

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT
JUNE 25, 2020**

AGENDA PACKAGE

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

June 25, 2020

Board of Supervisors
South Fork East Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of South Fork East Community Development District will be held on Thursday June 25, 2020 at 6:00 PM. The meeting will be conducted at Christ the King Lutheran Church at 11421 Big Bend Road, Riverview, FL 33579. 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 May 28, 2020 Meeting
 - B. Acceptance of the Financial Statements, May 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 and Consideration of Volleyball Court Proposal
7. Old Business
8. New Business and Supervisors' Requests
9. Audience Comments (3) minute time limit
10. Adjournment

South Fork East CDD
June 25, 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 May 28, 2020 at 6:00 p.m. at Christ the King Lutheran Church, 11421 Big Ben Road, Riverview, FL as well as via teleconference.

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
Vivek Babbar – via phone	District Counsel
Thaddeus Moss	On-Site Manager
David Wenck	Inframark

The following is a summary of the discussions and actions taken at the May 28, 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

- No comments were received.

FOURTH ORDER OF BUSINESS

Vendor Reports

- None.

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the April 23, 2020 Meeting
- B. Acceptance of the Financial Statements, April 2020

- Mr. Nanni explained the purpose of a consent agenda. He indicated all items under the consent agenda are administrative items

On MOTION by Ms. Green seconded by Ms. Gagliardi 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 informed the Board, the pool operations have been running smoothly.
- Ms. Green expressed her disappointment that residents had torn down the signs and removed the tape from the closed playground.
- Mr. Moss indicated he turned away between 30 and 40 individuals who did not live in the District admission to use the pool.

B. Attorney's Report

- Mr. Babbar followed up on a number of items and had discussion regarding the pool.

C. Engineer's Report

- None.

D. District Manager's Report

- Mr. Nanni indicated in his report will be the budget discussion.

iv. Follow-up and Field Report

- Mr. Wenck reviewed the field report items with the Board.
 - The hogs have returned. He has spoken with the trapper who has set up traps. Mr. Wenck will follow-up with the trapper.
 - There was some damage and he suggested they triangulate before assessing the hog damage.
 - The wrong side of the easement was used, Paul stated it was a new employee and he has since had a company-wide meeting and went over the map with the staff and everyone is on the same page.
 - Discussion ensued regarding the landscape damage on Clement Pride. The whole plan was to go through and use some products which will wipe everything out except the St. Augustine. He has treated it for bugs and

different type of weeds and they have to wait through the summer to see how the St. Augustine comes back to see if they need to go in there to the area requires re-sodding.

- Ms. Green asked Mr. Nanni if someone could get in contact with Jeff Hills to let him know they are not releasing their claim. As probably will be at the end of summer or later before they see what the damage is and follow-up on the claim. She does not want him to think or come back to them later that they never came back and said anything or try to reduce the amount of the damage they are trying to get help with.

- Mr. Nanni asked if she was speaking about the contractor, and Ms. Green stated she was. Further discussion ensued on this matter.

- Mr. Gagliardi stated he was contacted by a resident regarding some fence damage on Calloway pond back in the 1.1.300 section, back in the dead section where the overflow pond drainage is. Paul, the landscaper was in there to replace a window of a resident who was very happy.

- The landscapers are doing a great job.

- Ms. Gagliardi stated on pond 29 on the other side she asked if they should start to maintain this area as she does not want the District to be in violation.

i. Presentation of the Fiscal Year 2021 Proposed Budget

- Mr. Nanni presented the budget.
- He stated the only thing the Board needed to do is decide whether or not they are going to have an assessment increase. They cannot add to the budget on August 27, 2020 they can only go down. Discussion ensued line items in the budget.
- Mr. Nanni mentioned the TECO reimbursement and indicated all the paperwork has been completed and Egis is supposed to take the paperwork and provide it to one of their divisions then they will get a hold of TECO. So currently they are at the second to last or last step on obtaining these funds.
- Discussion ensued regarding purchasing computers for the Board.

