

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
FEBRUARY 27, 2020**

South Fork East Community Development District
Inframark, Infrastructure Management Services
 210 N. University Drive, Suite 702, Coral Springs, FL 33071
 Phone: 954-603-0033; Fax: 954-345-1292

February 20, 2020

Board of Supervisors
 South Fork East Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Fork East Community Development District will be held on Thursday, February 27, 2020 at 6:00 p.m. at the Christ the King Lutheran Church, 11421 Big Bend Road, Riverview, Florida. Following is the advance agenda for the meeting:

1. Pledge of Allegiance
2. Call to Order
3. Audience Comments (3) minute time limit

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

4. Vendor Reports
5. Consent Agenda
 - A. Approval of the Minutes of January 23, 2020 Meeting
 - B. Acceptance of the Financial Statements, January 2020
6. Staff Report
 - A. On-Site Manager's Report
 - B. Attorney's Report
 - C. Engineers' Report
 - D. District Manager's Report
 - i. Follow-up and Field Report
 - ii. Discussion of Meritage Homes Sign
7. Old Business
8. New Business and Supervisors' Requests
9. Audience Comments (3) minute time limit
10. Adjournment

South Fork East CDD
February 20, 2020
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Any items not enclosed will be distributed separately or at the meeting. I look forward to seeing you and in the meantime if you have any questions, please contact me.

Sincerely,

Bob Nanni
District Manager

Fifth Order of Business

5A

**MINUTES OF MEETING
SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork East Community Development District was held Thursday January 23, 2020 at 6:01 p.m. at Christ the King Lutheran Church, 11421 Big Bend Road, Riverview, Florida

Present and constituting a quorum were:

Karen Gagliardi	Chairperson
Laura Green	Vice-Chairperson
Mona Dixon	Assistant Secretary
Frank Gagliardi	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Kristen Schalter	District Counsel
Thaddeus Moss	On-Site Manager

The following is a summary of the discussions and actions taken at the January 23, 2020 South Fork East Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Roll Call

- Mr. Nanni called the meeting to order and called the roll. A quorum was established.

THIRD ORDER OF BUSINESS

Audience Comments

- Audience comments were received:
 - New landscapers doing a great job
 - Standing water in the dog park
 - Lots of water in the playground area

FOURTH ORDER OF BUSINESS

Vendor Reports

- Invitation to attend the next Board meeting was extended to the new landscapers.

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of the Minutes of the December 19, 2019 Meeting****B. Acceptance of the Financial Statements, December 31, 2019**

- Mr. Nanni asked if there were any questions, changes, additions to the consent agenda.
- Mr. Nanni followed up with the questions Ms. Green had as it related to the fees from SunTrust and the bonds.

On MOTION by Ms. Green seconded by Ms. Dixon with all in favor the consent agenda was approved as presented. 4-0

SIXTH ORDER OF BUSINESS**Staff Report****A. On-Site Manager's Report**

- Mr. Moss presented and discussed the following to the Board.
 - All the safety items related to the pool.
 - Purchased signs numbered 1 to 25.
 - Discussed other signage such as "no swimming", "gators".
 - Discussed his budget and ability to purchase all the signs.
 - Four grates in pool replaced at a cost of \$700.
 - Discussion of big bill item – upgrading of computer system for cameras. The approximate cost is \$1,700 for new equipment, software, installation.
 - Discussion was had regarding the warranty of the equipment. It was suggested to have Mr. Babbar review the paperwork as it relates to the warranty.

On MOTION by Ms. Green seconded by Ms. Gagliardi with all in favor to allow Mr. Gagliardi and Mr. Moss to proceed with the equipment and software IT purchase which needs to be done for all the pool systems in an amount not to exceed of \$1,900 was approved. 4-0

- They have deferred the schedule for the cleaning of the pool area and pressure washing until February 5, 6, and 7.
- Ms. Green requested Mr. Moss prepare a tickler file to keep track of items such as replacement of the grate for the pool, when equipment is replaced. This will be an

ongoing list of items being repaired and/or replaced and will serve as a reminder of when items will need maintenance or replacement. Mr. Moss has already started such a list.

- Mr. Moss will present several big-ticket items for discussion at the next meeting

B. Attorney's Report

- Ms. Schalter reviewed the resolutions presented to the Board. She indicated these resolutions are standard and are used when a project is completed. The Engineer issues the certificate and signs off followed by the formal adoption of the resolution by the Board at which time the resolution is made part of the final record.

i. Consideration of Resolution 2020-03, Declaring the 2013 Project Complete and Adopting the Engineer's Certificate of Completion of the 2013 Project

On MOTION by Ms. Green seconded by Mr. Gagliardi with all in favor Resolution 2020-03 declaring the 2013 project complete and adopting the engineer's certificate of completion of the 2013 project was adopted. 4-0

ii. Consideration of Resolution 2020-04, Declaring the 2014 Project Complete and Adopting the Engineer's Certificate of Completion of the 2014 Project

On MOTION by Ms. Gagliardi seconded by Ms. Dixon with all in favor Resolution 2020-04 declaring the 2014 project complete and adopting the engineer's certificate of completion of the 2014 project was adopted. 4-0

C. Engineer's Report

- None.

