY. Your account will be drafted on July 13, 2026

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due	\$611.52
Payment(s) Received Since Last Statement	-\$611.52

Current Month's Charges	\$611.52
--------------------------------	-----------------

Amount Due by July 13, 2026	\$611.52
------------------------------------	-----------------

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 #: 211014758174

Due Date: July 13, 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: \$611.52

Payment Amount: \$ _____

672372096235

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
 SOUTH FORK EAST CDD
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607

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

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



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

Account #: 211014758174
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03411/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$460.18
Lighting Fuel Charge	224 kWh @ \$0.03452/kWh	\$7.73
Storm Protection Charge	224 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.50

Lighting Charges **\$611.52**

Total Current Month's Charges

\$611.52

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

Amount Due: \$873.61

Due Date: July 13, 2026
Account #: 211031378329

DO NOT PAY. Your account will be drafted on July 13, 2026

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due	\$873.61
Payment(s) Received Since Last Statement	-\$873.61

Current Month's Charges	\$873.61
--------------------------------	-----------------

Amount Due by July 13, 2026	\$873.61
------------------------------------	-----------------

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: July 13, 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: \$873.61

Payment Amount: \$ _____

620520483866

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

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



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

Account #: 211031378329
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$657.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72

Lighting Charges **\$873.61**

Total Current Month's Charges

\$873.61

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In-Person

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P.O. Box 31318
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Credit or Debit Card

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Amount Due: \$2,068.78

Due Date: July 13, 2026
Account #: 211014758646

DO NOT PAY. Your account will be drafted on July 13, 2026

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due	\$2,068.78
Payment(s) Received Since Last Statement	-\$2,068.78

Current Month's Charges	\$2,068.78
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Amount Due by July 13, 2026	\$2,068.78
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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: July 13, 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: \$2,068.78

Payment Amount: \$ _____

672372096237

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

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



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

Account #: 211014758646
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	997 kWh @ \$0.03411/kWh	\$34.01
Fixture & Maintenance Charge	44 Fixtures	\$733.63
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	997 kWh @ \$0.03452/kWh	\$34.42
Storm Protection Charge	997 kWh @ \$0.00574/kWh	\$5.72
Clean Energy Transition Mechanism	997 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	997 kWh @ \$0.01230/kWh	\$12.26
Florida Gross Receipt Tax		\$2.23

Lighting Charges **\$2068.78**

Total Current Month's Charges

\$2,068.78

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



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

Statement Date: June 22, 2026
Agenda Page 205

Amount Due: \$469.18

Due Date: July 13, 2026

Account #: 211029262014

DO NOT PAY. Your account will be drafted on July 13, 2026

Your Energy Insight



Your average daily kWh used was **16.16% lower** than the same period last year.



Your average daily kWh used was **5.68% lower** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: May 16, 2026 - June 17, 2026

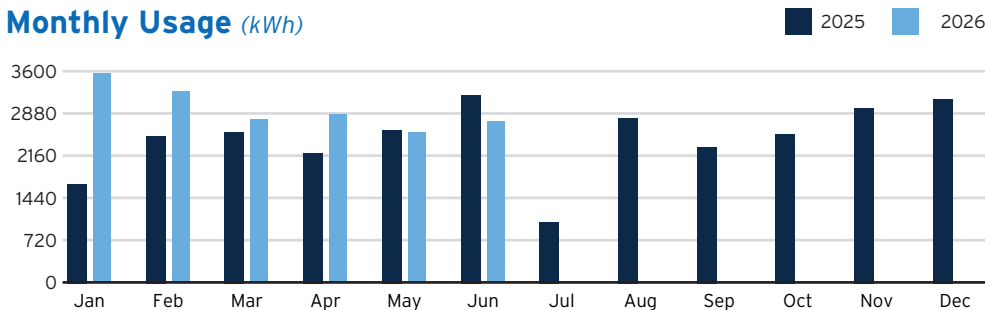
Previous Amount Due	\$434.98
Payment(s) Received Since Last Statement	-\$434.98

Current Month's Charges	\$469.18
--------------------------------	-----------------

Amount Due by July 13, 2026	\$469.18
------------------------------------	-----------------

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 #: 211029262014

Due Date: July 13, 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: \$469.18

Payment Amount: \$ _____

606940283840

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: **TECO**

Please write your account number on the memo line of your check.



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

Account #: 211029262014
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Meter Read

Meter Location: IRR WELL

Service Period: May 16, 2026 - Jun 17, 2026

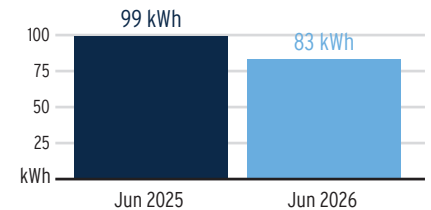
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555924	06/17/2026	56,783		54,030		2,753 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
	Energy Charge	2,753 kWh @ \$0.09202/kWh	\$253.33
	Fuel Charge	2,753 kWh @ \$0.03516/kWh	\$96.80
	Storm Protection Charge	2,753 kWh @ \$0.00568/kWh	\$15.64
	Clean Energy Transition Mechanism	2,753 kWh @ \$0.00418/kWh	\$11.51
	Storm Surcharge	2,753 kWh @ \$0.02121/kWh	\$58.39
	Florida Gross Receipt Tax		\$11.73
	Electric Service Cost		\$469.18

Avg kWh Used Per Day



Total Current Month's Charges

\$469.18

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7-1-1

Power Outage:

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

Amount Due: \$1,486.15

Due Date: July 13, 2026

Account #: 211014757960

DO NOT PAY. Your account will be drafted on July 13, 2026

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due	\$1,486.15
Payment(s) Received Since Last Statement	-\$1,486.15

Current Month's Charges	\$1,486.15
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Amount Due by July 13, 2026	\$1,486.15
------------------------------------	-------------------

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



Scan here to view
your account online.



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

Account #: 211014757960

Due Date: July 13, 2026



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

Amount Due: \$1,486.15

Payment Amount: \$ _____

672372096234

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014757960
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	598 kWh @ \$0.03411/kWh	\$20.40
Fixture & Maintenance Charge	33 Fixtures	\$416.26
Lighting Pole / Wire	33 Poles	\$1016.46
Lighting Fuel Charge	598 kWh @ \$0.03452/kWh	\$20.64
Storm Protection Charge	598 kWh @ \$0.00574/kWh	\$3.43
Clean Energy Transition Mechanism	598 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	598 kWh @ \$0.01230/kWh	\$7.36
Florida Gross Receipt Tax		\$1.34

Lighting Charges **\$1486.15**

Total Current Month's Charges

\$1,486.15

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.



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

Statement Date: June 22, 2026
Agenda Page 209

Amount Due: \$704.61

Due Date: July 13, 2026

Account #: 211014758406

DO NOT PAY. Your account will be drafted on July 13, 2026

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

Previous Amount Due \$704.61

Payment(s) Received Since Last Statement -\$704.61

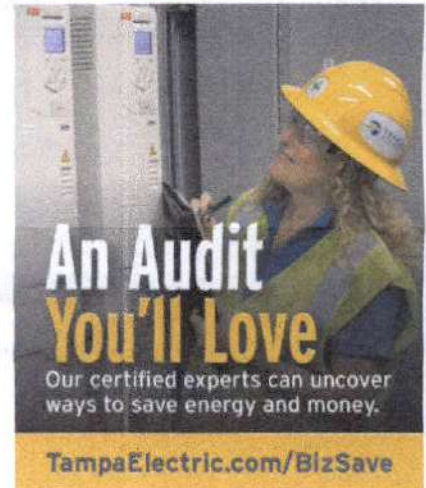
Current Month's Charges \$704.61

Amount Due by July 13, 2026 \$704.61

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 #: 211014758406

Due Date: July 13, 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: \$704.61

Payment Amount: \$ _____

672372096236

Your account will be
drafted on July 13, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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 210

Account #: 211014758406
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Service Period: May 16, 2026 - Jun 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	293 kWh @ \$0.03411/kWh	\$9.99
Fixture & Maintenance Charge	15 Fixtures	\$253.65
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	293 kWh @ \$0.03452/kWh	\$10.11
Storm Protection Charge	293 kWh @ \$0.00574/kWh	\$1.68
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 **\$704.61**

Total Current Month's Charges

\$704.61

0000060-0000614-Page 24 of 26

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Ways To Pay Your Bill



Bank Draft

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In-Person

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 05, 2026
Agenda Page 211

Amount Due: \$13,157.05

Due Date: June 19, 2026

Account #: 311000000258

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	\$13,133.61
Payment(s) Received Since Last Statement	-\$13,133.61
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$13,157.05

Amount Due by June 19, 2026 \$13,157.05

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

Your Locations With The Highest Usage



11341 AMBLESIDE
BLVD, RIVERVIEW, FL
33579-2101

10,835
KWH



11371 AMBLESIDE
BLVD, RIVERVIEW, FL
33579-2101

401
KWH



Scan here to interact
with your bill online.

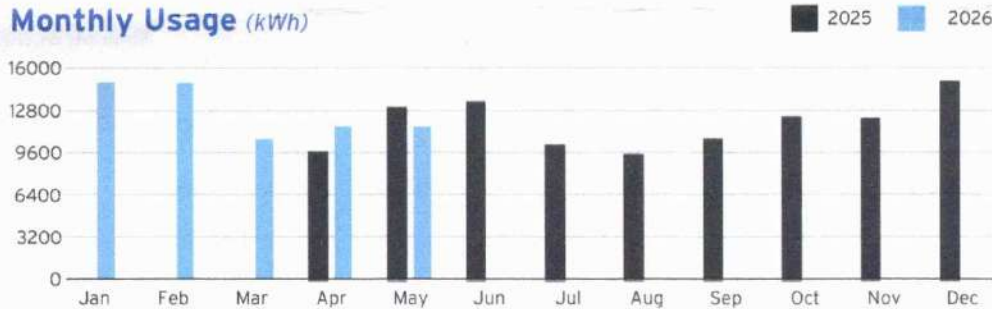


DOWNED IS DANGEROUS!

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.

Account #: 311000000258

Due Date: June 19, 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: \$13,157.05

Payment Amount: \$ _____

700750003828

Your account will be
drafted on June 19, 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

Agenda Page 212

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211014755733

Amount: \$2,193.08

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	05/15/2026	93,973		93,572		401 kWh	1	29 Days	\$84.73
									▲ 5.5%

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

Sub-Account Number: 211014756160

Amount: \$1,857.60

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

Sub-Account Number: 211014756442

Amount: \$2,562.21

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

Sub-Account Number: 211014756657

Amount: \$1,119.06

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	05/15/2026	87,611		76,776		10,835 kWh	1	29 Days	\$1,173.30
1000351603	05/15/2026	21.5		0		21.5 kW	1	29 Days	▼ 0.3%

Continued on next page →

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Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 311000000258

Agenda Page 213

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	05/15/2026	62,545		62,165		380 kWh	1	29 Days	\$81.31
									 3.3%

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	05/15/2026	244		240		4 kWh	1	29 Days	\$20.28
									 33.3%

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

Sub-Account Number: 211014757523

Amount: \$1,259.93

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	05/15/2026	1,628		1,598		30 kWh	1	29 Days	\$24.50
									 6.3%

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

Sub-Account Number: 211014758836

Amount: \$888.93

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

Sub-Account Number: 211014759065

Amount: \$611.15

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

Sub-Account Number: 221005662947

Amount: \$1,280.97

Total Current Month's Charges

\$13,157.05



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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	971 kWh @ \$0.03411/kWh	\$33.12
Fixture & Maintenance Charge	47 Fixtures	\$775.30
Lighting Pole / Wire	47 Poles	\$1331.04
Lighting Fuel Charge	971 kWh @ \$0.03452/kWh	\$33.52
Storm Protection Charge	971 kWh @ \$0.00574/kWh	\$5.57
Clean Energy Transition Mechanism	971 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	971 kWh @ \$0.01230/kWh	\$11.94
Florida Gross Receipt Tax		\$2.17