D. District Manager's Report

i. Follow-up and Field Report

ii. Discussion of the Meritage Homes Sign

- Discussion was had regarding the Meritage Home signs.

- Feral hogs, this is an unbudgeted expense and there is a possibility of running into a deficit. After further discussion it was suggested to have the hog traps pulled.
- Mr. Nanni discussed the suggested cost the District should charge Meritage for their signage.
- Ms. Schalter mentioned to the Board that Mr. Babbar has already drawn up a letter agreement as they will use that agreement and not the one provided by Meritage. The letter agreement will indemnify the District, the District will be reimbursed for landscaping around the signs and Meritage will keep the two signs up for at least one year.
- Further discussion ensued regarding having Meritage Homes put up two signs and allow KB Homes to keep their two signs until they sell their lot.

On MOTION by Ms. Green seconded by Ms. Dixon with all in favor allowing Mr. Nanni and Mr. Babbar to negotiate the final terms of the sign agreement in the amount range of \$3,000 to \$3,600 was approved. 4-0

- Mr. Moss indicated he spoke with Joe (the trapper) and they have removed 32 raccoons and 11 hogs. However there have not been any hogs in the last three weeks and it appears most hogs have now moved to another area.
- Mr. Nanni indicated there has been damage to the pond bank due to the hogs which needs repair. Ms. Gagliardi would like a final bill for the hog trapping so that she can take this to the next County meeting.
- Ms. Schalter indicated she represents two communities which are not too far up the road from here, and they have been having bad hog problems and just hired the same trapper to start trapping them. Those are probably the same hogs so it is hoped they can remove more of them.
- After further discussion regarding the hogs, the Board asked to have the trapper remove the hog traps at the end of the month.

- Mr. Nanni mentioned at the last meeting the Board asked to invite the HOA to the CDD meeting. He only received one response from Mr. Ralph Alvarez and will resend another invitation to the HOA to attend the next CDD meeting.
- Mr. Nanni continued to review the items on the follow-up list.
- Mr. Moss discussed getting a backup hard drive for the cameras. He also mentioned there are several blind spots and they are unable to see certain parts of the pool, they cannot see anything in the parking lot or the front entrance of the club house. He stated one can only see approximately 80-85% of the pool area.
- Ms. Green asked Mr. Moss if he has asked MHD about getting a dedicated portable hard drive just for recording. Mr. Moss's preference is to have a representative come onsite so he can show him what they have and discuss what is needed versus having them just provide a dollar amount and not be totally aware what is really needed.
- Discussion regarding pond 26 and the issue with midge flies was had.
- The reserve study was discussed briefly.
- The last item on the follow-up list is the ongoing TECO and surety bonds. Ms. Green stated she has been asking to get these deposits back since she got on the Board in April 2018. Further discussion was had about this issue.
- Mr. Nanni will follow-up on several items discussed at today's meeting. At the next meeting he will provide the Board with the budget dates.

SEVENTH ORDER OF BUSINESS**Old Business**

- None

EIGHTH ORDER OF BUSINESS**New Business and Supervisors' Request**

- Ms. Gagliardi asked as it relates to the hogs if the insurance company said anything about a claim. Mr. Nanni informed her the insurance company stated it is not an item they could claim as an exclusion. They pointed out in the insurance policy item #7, loss attributable to or damages caused by F. - animals, birds, vermin, rodents, insects are not insurable claims.

- Ms. Gagliardi asked for a copy of the letter which states they cannot claim this as she will take it to the County Commissioner meeting. She mentioned a few commissioners agreed this was a problem they have created with all the building they are doing.
- Mr. Gagliardi questioned about the LMP bill. Mr. Nanni indicated the Board told Mr. Babbar to go ahead and provide the termination letter to LMP with a termination date of December 20, 2019. Further discussion ensued on this matter.

NINTH ORDER OF BUSINESS**Audience Comments**

- Audience comments were received.
 - Dead trees on Clement Pride Road
 - Easements in front of the Abyss subdivision, the CDD is not supposed to maintain that, that is supposed to be KB Homes. KB Homes should be paying that bill all along Ambleside. The question was asked when does KB Homes turn it over and it becomes the CDDs to maintain.
 - Mr. Nanni will do a records check, he will inquire about the areas the Board is concerned about, then he will reach out to District Counsel to send them a letter stating the CDD does not accept things, it has to be conveyed properly. Further discussion ensued on this matter.
 - Inquired about park fencing.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Gagliardi seconded by Ms. Dixon with all in favor the meeting adjourned. 4-0

Chairperson/Vice-Chairperson

5B.

SOUTH FORK EAST
Community Development District

Financial Report

January 31, 2020

Prepared by



SOUTH FORK EAST
Community Development District

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SOUTH FORK EAST

Community Development District

Financial Statements

(Unaudited)

January 31, 2020

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2005 CAPITAL PROJECTS FUND	SERIES 2013 CAPITAL PROJECTS FUND	SERIES 2014 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>								
Cash - Checking Account	\$ 815,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,273
Due From Other Funds	-	65	35	145	-	-	-	245
Investments:								
Construction Fund	-	-	-	-	-	1	58,870	58,871
Prepayment Account	-	-	8,588	2	-	-	-	8,590
Reserve Fund	-	-	89,828	363,853	-	-	-	453,681
Reserve Fund A	-	117,488	-	-	-	-	-	117,488
Revenue Fund	-	-	170,904	828,331	-	-	-	999,235
Revenue Fund A	-	445,639	-	-	-	-	-	445,639
Deposits	25,602	-	-	-	-	-	-	25,602
TOTAL ASSETS	\$ 840,875	\$ 563,192	\$ 269,355	\$ 1,192,331	\$ -	\$ 1	\$ 58,870	\$ 2,924,624
<u>LIABILITIES</u>								
Accounts Payable	\$ 13,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,837
Accrued Expenses	932	-	-	-	-	-	-	932
Retainage Payable	-	-	-	-	-	61,454	-	61,454
Due To Developer	12,814	-	-	-	60	-	-	12,874
Accrued Wages Payable	2,814	-	-	-	-	-	-	2,814
Accrued Taxes Payable	688	-	-	-	-	-	-	688
Deposits	500	-	-	-	-	-	-	500
Due To Other Funds	245	-	-	-	-	-	-	245
TOTAL LIABILITIES	31,830	-	-	-	60	61,454	-	93,344

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2005 CAPITAL PROJECTS FUND	SERIES 2013 CAPITAL PROJECTS FUND	SERIES 2014 CAPITAL PROJECTS FUND	TOTAL
FUND BALANCES								
Nonspendable:								
Deposits	25,602	-	-	-	-	-	-	25,602
Restricted for:								
Debt Service	-	563,192	269,355	1,192,331	-	-	-	2,024,878
Capital Projects	-	-	-	-	-	-	58,870	58,870
Assigned to:								
Operating Reserves	188,377	-	-	-	-	-	-	188,377
Reserves - Capital Projects	5,000	-	-	-	-	-	-	5,000
Reserves - Deferred Costs	67,980	-	-	-	-	-	-	67,980
Unassigned:	522,086	-	-	-	(60)	(61,453)	-	460,573
TOTAL FUND BALANCES	\$ 809,045	\$ 563,192	\$ 269,355	\$ 1,192,331	\$ (60)	\$ (61,453)	\$ 58,870	\$ 2,831,280
TOTAL LIABILITIES & FUND BALANCES	\$ 840,875	\$ 563,192	\$ 269,355	\$ 1,192,331	\$ -	\$ 1	\$ 58,870	\$ 2,924,624