Lighting Charges

\$2,193.08

Current Month's Electric Charges

\$2,193.08

Billing information continues on next page →



Sub-Account #: 211014755931
Statement Date: 06/02/2026

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

Meter Read

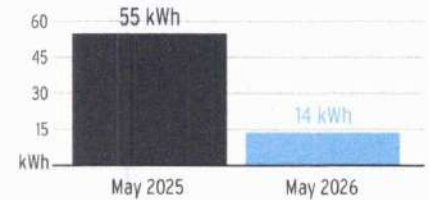
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555921	05/15/2026	93,973		93,572		401 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	401 kWh @ \$0.09202/kWh	\$36.90
Fuel Charge	401 kWh @ \$0.03516/kWh	\$14.10
Storm Protection Charge	401 kWh @ \$0.00568/kWh	\$2.28
Clean Energy Transition Mechanism	401 kWh @ \$0.00418/kWh	\$1.68
Storm Surcharge	401 kWh @ \$0.02121/kWh	\$8.51
Florida Gross Receipt Tax		\$2.12

Electric Service Cost

\$84.73

Current Month's Electric Charges

\$84.73

Billing information continues on next page →



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

Service Period: 04/17/2026 - 05/15/2026 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	757 kWh @ \$0.03411/kWh	\$25.82
Fixture & Maintenance Charge	40 Fixtures	\$657.17
Lighting Pole / Wire	40 Poles	\$1132.80
Lighting Fuel Charge	757 kWh @ \$0.03452/kWh	\$26.13
Storm Protection Charge	757 kWh @ \$0.00574/kWh	\$4.35
Clean Energy Transition Mechanism	757 kWh @ \$0.00043/kWh	\$0.33
Storm Surcharge	757 kWh @ \$0.01230/kWh	\$9.31
Florida Gross Receipt Tax		\$1.69
Lighting Charges		\$1,857.60

Current Month's Electric Charges \$1,857.60

Billing information continues on next page →

00000010-0000103-Page 8 of 18



Agenda Page 217
 Sub-Account #: 211014756442
 Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1053 kWh @ \$0.03411/kWh	\$35.92
Fixture & Maintenance Charge	55 Fixtures	\$918.05
Lighting Pole / Wire	55 Poles	\$1550.10
Lighting Fuel Charge	1053 kWh @ \$0.03452/kWh	\$36.35
Storm Protection Charge	1053 kWh @ \$0.00574/kWh	\$6.04
Clean Energy Transition Mechanism	1053 kWh @ \$0.00043/kWh	\$0.45
Storm Surcharge	1053 kWh @ \$0.01230/kWh	\$12.95
Florida Gross Receipt Tax		\$2.35

Lighting Charges

\$2,562.21

Current Month's Electric Charges

\$2,562.21

Billing information continues on next page →



Agenda Page 218
 Sub-Account #: 211014756657
 Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	456 kWh @ \$0.03411/kWh	\$15.55
Fixture & Maintenance Charge	24 Fixtures	\$398.64
Lighting Pole / Wire	24 Poles	\$679.68
Lighting Fuel Charge	456 kWh @ \$0.03452/kWh	\$15.74
Storm Protection Charge	456 kWh @ \$0.00574/kWh	\$2.62
Clean Energy Transition Mechanism	456 kWh @ \$0.00043/kWh	\$0.20
Storm Surcharge	456 kWh @ \$0.01230/kWh	\$5.61
Florida Gross Receipt Tax		\$1.02

Lighting Charges

\$1,119.06

Current Month's Electric Charges

\$1,119.06

Billing information continues on next page →



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

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000351603	05/15/2026	87,611	76,776	10,835 kWh	1	29 Days
1000351603	05/15/2026	21.5	0	21.5 kW	1	29 Days

Charge Details



Electric Charges

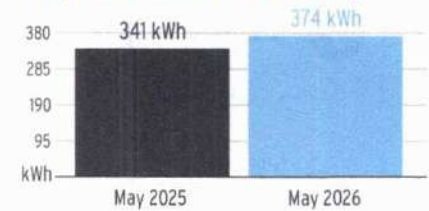
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	22 kW @ \$19.06000/kW	\$419.32
Energy Charge	10,835 kWh @ \$0.00815/kWh	\$88.31
Fuel Charge	10,835 kWh @ \$0.03516/kWh	\$380.96
Capacity Charge	22 kW @ \$0.72000/kW	\$15.84
Storm Protection Charge	22 kW @ \$2.02000/kW	\$44.44
Energy Conservation Charge	22 kW @ \$0.79000/kW	\$17.38
Environmental Cost Recovery	10,835 kWh @ \$0.00072/kWh	\$7.80
Clean Energy Transition Mechanism	22 kW @ \$1.15000/kW	\$25.30
Storm Surcharge	10,835 kWh @ \$0.01035/kWh	\$112.14
Florida Gross Receipt Tax		\$29.33
Electric Service Cost		\$1,173.30

Current Month's Electric Charges

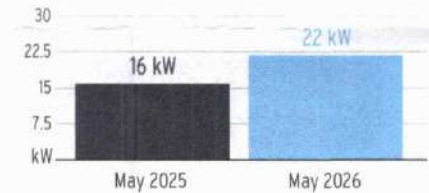
\$1,173.30

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.



Agenda Page 220
 Sub-Account #: 211014757119
 Statement Date: 06/02/2026

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

Meter Read

Meter Location: Pmp

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852060	05/15/2026	62,545	62,165	380 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	380 kWh @ \$0.09202/kWh	\$34.97
Fuel Charge	380 kWh @ \$0.03516/kWh	\$13.36
Storm Protection Charge	380 kWh @ \$0.00568/kWh	\$2.16
Clean Energy Transition Mechanism	380 kWh @ \$0.00418/kWh	\$1.59
Storm Surcharge	380 kWh @ \$0.02121/kWh	\$8.06
Florida Gross Receipt Tax		\$2.03
Electric Service Cost		\$81.31

Current Month's Electric Charges

\$81.31

Billing information continues on next page →


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

Meter Read

Meter Location: PUMP

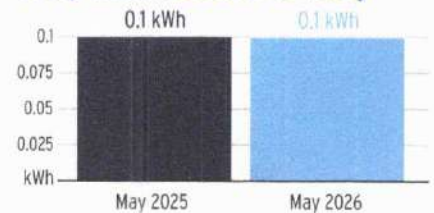
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000488714	05/15/2026	244	240	4 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.51