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 50	\$ 17	\$ 495	\$ 478	990.00%	\$ 4	\$ 495	\$ 491
Interest - Tax Collector	-	-	147	147	0.00%	-	147	147
Special Assmnts- Tax Collector	784,852	756,664	751,399	(5,265)	95.74%	6,461	32,570	26,109
Special Assmnts- Discounts	(31,394)	(31,275)	(29,941)	1,334	95.37%	(187)	(1,191)	(1,004)
Other Miscellaneous Revenues	-	-	600	600	0.00%	-	600	600
Pool Access Key Fee	-	-	50	50	0.00%	-	-	-
TOTAL REVENUES	753,508	725,406	722,750	(2,656)	95.92%	6,278	32,621	26,343
<u>EXPENDITURES</u>								
<u>Administration</u>								
P/R-Board of Supervisors	12,000	4,000	3,200	800	26.67%	1,000	800	200
FICA Taxes	918	306	245	61	26.69%	77	61	16
ProfServ-Arbitrage Rebate	650	-	-	-	0.00%	-	-	-
ProfServ-Dissemination Agent	3,000	1,000	1,000	-	33.33%	-	-	-
ProfServ-Engineering	7,500	5,410	5,410	-	72.13%	1,330	1,330	-
ProfServ-Legal Services	24,000	8,000	8,008	(8)	33.37%	2,035	2,035	-
ProfServ-Mgmt Consulting Serv	44,000	14,667	14,667	-	33.33%	3,667	3,667	-
ProfServ-Trustee Fees	16,000	7,813	7,813	-	48.83%	-	-	-
Auditing Services	7,500	-	-	-	0.00%	-	-	-
Website Compliance	3,065	1,631	1,631	-	53.21%	-	-	-
Communication/Freight - Gen'l	500	167	120	47	24.00%	42	35	7
Public Officials Insurance	2,750	2,750	2,419	331	87.96%	-	-	-
Legal Advertising	3,000	1,007	1,007	-	33.57%	-	-	-
Miscellaneous Services	180	-	-	-	0.00%	-	-	-
Misc-Bank Charges	180	60	75	(15)	41.67%	15	25	(10)
Misc-Assessmnt Collection Cost	15,697	15,133	14,429	704	91.92%	129	628	(499)
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Dues, Licenses, Subscriptions	725	225	225	-	31.03%	-	-	-
Total Administration	141,840	62,344	60,424	1,920	42.60%	8,295	8,581	(286)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>								
Utilities-Electric	169,000	56,333	53,973	2,360	31.94%	14,083	13,292	791
Total Electric Utility Services	169,000	56,333	53,973	2,360	31.94%	14,083	13,292	791
<u>Water-Sewer Comb Services</u>								
Utility - Water & Sewer	11,000	3,667	4,715	(1,048)	42.86%	917	(382)	1,299
Total Water-Sewer Comb Services	11,000	3,667	4,715	(1,048)	42.86%	917	(382)	1,299
<u>Flood Control/Stormwater Mgmt</u>								
Contracts-Lake and Wetland	23,412	7,804	7,804	-	33.33%	1,951	1,951	-
Contracts-Wetland Mitigation	2,000	500	500	-	25.00%	-	-	-
Contracts-Aquatic Midge Mgmt	29,589	9,766	9,766	-	33.01%	4,883	4,883	-
R&M-Lake	5,609	1,879	1,879	-	33.50%	1,879	1,879	-
Total Flood Control/Stormwater Mgmt	60,610	19,949	19,949	-	32.91%	8,713	8,713	-
<u>Field</u>								
ProfServ-Field Management	15,000	5,000	5,000	-	33.33%	1,250	1,250	-
ProfServ-Wildlife Management Service	4,800	3,600	3,600	-	75.00%	1,200	1,200	-
Contracts-Landscape	180,600	60,200	56,407	3,793	31.23%	15,050	16,600	(1,550)
Insurance - General Liability	11,500	11,500	10,525	975	91.52%	-	-	-
R&M-Entry Feature	1,000	-	-	-	0.00%	-	-	-
R&M-Irrigation	15,600	1,667	1,667	-	10.69%	-	-	-
R&M-Plant Replacement	6,500	-	-	-	0.00%	-	-	-
R&M-Annals	10,200	-	-	-	0.00%	-	-	-
Total Field	245,200	81,967	77,199	4,768	31.48%	17,500	19,050	(1,550)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
Payroll-Cabana Staff Salary	52,000	17,333	18,000	(667)	34.62%	4,333	4,100	233
Payroll-Cabana Staff Hourly	28,500	9,500	8,759	741	30.73%	2,375	1,524	851
FICA Taxes	6,158	2,053	5,583	(3,530)	90.66%	513	1,634	(1,121)
Contracts-Pools	12,000	4,000	3,700	300	30.83%	1,000	850	150
Telephone/Fax/Internet Services	4,200	1,400	1,488	(88)	35.43%	350	371	(21)
R&M-Cabana Facility	11,100	3,700	3,471	229	31.27%	925	75	850
R&M-Parks	1,500	1,500	5,691	(4,191)	379.40%	-	-	-
R&M-Pools	4,200	1,400	986	414	23.48%	-	-	-
R&M-Cabana Lights	1,000	-	-	-	0.00%	-	-	-
Pool Furniture-Cabana	2,000	-	-	-	0.00%	-	-	-
Misc-Security Equipment	2,000	-	-	-	0.00%	-	-	-
Office Supplies-Cabana	1,200	302	302	-	25.17%	291	291	-
Total Parks and Recreation - General	125,858	41,188	47,980	(6,792)	38.12%	9,787	8,845	942
TOTAL EXPENDITURES	753,508	265,448	264,240	1,208	35.07%	59,295	58,099	1,196
Excess (deficiency) of revenues Over (under) expenditures	-	459,958	458,510	(1,448)	0.00%	(53,017)	(25,478)	27,539
Net change in fund balance	\$ -	\$ 459,958	\$ 458,510	\$ (1,448)	0.00%	\$ (53,017)	\$ (25,478)	\$ 27,539
FUND BALANCE, BEGINNING (OCT 1, 2019)	350,535	350,535	350,535					
FUND BALANCE, ENDING	\$ 350,535	\$ 810,493	\$ 809,045					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 1,468	\$ 1,468	0.00%	\$ -	\$ 257	\$ 257
Interest - Tax Collector	-	-	65	65	0.00%	-	65	65
Special Assmnts- Tax Collector	347,270	334,797	332,469	(2,328)	95.74%	2,859	14,411	11,552
Special Assmnts- Discounts	(13,891)	(13,835)	(13,248)	587	95.37%	(161)	(527)	(366)