Electric Service Cost
\$20.28
Current Month's Electric Charges
\$20.28

Billing information continues on next page →



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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	563 kWh @ \$0.03411/kWh	\$19.20
Fixture & Maintenance Charge	27 Fixtures	\$445.01
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	563 kWh @ \$0.03452/kWh	\$19.43
Storm Protection Charge	563 kWh @ \$0.00574/kWh	\$3.23
Clean Energy Transition Mechanism	563 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	563 kWh @ \$0.01230/kWh	\$6.92
Florida Gross Receipt Tax		\$1.26

Lighting Charges **\$1,259.93**

Current Month's Electric Charges

\$1,259.93

Billing information continues on next page →



Sub-Account #: 211014757721
Statement Date: 06/02/2026

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

Meter Read

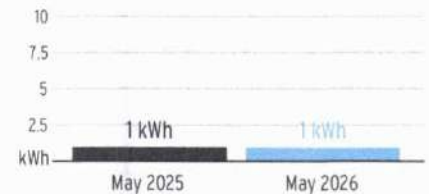
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555996	05/15/2026	1,628		1,598		30 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	30 kWh @ \$0.09202/kWh	\$2.76
Fuel Charge	30 kWh @ \$0.03516/kWh	\$1.05
Storm Protection Charge	30 kWh @ \$0.00568/kWh	\$0.17
Clean Energy Transition Mechanism	30 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.02121/kWh	\$0.64
Florida Gross Receipt Tax		\$0.61

Electric Service Cost

\$24.50

Current Month's Electric Charges

\$24.50

Billing information continues on next page →



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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	512 kWh @ \$0.03411/kWh	\$17.46
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03452/kWh	\$17.67
Storm Protection Charge	512 kWh @ \$0.00574/kWh	\$2.94
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.14

Lighting Charges

\$888.93

Current Month's Electric Charges

\$888.93

Billing information continues on next page →


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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	352 kWh @ \$0.03411/kWh	\$12.01
Fixture & Maintenance Charge	22 Fixtures	\$206.36
Lighting Pole / Wire	22 Poles	\$373.34
Lighting Fuel Charge	352 kWh @ \$0.03452/kWh	\$12.15
Storm Protection Charge	352 kWh @ \$0.00574/kWh	\$2.02
Clean Energy Transition Mechanism	352 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	352 kWh @ \$0.01230/kWh	\$4.33
Florida Gross Receipt Tax		\$0.79

Lighting Charges

\$611.15
Current Month's Electric Charges
\$611.15

Billing information continues on next page →



Agenda Page 226
 Sub-Account #: 221005662947
 Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	527 kWh @ \$0.03411/kWh	\$17.98
Fixture & Maintenance Charge	28 Fixtures	\$469.25
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	527 kWh @ \$0.03452/kWh	\$18.19
Storm Protection Charge	527 kWh @ \$0.00574/kWh	\$3.02
Clean Energy Transition Mechanism	527 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	527 kWh @ \$0.01230/kWh	\$6.48
Florida Gross Receipt Tax		\$1.18

Lighting Charges

\$1,280.97

Current Month's Electric Charges

\$1,280.97

Total Current Month's Charges

\$13,157.05



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

Statement Date: May 21, 2026
Agenda Page 227

Amount Due: \$873.61

Due Date: June 11, 2026

Account #: 211031378329

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$470.31
Payment(s) Received Since Last Statement	-\$406.93
Miscellaneous Credits	-\$63.38
Current Month's Charges	\$873.61

Amount Due by June 11, 2026 \$873.61

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



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your account online.

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POWER LINES
OR POLES.**

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877-588-1010.

TampaElectric.com/PowerLineSafety

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: June 11, 2026



Pay your bill online at TampaElectric.com

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

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Amount Due: \$873.61

Payment Amount: \$ _____

657557323522

Your account will be
drafted on June 11, 2026

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

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

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



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

Account #: 211031378329
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$657.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72
Lighting Charges		\$873.61

Total Current Month's Charges

\$873.61



Miscellaneous Credits

Sales Tax Credit	-\$63.38
Total Current Month's Credits	-\$63.38

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

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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

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 21, 2026

Amount Due: \$704.61

Due Date: June 11, 2026

Account #: 211014758406

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$704.61
Payment(s) Received Since Last Statement	-\$704.61

Current Month's Charges	\$704.61
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Amount Due by June 11, 2026	\$704.61
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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

Account #: 211014758406

Due Date: June 11, 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: \$704.61

Payment Amount: \$ _____

663730113583

Your account will be
drafted on June 11, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014758406
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 29 days		
	Lighting Energy Charge	293 kWh @ \$0.03411/kWh	\$9.99
	Fixture & Maintenance Charge	15 Fixtures	\$253.65
	Lighting Pole / Wire	15 Poles	\$424.80
	Lighting Fuel Charge	293 kWh @ \$0.03452/kWh	\$10.11
	Storm Protection Charge	293 kWh @ \$0.00574/kWh	\$1.68
	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		\$704.61

Total Current Month's Charges

\$704.61

Important Messages

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888-223-0800 (All Other Counties)

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Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 21, 2026

Amount Due: \$611.52

Due Date: June 11, 2026

Account #: 211014758174

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$611.52
Payment(s) Received Since Last Statement	-\$611.52

Current Month's Charges	\$611.52
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Amount Due by June 11, 2026	\$611.52
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Account #: 211014758174

Due Date: June 11, 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: \$611.52

Payment Amount: \$ _____

663730113582

Your account will be
drafted on June 11, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

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



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

Account #: 211014758174
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03411/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$460.18
Lighting Fuel Charge	224 kWh @ \$0.03452/kWh	\$7.73
Storm Protection Charge	224 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.50
Lighting Charges		\$611.52

Total Current Month's Charges

\$611.52

Important Messages

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Quarterly Fuel Source Update

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 21, 2026
Agenda Page 233

Amount Due: \$1,486.15

Due Date: June 11, 2026

Account #: 211014757960

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due \$1,486.15

Payment(s) Received Since Last Statement -\$1,486.15

Current Month's Charges \$1,486.15

Amount Due by June 11, 2026 \$1,486.15

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



Scan here to view
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**DON'T TOUCH
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014757960

Due Date: June 11, 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: \$1,486.15

Payment Amount: \$ _____

663730113581

Your account will be
drafted on June 11, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014757960
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 29 days		
	Lighting Energy Charge	598 kWh @ \$0.03411/kWh	\$20.40
	Fixture & Maintenance Charge	33 Fixtures	\$416.26
	Lighting Pole / Wire	33 Poles	\$1016.46
	Lighting Fuel Charge	598 kWh @ \$0.03452/kWh	\$20.64
	Storm Protection Charge	598 kWh @ \$0.00574/kWh	\$3.43
	Clean Energy Transition Mechanism	598 kWh @ \$0.00043/kWh	\$0.26
	Storm Surcharge	598 kWh @ \$0.01230/kWh	\$7.36
	Florida Gross Receipt Tax		\$1.34
	Lighting Charges		\$1,486.15

Total Current Month's Charges **\$1,486.15**

Important Messages

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P.O. Box 31318
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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P.O. Box 111
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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: May 21, 2026

Amount Due: \$2,068.78

Due Date: June 11, 2026

Account #: 211014758646

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due \$2,068.78

Payment(s) Received Since Last Statement -\$2,068.78

Current Month's Charges \$2,068.78

Amount Due by June 11, 2026 \$2,068.78

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



Scan here to view
your account online.

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TampaElectric.com/PowerLineSafety

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

Account #: 211014758646

Due Date: June 11, 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: \$2,068.78

Payment Amount: \$ _____

663730113584

Your account will be
drafted on June 11, 2026

SOUTH FORK EAST COMMUNITY
SOUTH FORK EAST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014758646
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	997 kWh @ \$0.03411/kWh	\$34.01
Fixture & Maintenance Charge	44 Fixtures	\$733.63
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	997 kWh @ \$0.03452/kWh	\$34.42
Storm Protection Charge	997 kWh @ \$0.00574/kWh	\$5.72
Clean Energy Transition Mechanism	997 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	997 kWh @ \$0.01230/kWh	\$12.26
Florida Gross Receipt Tax		\$2.23
Lighting Charges		\$2,068.78

Total Current Month's Charges

\$2,068.78

Important Messages

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

Statement Date: May 20, 2026
Agenda Page 237

Amount Due: \$115.74

Due Date: June 10, 2026

Account #: 221008639702

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

Account Summary

Current Service Period: April 16, 2026 - May 15, 2026

Previous Amount Due	\$112.14
Payment(s) Received Since Last Statement	-\$112.14

Current Month's Charges	\$115.74
-------------------------	----------

Amount Due by June 10, 2026	\$115.74
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



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

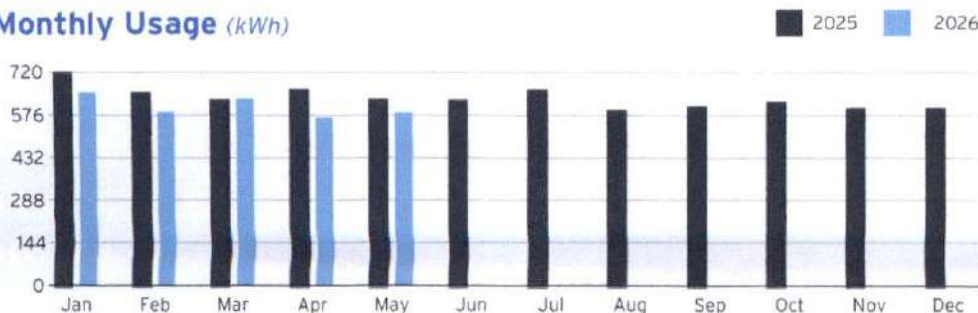


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 221008639702

Due Date: June 10, 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: \$115.74

Payment Amount: \$ _____

648915408541

Your account will be
drafted on June 10, 2026

00004744 FTECO105202622260110 00000 02 00000000 11562 002

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

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

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



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

Account #: 221008639702
Statement Date: May 20, 2026
Charges Due: June 10, 2026

Meter Read

Service Period: Apr 16, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000861702	05/15/2026	30,963	30,375	588 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	588 kWh @ \$0.09202/kWh		\$54.11
Fuel Charge	588 kWh @ \$0.03516/kWh		\$20.67
Storm Protection Charge	588 kWh @ \$0.00568/kWh		\$3.34
Clean Energy Transition Mechanism	588 kWh @ \$0.00418/kWh		\$2.46
Storm Surcharge	588 kWh @ \$0.02121/kWh		\$12.47
Florida Gross Receipt Tax			\$2.89
Electric Service Cost			\$115.74

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$115.74

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 28, 2026
Agenda Page 239

Amount Due: \$722.27

Due Date: June 18, 2026

Account #: 211031369005

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

Account Summary

Current Service Period: April 23, 2026 - May 21, 2026

Previous Amount Due	\$722.27
Payment(s) Received Since Last Statement	-\$711.54
Miscellaneous Credits	-\$10.73
Current Month's Charges	\$722.27

Amount Due by June 18, 2026 \$722.27

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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: June 18, 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: \$722.27

Payment Amount: \$ _____

671137495517

Your account will be
drafted on June 18, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211031369005
Statement Date: May 28, 2026
Charges Due: June 18, 2026

Service Period: Apr 23, 2026 - May 21, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	416 kWh @ \$0.03411/kWh	\$14.19
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$441.22
Lighting Fuel Charge	416 kWh @ \$0.03452/kWh	\$14.36
Storm Protection Charge	416 kWh @ \$0.00574/kWh	\$2.39
Clean Energy Transition Mechanism	416 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	416 kWh @ \$0.01230/kWh	\$5.12
Florida Gross Receipt Tax		\$0.93

Lighting Charges

\$722.27

Total Current Month's Charges

\$722.27



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$10.73

Total Current Month's Credits

-\$10.73

Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 28, 2026
Agenda Page 241

Amount Due: \$555.61

Due Date: June 18, 2026

Account #: 211031359626

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

Account Summary

Current Service Period: April 23, 2026 - May 21, 2026

Previous Amount Due	\$555.61
Payment(s) Received Since Last Statement	-\$547.35
Miscellaneous Credits	-\$8.26
Current Month's Charges	\$555.61

Amount Due by June 18, 2026 \$555.61

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



Scan here to view
your account online.