TOTAL REVENUES	333,379	320,962	320,754	(208)	96.21%	2,698	14,206	11,508
<u>EXPENDITURES</u>								
<u>Administration</u>								
Misc-Assessmnt Collection Cost	6,945	6,697	6,384	313	91.92%	57	278	(221)
Total Administration	6,945	6,697	6,384	313	91.92%	57	278	(221)
<u>Debt Service</u>								
Principal Debt Retirement	95,000	-	-	-	0.00%	-	-	-
Interest Expense	224,250	112,125	112,125	-	50.00%	-	-	-
Total Debt Service	319,250	112,125	112,125	-	35.12%	-	-	-
TOTAL EXPENDITURES	326,195	118,822	118,509	313	36.33%	57	278	(221)
Excess (deficiency) of revenues								
Over (under) expenditures	7,184	202,140	202,245	105	2815.21%	2,641	13,928	11,287
<u>OTHER FINANCING SOURCES (USES)</u>								
Contribution to (Use of) Fund Balance	7,184	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,184	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,184	\$ 202,140	\$ 202,245	\$ 105	2815.21%	\$ 2,641	\$ 13,928	\$ 11,287
FUND BALANCE, BEGINNING (OCT 1, 2019)	360,947	360,947	360,947					
FUND BALANCE, ENDING	\$ 368,131	\$ 563,087	\$ 563,192					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 893	\$ 893	0.00%	\$ -	\$ 126	\$ 126
Interest - Tax Collector	-	-	35	35	0.00%	-	35	35
Special Assmnts- Tax Collector	187,813	181,067	179,807	(1,260)	95.74%	1,546	7,794	6,248
Special Assmnts- Discounts	(7,513)	(7,413)	(7,165)	248	95.37%	(90)	(285)	(195)
TOTAL REVENUES	180,300	173,654	173,570	(84)	96.27%	1,456	7,670	6,214
<u>EXPENDITURES</u>								
<u>Administration</u>								
Misc-Assessmnt Collection Cost	3,756	3,622	3,453	169	91.93%	31	150	(119)
Total Administration	3,756	3,622	3,453	169	91.93%	31	150	(119)
<u>Debt Service</u>								
Principal Debt Retirement	40,000	40,000	40,000	-	100.00%	-	-	-
Principal Prepayment	-	-	5,000	(5,000)	0.00%	-	-	-
Interest Expense	128,375	64,725	64,725	-	50.42%	-	-	-
Total Debt Service	168,375	104,725	109,725	(5,000)	65.17%	-	-	-
TOTAL EXPENDITURES	172,131	108,347	113,178	(4,831)	65.75%	31	150	(119)
Excess (deficiency) of revenues								
Over (under) expenditures	8,169	65,307	60,392	(4,915)	739.28%	1,425	7,520	6,095
<u>OTHER FINANCING SOURCES (USES)</u>								
Contribution to (Use of) Fund Balance	8,169	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,169	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,169	\$ 65,307	\$ 60,392	\$ (4,915)	739.28%	\$ 1,425	\$ 7,520	\$ 6,095
FUND BALANCE, BEGINNING (OCT 1, 2019)	208,963	208,963	208,963					
FUND BALANCE, ENDING	\$ 217,132	\$ 274,270	\$ 269,355					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 307	\$ 307	0.00%	\$ -	\$ 62	\$ 62
Interest - Tax Collector	-	-	145	145	0.00%	-	145	145
Special Assmnts- Tax Collector	772,344	744,604	739,424	(5,180)	95.74%	6,357	32,051	25,694
Special Assmnts- Discounts	(30,894)	(30,642)	(29,464)	1,178	95.37%	(994)	(1,172)	(178)
TOTAL REVENUES	741,450	713,962	710,412	(3,550)	95.81%	5,363	31,086	25,723
<u>EXPENDITURES</u>								
<u>Administration</u>								
Misc-Assessmnt Collection Cost	15,447	14,892	14,199	693	91.92%	127	618	(491)
Total Administration	15,447	14,892	14,199	693	91.92%	127	618	(491)
<u>Debt Service</u>								
Principal Debt Retirement	390,000	-	-	-	0.00%	-	-	-
Principal Prepayment	-	-	15,000	(15,000)	0.00%	-	-	-
Interest Expense	326,850	163,425	163,425	-	50.00%	-	-	-
Total Debt Service	716,850	163,425	178,425	(15,000)	24.89%	-	-	-
TOTAL EXPENDITURES	732,297	178,317	192,624	(14,307)	26.30%	127	618	(491)
Excess (deficiency) of revenues Over (under) expenditures	9,153	535,645	517,788	(17,857)	5657.03%	5,236	30,468	25,232
<u>OTHER FINANCING SOURCES (USES)</u>								
Contribution to (Use of) Fund Balance	9,153	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	9,153	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 9,153	\$ 535,645	\$ 517,788	\$ (17,857)	5657.03%	\$ 5,236	\$ 30,468	\$ 25,232
FUND BALANCE, BEGINNING (OCT 1, 2019)	674,543	674,543	674,543					
FUND BALANCE, ENDING	\$ 683,696	\$ 1,210,188	\$ 1,192,331					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	(61,453)					
FUND BALANCE, ENDING	\$ -	\$ -	\$ (61,453)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 331	\$ 331	0.00%	\$ -	\$ 75	\$ 75
TOTAL REVENUES	-	-	331	331	0.00%	-	75	75
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	331	331	0.00%	-	75	75
Net change in fund balance	\$ -	\$ -	\$ 331	\$ 331	0.00%	\$ -	\$ 75	\$ 75
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	58,539					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 58,870					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-20 BUDGET	JAN-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	(60)					
FUND BALANCE, ENDING	\$ -	\$ -	\$ (60)					