**DON'T TOUCH
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OR POLES.**

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877-588-1010.

TampaElectric.com/PowerLineSafety

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

Account #: 211031359626

Due Date: June 18, 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: \$555.61

Payment Amount: \$ _____

671137495516

Your account will be
drafted on June 18, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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

Agenda Page 242

Account #: 211031359626
Statement Date: May 28, 2026
Charges Due: June 18, 2026

Service Period: Apr 23, 2026 - May 21, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72
Lighting Charges		\$555.61

Total Current Month's Charges

\$555.61



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$8.26
Total Current Month's Credits	-\$8.26

Important Messages

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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:

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Energy-Saving Programs:

813-275-3909

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

Account #: 211029262014
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Meter Location: IRR WELL

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555924	05/15/2026	54,030	51,471		2,559 kWh	1	29 Days

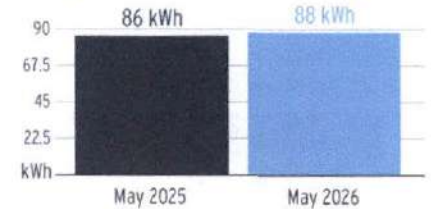
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,559 kWh @ \$0.09202/kWh	\$235.48
Fuel Charge	2,559 kWh @ \$0.03516/kWh	\$89.97
Storm Protection Charge	2,559 kWh @ \$0.00568/kWh	\$14.54
Clean Energy Transition Mechanism	2,559 kWh @ \$0.00418/kWh	\$10.70
Storm Surcharge	2,559 kWh @ \$0.02121/kWh	\$54.28
Florida Gross Receipt Tax		\$10.87
Electric Service Cost		\$434.98

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$434.98

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Ways To Pay Your Bill



Bank Draft

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In-Person

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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](https://www.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](https://www.tampaelectric.com)

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 21, 2026
Agenda Page 244

Amount Due: \$434.98

Due Date: June 11, 2026

Account #: 211029262014

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$486.45
Payment(s) Received Since Last Statement	-\$486.45

Current Month's Charges	\$434.98
-------------------------	----------

Amount Due by June 11, 2026	\$434.98
-----------------------------	----------

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

Your Energy Insight

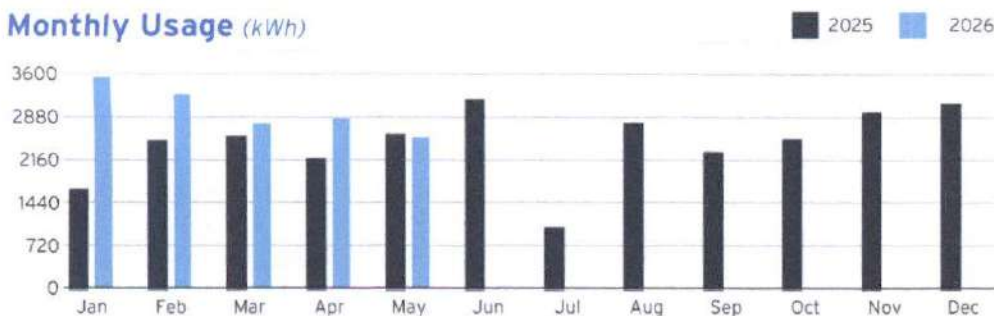
Your average daily kWh used was **2.33% higher** than the same period last year.

Your average daily kWh used was **8.33% 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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 211029262014

Due Date: June 11, 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: \$434.98

Payment Amount: \$ _____

616816758934

Your account will be
drafted on June 11, 2026

SOUTH FORK EAST COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

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.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8229379



000001132 02 SP 106481931787465 S

South Fork East CDD
c/o District Manager
11555 Heron Bay Blvd, Ste 201
Coral Springs, FL 33076
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Agenda Page 246

Invoice Number: 8229379
Account Number: 266781000
Invoice Date: 06/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

South Fork East CDD
c/o District Manager
11555 Heron Bay Blvd, Ste 201
Coral Springs, FL 33076
United States

**SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND,SERIES 2021 REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,363.88
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SOUTH FORK EAST COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND,SERIES 2021 REVENUE ACCOUNT**

Invoice Number:	8229379
Account Number:	266781000
Current Due:	\$4,363.88
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 266781000
Invoice # 8229379
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8229379
Invoice Date: 06/25/2026
Account Number: 266781000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Agenda Page 247

**SOUTH FORK EAST COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND,SERIES 2021 REVENUE ACCOUNT**

Accounts Included 266781000 266781001 266781002 266781003 266781004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	4,050.00	100.00%	\$4,050.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$4,050.00
Incidental Expenses 06/01/2026 to 05/31/2027	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88





0 SOUTH FORK EAST CCD 0

Account Number: XXXX XXXX XXXX 9116

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$3,990.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$4,003.83
Payments & Credits	\$4,003.83
Purchases & Other Charges	\$1,009.27
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,009.27

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

PAYMENT INFORMATION

New Balance	\$1,009.27
Minimum Payment Due	\$1,009.27
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 9116 \$4,003.83-	
05/05	05/05	8533411GDEHMSQ2KT	PAYMENT - PAYPOINT NEW YORK NY	4,003.83-
		FREDRICK LEVATTE	TOTAL XXXXXXXXXXXX 1830 \$1,009.27	
04/30	05/01	5550036G8MBG12BY0	FRONTIER COMM CORP WEB NORWALK CT	112.21
			MCC: 4899 MERCHANT ZIP: 06851	
05/05	05/05	5265384GDLPP2T5QH	BARCODES GROUP, INC. 8009963581 IL	535.29
			MCC: 5045 MERCHANT ZIP: 60606	
05/11	05/11	5543286GK5VV4GE0Y	SPECTRUM MOBILE SAINT LOUIS MO	52.00
			MCC: 4899 MERCHANT ZIP:	
05/13	05/13	5513158GMMTJH5GBK	MICROSOFT*STORE MSBILL.INFO WA	129.99
			MCC: 5818 MERCHANT ZIP:	
05/20	05/20	5270715GX09FLDYNA	THE HOME DEPOT #6951 RUSKIN FL	179.78
			MCC: 5200 MERCHANT ZIP: 33573000	

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 9116
Payment Due Date	June 25, 2026
New Balance	\$1,009.27
Minimum Payment Due	\$1,009.27
Past Due Amount	\$0.00
Amount Enclosed:	\$

Make Check
Payable to:

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,009.27 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$26.73	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.52	\$0-\$500,000 = 0.25%
New Cashback Balance	\$29.25	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Oct 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

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

Date	Purchase From	Amount	Receipt Submitted	Coding
4/30/2026	Frontier	\$ 112.21	Yes	541009
5/5/2026	ID Zone levata	\$ 535.29	Yes	551002
5/11/2026	Spectrum	\$ 52.00	Yes	541009
5/13/2026	Microsoft	\$ 129.99	Yes	546024
5/20/2026	Home Depot	\$ 179.78	Yes	541009
Total:		\$ 1,009.27		

Frontier® - Auto Pay Payment Confirmation

1 message

DoNotReplyFrontierBillPay@billmatrix.com <DoNotReplyFrontierBillPay@billmatrix.com>

Thu, Apr 30, 2026 at 4:03 AM

To: sfeonsiteemployee@gmail.com

[Sign in](#)

You're all set

Your payment was successfully processed.

Payment amount **\$112.21**

Frontier account ending in ***6255**

Payment method ending in ***1830**

Payment date **4/30/2026**

Confirmation code **p264PDXH6H**

To make your internet experience even better, explore our latest offers and deals on a range of top-notch products and services. From boosting your Wi-Fi signal to keeping your family and devices safe online to saying goodbye to outages, we have everything you need to keep you working, playing, and staying connected online.

[SEE OFFERS NOW](#)



CREDIT CARD INVOICE

Agenda Page 252

Invoice #	Invoice Date	Account #
CC7458516	5/5/2026	1111736812

Bill To:

INFRAMARK
Fredrick Levatte
11341 Ambleside Blvd
Riverview FL 33579
United States

Ship To:

INFRAMARK
Fredrick Levatte
11341 Ambleside Blvd
Riverview FL 33579
United States

Order #	Purchase Order #	Web Reference #
SO214804424	prox	

Sales Rep	Due Date
Brent Hascall	Paid

Shipping Method	Ship Date	Payment Terms
Best Way	5/5/2026	Credit Card

Item #	Item Description	UoM	Item Price	Quantity	Item Total
VP-26PROX-B	ValuProx 26 Bit Proximity PVC - Card VP-26Prox-LGGMN H10301 Facility Code: 67 Start Number: 4,401 Serial #:	EA	\$4.799	100	\$479.90
				Subtotal	\$479.90
				Shipping	\$18.04
				Sales Tax	\$37.35
				Total	\$535.29
				Total Due	\$0.00

Invoices are generated as products ship.

If this invoice does not represent your entire order, invoices will be emailed to you as soon as those remaining items have shipped.

We want to make sure you are completely satisfied with your purchase. Customers must return their product within 30 days of shipment to receive a full credit less a 15% restocking fee. Returns must be presented in new condition with all of the original packaging.



APRIL 24, 2026

Mobile

AMOUNT DUE

\$52.00

Your Auto Pay is scheduled for **May 11**.

Account Holder Information ▾

South Fork East Community\,
11341 Ambleside Blvd Riverview, FL 33579

Account Number: 1007524067



IMPORTANT BILLING UPDATE

Effective June 15, 2026, the Mobile international data roaming rate will adjust from \$0.00 to \$0.00 per MB. For more information, visit: [International Roaming](#)

(<https://www.spectrum.com/content/dam/spectrum/residential/en/mobile/International-Roaming-Update-2026.pdf>)
Thank you for being a valued Spectrum customer.

Previous Account Activity

Previous Balance	\$52.00 ▾
Credits and Payments	-\$52.00 ▾
Auto Pay Payment - Mastercard ending in 1830 Paid on April 10	-\$52.00
Remaining Balance	\$0.00 ▾

Services \$40.00

By the Gig Lines (2) \$40.00 

 Your By the Gig plan includes 2 GB of shared data. Additional shared data is \$5 for each partial or full GB used.

THADDEUS - Tablet (727) 253-0758 \$20.00

By The Gig Tablet \$20.00
April 24 - May 23

thaddeus moss - Phone (813) 440-8246 \$20.00

By The Gig \$20.00
April 24 - May 23

Devices \$12.00

thaddeus moss - Phone \$12.00 

Spectrum Mobile Protection Plan \$12.00

Additional Charges \$0.00

Payments and Credits \$0.00

Amount Due \$52.00

Your Auto Pay is scheduled for **May 11**.

Included Taxes, Fees & Charges

Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.08
Florida Communications Services Tax	\$0.09
Local Communications Services Tax	\$0.06

May 13, 2026 | Order number 7122311576

FL

Microsoft 365 Family

\$129.99 | Subscription

Completed

Manage subscription

Total \$129.99

Paid with MasterCard **1830

Hide details ^

Shipping details

South Fork East, STE #702, N University DR
Coral Springs, fl, 33071-7320
US

Billing details

Subtotal	\$129.99
Tax	\$0.00

Total	\$129.99
Paid with	MasterCard **1830

Related links: [Print order](#) [Order help](#)

March 27, 2026 | Order number b8b580c0-6602-4803-9fa4-5d6a8e0c7feb

Microsoft 365 Family

\$129.99 | Subscription

Declined

Manage subscription

Total \$129.99

Paid with Visa **2900

Show details v



**How doers
get more done.™**

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

6951 00080 56699 05/20/26 12:30 PM
SALE CASHIER ALLISSA

-----Military Discount-----
196234000456 EB LINEPOST <A> <M>
1-5/8"X7' 16G EB GALV LINE POST
8@24.97 199.76N
MAX REFUND VALUE \$179.78/8
Military Discount -19.98

SUBTOTAL 179.78
SALES TAX 0.00

TAX EXEMPT TOTAL \$179.78

XXXXXXXXXXXX1830 MASTERCARD
USD\$ 179.78

AUTH CODE 020777/6803429 TA

AUTH MODE - ISSUER

Chip Read

AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0

<M> = Military Appreciation

6951 05/20/26 12:30 PM



6951 80 56699 05/20/2026 5545

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/18/2026



PO BOX 489
NEWARK, NJ 07101-0489

Agenda Page 257

Account: 442033747-00001
Invoice: 6145752729
Billing period: May 11 - Jun 10, 2026
Due date: 07/10/26

KEYLINE



SOUTH FORK EAST COMMUNITY
INFRAMARK
2005 PAN AM CIR STE 300
TAMPA, FL 33607

Manage your account at
verizon.com/mybusiness

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

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

Snapshot of your bill

(details on page 5)

Balance from last bill	\$32.83
Payment - Thank You	-\$32.83
Balance Forward	\$0.00
This month's charges due by Jul 10, 2026	\$73.60
Total due	\$73.60

Auto Pay is scheduled for 06/26/26 - Thank You.