Notes to the Financial Statements
January 31, 2020

Financial Overview / Highlights

- ▶ Total Revenues are at 95.92% of Annual General Fund Budget.
- ▶ Total Expenditures are over budget at 35.07% of Annual General Fund Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Due from Other Funds	245	Due from General fund to the Debt Service funds-Interest to be transferred in February
Deposits	25,602	BOCC for \$3,139 and TECO for \$22,463
Liabilities		
Accrued Expenses	932	Electric, water/sewer
Retainage Payable	61,454	Kearney Company Tract D & L Project retainage from 2013
Due to Developer	12,874	K. Hovanian Homes
Deposits	500	Clubhouse rental deposit
Due To Other Funds	245	Due from General fund to the Debt Service funds-Interest to be transferred in February

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Special Assessmnts-Tax Collector	784,852	751,399	95.74%	Collections were at 96.41% at this time last year
Other Miscellaneous Revenues	-	600	0.00%	Revenue from signs on property
Pool Access Key Fee	-	50	0.00%	Pool access key fees
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	7,500	5,410	72.13%	General engineering services, attend Board meetings, pond inspection, bond close-out
ProfServ-Trustee Fees	16,000	7,813	48.83%	Paid for half of the year

Notes to the Financial Statements
January 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Administrative (continued)</u>				
Website Compliance	3,065	1,631	53.21%	Website hosting/compliance
Public Officials Insurance	2,750	2,419	87.96%	Insurance paid for year
Misc-Bank Charges	180	75	41.67%	Chase bank service fees for remote deposit capture machine
Annual District Filing Fee	175	175	100.00%	Annual fee paid for the year
<u>Water-Sewer Comb Services</u>				
Utility - Water & Sewer	11,000	4,715	42.86%	Monthly water from BOCC plus annual water/sewer impact fee assessment (\$592).
<u>Field</u>				
ProfServ-Wildlife Management Srv	4,800	3,600	75.00%	Hog and raccoon trapping as needed
Insurance - General Liability	11,500	10,525	91.52%	Insurance paid for the year
<u>Parks and Recreation</u>				
Payroll Taxes/Fees	6,158	5,583	90.66%	Includes payroll taxes, risk management and administrative fees from payroll company
Telephone/Fax/Internet Services	4,200	1,488	35.43%	Monthly phone and cable services from Frontier and Verizon, slightly more than budgeted
R&M-Parks	1,500	5,691	379.40%	EWf Playground mulch (\$5,330), repair dog water fountain

SOUTH FORK EAST

Community Development District

Supporting Schedules

January 31, 2020

SOUTH FORK EAST

Community Development District

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2020

					Allocation by Fund			
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2013 Debt Service Fund	Series 2014 Debt Service Fund	Series 2017 Debt Service Fund
Assessments Levied				\$2,092,279	\$784,852	\$347,270	\$187,813	\$772,344
Allocation %				100%	37.51%	16.60%	8.98%	36.91%
11/05/19	\$ 8,142	\$ 441	\$ 166	\$ 8,749	\$ 3,282	\$ 1,452	\$ 785	\$ 3,230
11/15/19	57,568	2,448	1,175	61,190	22,954	10,156	5,493	22,588
11/21/19	55,698	2,368	1,137	59,203	22,208	9,826	5,314	21,854
12/06/19	1,612,969	68,577	32,918	1,714,464	643,127	284,562	153,898	632,877
12/12/19	68,461	2,810	1,397	72,668	27,259	12,061	6,523	26,825
01/08/20	81,978	3,175	1,673	86,826	32,570	14,411	7,794	32,051
TOTAL	\$ 1,884,815	\$ 79,819	\$ 38,466	\$ 2,003,099	\$ 751,399	\$ 332,469	\$ 179,807	\$ 739,424
% COLLECTED				95.74%	95.74%	95.74%	95.74%	95.74%
TOTAL OUTSTANDING				\$ 89,180	\$ 33,453	\$ 14,802	\$ 8,005	\$ 32,920

**Cash and Investment Report
January 31, 2020**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	Chase Bank	0.00%	\$815,273
Total General Fund			\$815,273
DEBT SERVICE FUNDS			
Series 2013A Reserve A Fund	US Bank	1.19%	\$117,488 (1)
Series 2013A Revenue A Fund	US Bank	1.19%	\$445,639 (1)
Total Series 2013A Debt Service Fund			\$563,127
Series 2014 Prepayment Account	US Bank	1.46%	\$8,588 (1)
Series 2014 Reserve Fund	US Bank	1.46%	\$89,828 (1)
Series 2014 Revenue Fund	US Bank	1.46%	\$170,904 (1)
Total Series 2014 Debt Service Fund			\$269,320
Series 2017 Prepayment Account	US Bank	0.13%	\$2 (1)
Series 2017 Reserve Fund	US Bank	0.13%	\$363,853 (1)
Series 2017 Revenue Fund	US Bank	0.13%	\$828,331 (1)
Total Series 2017 Debt Service Fund			\$1,192,185
CAPITAL PROJECTS FUNDS			
Series 2013A Acquisition & Construction Account	US Bank	1.19%	\$1 (1)
Series 2014 Acquisition & Construction Account	US Bank	1.46%	\$58,870 (1)
Grand Total			\$2,898,776

(1) - Invested in First American Treasury Obligations.