Review your bill online

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



Late fee policy

If you don't pay the total charges due
by the due date, you'll be charged 5%
of the unpaid balance or \$10,
whichever is greater, if allowed by law
in the state of your billing address.



SOUTH FORK EAST COMMUNITY
INFRAMARK
2005 PAN AM CIR STE 300
TAMPA, FL 33607

Bill Date June 10, 2026
Account Number 442033747-00001
Invoice Number 6145752729

Total Amount Due

Deducted from bank account on 06/26/26
DO NOT MAIL PAYMENT

\$73.60

PO BOX 16810
NEWARK, NJ 07101-6810



61457527290104420337470000100000007360000000073602

Account: 442033747-00001
Invoice: 6145752729
Billing period: May 11 - Jun 10, 2026
Due date: 07/10/26

Payment Summary

Previous Balance	\$32.83
Payment - Thank You	
Payment Received 05/26/26	-\$32.83
Total Payments	-\$32.83
Balance Forward	\$0.00

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

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

See eligible plans at verizon.com/business/payoptions

You can enroll in Auto Pay by:

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

You can enroll in paper-free billing by:

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

Eligible payment methods for potential discount include:

1. Bank Account
2. Verizon Business Mastercard

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

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

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

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



Account: 442033747-00001

Invoice: 6145752729

Billing period: May 11 - Jun 10, 2026

Due date: 07/10/26

Explanation of Charges: Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-310-5866 Theddeus Moss	4	\$69.00	--	--	\$4.60	--	--	\$73.60	--	--	.179GB	--	--	--
Total Charges		\$69.00	\$0.00	\$0.00	\$4.60	\$0.00	\$0.00	\$73.60						

Account: 442033747-00001
Invoice: 6145752729
Billing period: May 11 - Jun 10, 2026
Due date: 07/10/26

Charges by line details

Theddeus Moss
813-310-5866
Business Internet Gateway Xc46

\$73.60

Monthly Charges **\$69.00**

Plan

5G Business Internet 100Mbps 06/11 - 07/10 \$69.00

Features & Add Ons

5g BI 10 Year Price Guarantee*
 *Includes a price guarantee thru 3/25/2035

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

Equipment Charges **\$0.00**

Business Internet Gateway Xc46Be \$9.72
 Device Payment Agreement 1334892865 - Payment 15 of 36
 Paid \$126.43
 Past Due \$9.72
 Balance (after this month's current payment) \$204.12
 Device Promotional Credit (15 of 36) -\$9.72

Usage and Purchase Charges **\$0.00**

Data	Allowance	Used	Billable	Cost
Gigabyte Usage(05/11 - 06/10)	gigabytes	unlimited	.179	--
Total Data				\$0.00

Surcharges and Other Charges **\$4.60**

Surcharges

Regulatory Charge \$0.02
 Administrative Charge \$1.60

Other Charges and Credits

Economic Adjustment Charge \$2.98

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

Your Plan

5G Business Internet 100Mbps
 \$69.00 monthly charge

Unlimited Data
 Unlimited monthly gigabyte

Usage and Purchase Charges

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

For additional details about these charges sign into your account by visiting verizon.com/mybusiness

Account: 442033747-00001
Invoice: 6145752729
Billing period: May 11 - Jun 10, 2026
Due date: 07/10/26

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

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

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

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

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

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

Bankruptcy Information

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

Explanation of Surcharges

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

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

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

Economic Adjustment Charge

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

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

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

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

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

California - Questions About Your Bill?

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

Account: 442033747-00001**Invoice:** 6145752729**Billing period:** May 11 - Jun 10, 2026**Due date:** 07/10/26

Need-to-Know Information (continued)

Important Information Regarding Your Account

Effective May 18th, 2026, new late payment terms will apply to wireless postpaid accounts. This fee may be assessed following a late payment, as outlined in your contract, and will be 5% of the unpaid monthly balance or a flat \$10 per month, whichever is higher as permitted by law in the state of your billing address. Please contact us if you have questions or need assistance.

Review your privacy preferences

Verizon values your privacy and offers you choices about certain use and sharing of information for marketing and other purposes.

Custom Experience and Custom Experience Plus

These programs enable us to provide you with more relevant Verizon offers and experiences.

Business & Marketing Insights

This program helps others understand customer behaviors in aggregate.

Identity Verification

Our identity verification services help banks and other companies verify your identity to prevent fraud.

Targeted Advertising

Customers and website visitors can limit the use and disclosure of personal information for certain types of targeted advertising.

Customer Proprietary Network Information (CPNI)

Customers can limit the sharing of CPNI within Verizon for marketing certain services.

You can view and change your privacy choices at any time in the My Verizon app (Profile & settings > Privacy preferences) or online at <https://m.vzw.com/m/g1l7Mcg>.

INVOICE

Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

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.: 8707
Terms: Net 15
Invoice date: 06/01/2026
Due date: 06/16/2026

#	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

Ways to pay

BANK

Payment Options -

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged

View and pay

SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 30, 2026

- **Current Cash Balances:**

- Valley National Bank Operating: \$2,424,148.62.

- **Assessment collections:**

- South Fork East is over collected by 2%, waiting on tax collector to send recapitulation report explaining the overage.

- **Expenses:**

- Current expenses make up 49.70% of the annual budget through the end of June 30, 2026.

Total expenses for the first 9 months are approximately \$839,214. South Fork East looks to remain on budget for the next 3 months of the fiscal year.