SOUTH FORK EAST
Community Development District

Payment Register by Fund
For the Period from 1/1/2020 to 1/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1232	01/02/20	DISCLOSURE SERVICES LLC	2	DISSEMINATION AGENT SERVICES FY19 SERIES 2013A	ProfServ-Dissemination Agent	531012-51301	\$1,000.00
001	1233	01/02/20	INFRAMARK	47431	12/19 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,666.67
001	1233	01/02/20	INFRAMARK	47431	12/19 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	1233	01/02/20	INFRAMARK	47431	12/19 MANAGEMENT FEES	Postage and Freight	541006-51301	\$10.50
001	1234	01/02/20	JOSEPH PULLARO III	1676	FERAL HOG & RACCOON TRAPPING	ProfServ-Wildlife Management	531074-53901	\$1,200.00
001	1234	01/02/20	JOSEPH PULLARO III	1677	FERAL HOG & RACCOON TRAPPING	ProfServ-Wildlife Management	531074-53901	\$1,200.00
001	1236	01/16/20	AQUATIC SYSTEMS, INC.	0000456909	FISH STOCKING - SITE 26	R&M-Lake	546042-53801	\$420.00
001	1237	01/16/20	RB OWENS ELECTRIC INC.	20193783	WOMEN'S RESTRM LIGHTS/OUTDOOR PNL 11/6/19	R&M-Facility	546024-57201	\$1,766.50
001	1237	01/16/20	RB OWENS ELECTRIC INC.	20193786	RESTROOM AREA ELECTRIC WORK 12/02/19	R&M-Facility	546024-57201	\$227.50
001	1238	01/17/20	AQUATIC SYSTEMS, INC.	0000459808	MIDGE FLY TREATMENT	Contracts-Aquatic Midge Mgmt	534130-53801	\$4,883.00
001	1238	01/17/20	AQUATIC SYSTEMS, INC.	0000456918	MIDGE FLY TREATMENT	Contracts-Aquatic Midge Mgmt	534130-53801	\$4,883.00
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	Home Depot-Padlock/Battery/Chain	546066-57201	\$109.52
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	Home Depot-Twisted Poly	546074-57201	\$17.87
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	Lowes-Lysol/Gloves	546024-57201	\$22.06
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	QFC Supp-Dog Bags/Tissue/Trash Bags	546024-57201	\$183.74
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	Home Depot-Gloves/Bleach	546024-57201	\$64.06
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	Safety Play-Labels	546066-57201	\$156.00
001	1239	01/17/20	CARDMEMBER SERVICE	012320-1923	PURCHASES FOR 12/02/19-01/01/20	R&M-Facility	546024-57201	(\$39.00)
001	1240	01/17/20	SOUTH COUNTY LANDCARE	1804	LANDSCAPE MAINT - JAN20	Contracts-Landscape	534050-53901	\$16,600.00
001	1241	01/20/20	BRANDON WOOD	3396	01/20 POOL CLEANING	Contracts-Pool	534078-57201	\$850.00
001	1242	01/21/20	JMT	3-150772	PROFESSIONAL SERVICE THRU 12/28/19	ProfServ-Engineering	531013-51501	\$1,330.00
001	1243	01/21/20	MHD COMMUNICATIONS	20424	ONESITE AXTRAX TROUBLESHOOTING 1/8/20	R&M-Facility	546024-57201	\$33.75
001	1248	01/23/20	STRALEY ROBIN	17886	GENERAL MATTERS THRU 01/15/20	ProfServ-Legal Services	531023-51401	\$2,035.00
001	1249	01/23/20	VERIZON	9846011821	442033747-00001 12/11/19-01/10/20	Telephone/Fax/Internet Services	541009-57201	\$170.04
001	1250	01/24/20	LANDSCAPE MAINTENANCE PROFESSIONALS	149341	MONTHLY GROUNDS MAINT - DEC 1-20, 2019	Contracts-Landscape	534050-53901	\$9,707.25
001	1251	01/24/20	SOLITUDE LAKE MANAGEMENT	PI-A00343003	MONTHLY LAKE & POND SERVICE 01/20	Contracts-Lake and Wetland	534021-53801	\$1,951.00
001	1252	01/24/20	WESLEY LLOYD CARTER	2908	INSTALL NEW CONTROL BOX & VALVE	R&M-Lake	546042-53801	\$1,459.00
001	1253	01/28/20	JOSEPH PULLARO III	1678	FERAL HOG & RACCOON TRAPPING	ProfServ-Wildlife Management	531074-53901	\$1,200.00
001	1258	01/29/20	INFRAMARK	48276	01/20 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,666.67
001	1258	01/29/20	INFRAMARK	48276	01/20 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	1258	01/29/20	INFRAMARK	48276	01/20 MANAGEMENT FEES	Copies	541001-51301	\$28.02
001	1258	01/29/20	INFRAMARK	48276	01/20 MANAGEMENT FEES	Postage	541001-51301	\$6.50
001	DD140	01/09/20	TECO-ACH	1.09.20 ACH	SERVICE FOR 11/14/19-12/13/19	Utilities-Electric	543041-53100	\$3,667.88
001	DD142	01/17/20	BOCC	01/17/20 ACH	SERVICE FOR 11/18/19-12/19/19	Utility-Water & Sewer	543021-53601	\$1,327.57
001	DD143	01/01/20	FRONTIER	08095-010120	813-672-4181 01/01/20-01/31/20	Telephone/Fax/Internet Services	541009-57201	\$200.76
001	DD144	01/12/20	TECO-ACH	1.07.20 ACH	SERVICE FOR 11/14/19-12/13/19	Utilities-Electric	543041-53100	\$9,818.17
001	DD144	01/12/20	TECO-ACH	1.07.20 ACH	SERVICE FOR 11/14/19-12/13/19	Deposit Interest	361001	(\$495.18)
001	1254	01/29/20	LAURA A. GREEN	PAYROLL	January 29, 2020 Payroll Posting			\$183.87
001	1255	01/29/20	KAREN A. GAGLIARDI	PAYROLL	January 29, 2020 Payroll Posting			\$184.70
001	1256	01/29/20	MONA DIXON	PAYROLL	January 29, 2020 Payroll Posting			\$183.87
001	1257	01/29/20	FRANK A. GAGLIARDI	PAYROLL	January 29, 2020 Payroll Posting			\$184.70
Fund Total								\$76,564.99

**SOUTH FORK EAST
Community Development District**

Payment Register by Fund
For the Period from 1/1/2020 to 1/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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201 2013 SERIES DEBT SERVICE FUND - 201

201	1246	01/21/20	SOUTH FORK EAST C/O US BANK	010720 DS-2013A	XFR FY 2020 SPECIAL ASSESSMENTS RECEIVED	Due from Other Funds	131000	\$315,540.20
Fund Total								\$315,540.20

202 2014 SERIES DEBT SERVICE FUND - 202

202	1247	01/21/20	SOUTH FORK EAST C/O US BANK	010720 DS-2014	XFR FY2020 SPECIAL ASSESSMENTS RECEIVED	Due from Other Funds	131000	\$170,652.16
Fund Total								\$170,652.16

203 2017 SERIES DEBT SERVICE FUND - 203

203	1245	01/21/20	SOUTH FORK EAST C/O US BANK	010720 DS-2017	XFR FY 2020 SPECIAL ASSESSMENTS RECEIVED	Due from Other Funds	131000	\$701,774.71
Fund Total								\$701,774.71

Total Checks Paid	\$1,264,532.06
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