- 101 • Mr. Nanni indicated this was version two of the budget being presented today as
102 it included all the items received from Mr. Moss and Mr. Gagliardi. Discussion
103 ensued regarding opening reserve accounts. Mr. Nanni indicated to the Board the
104 importance of opening reserve accounts as reserve accounts are looked at as a
105 good planning financial tool. It means that the Board does not take all the
106 assessments in one year, spends it on what they think they should and that is it,
107 what it means when they do the reserves you are thinking ahead two, three, four,
108 five years. They have four or five new reserve accounts. Mr. Moss provided
109 details on how he can fix things so the costs can be less which means they do not
110 have to replace anything in 2021, it can be replaced in 2022 or 2023.
- 111 • Further discussion ensued on this matter.
- 112 • Mr. Nanni continued and asked when they take it home and get a chance to look
113 at the budget, he would like for them to look at the area called unassigned cash
114 or fund balance. The fund balance is very low, but it will change when the fiscal
115 year rolls over to 2021. What this means is the unassigned cash and ending fund
116 balance will probably go up but it needs to go up a lot so if they do reserves and
117 start planning and do not get hit with a big expense all at once which would mean
118 every year they will be able to put a little into the unassigned cash.
- 119 • Discussion ensued regarding whether they had received all the monies from the
120 assessment.
- 121 • Mr. Nanni stated this is a well thought out budget and he thinks the Board did a
122 good job. He will go back to and tell the accountant the highwater mark
123 percentage because there is a budget increase. A letter will go out as per Florida
124 Statute 170 which will tell everyone that is happening and the budget will be
125 adopted on August 27, 2020. Mr. Nanni's name will be on the letter and he most
126 likely will receive a number of calls to this regard at which time he will inform them
127 the increase is not the final budget, but they will know the final number come
128 August 27, 2020.
- 129 • Extensive discussion ensued on the budget.

- Mr. Nanni continued to state when you maintain what you have, it stops the property values from going down. He asked the Board to review the budget, they discussed the percentage of the highwater mark and what dollar amount to start for the reserves.
- Mr. Moss discussed the park and recreation area and the amount of land which is not being used. Ms. Green suggested doing an obstacle station. He continued and stated he asked about setting up a cross training station inside the four corners park. Further discussion ensued on this matter.
- Ms. Gagliardi stated this would be perfect time for Heather of the South Fork of Hillsborough County 3 HOA who is on the phone to talk now about the proposal for the playground that she has.
- Further discussion was had on highwater percentage for the budget. Discussion was had regarding it being 10.5% but the Board opted for 13% since the final decision on the final number will be done at the public hearing August 27, 2020.
- Mr. Nanni asked if there was a motion to approve the highwater mark of 13% for 2021.

On MOTION by Ms. Gagliardi seconded by Mr. Gagliardi with all in favor the highwater mark of 13% for the 2021 budget was approved. 4-0

ii. Consideration of Resolution 2020-05, Approving the Budget and Setting a Public Hearing

On MOTION by Ms. Gagliardi seconded by Ms. Dixon with all in favor Resolution 2020-05 Approving the Budget and Setting the Public Hearing for August 27, 2020 was adopted. 4-0

- Mr. Nanni thanked Mr. Moss and Mr. Gagliardi for their assistance on the budget.
- iii. Discussion of Construction Landscape Damage**
- Item discussed during the field report.

NINTH ORDER OF BUSINESS**Audience Comments**

- Heather of South Fork of Hillsborough 3 HOA informed the Board they have extra money and would like to pay for a volleyball court and asked if they could have it placed by the pool. Mr. Moss indicated with a volleyball court the ground requires work.
- Discussion ensued on this matter and Heather confirmed the Events Committee would take care of the entire cost. Mr. Moss indicated there is more than enough acreage to place a volleyball court and if the Board decides to go forward with the playground equipment, they will site this to ensure there is no conflict with volleyball.
- Ms. Green and the Board thanked Heather.
- Mr. Babbar indicated they will have to prepare a contract between the CDD and HOA indicating how they are going to pay for this, whether the HOA will provide a check or the CDD pays and the HOA reimburses them. Heather will provide the CDD with a proposal for the work to have the volleyball court installed and have this available to be presented for approval at the next Board meeting. The Board thanked Heather for the gift.
- No audience comments were received.

SEVENTH ORDER OF BUSINESS**Old Business**

- None

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

- Mr. Moss has a pest control company come out and check the facility for termites.
- Discussion was had regarding the reserve study, which was done previously, however, Ms. Gagliardi stated she was not pleased with those results.
- Mr. Gagliardi asked for an update on the fan motors and the blowers. Mr. Moss provided an update on these items.
- Ms. Dixon asked what time the sprinklers go on. Mr. Moss informed her they are currently on a restriction. He checked the Hillsborough website, this area up until the end of June they can only water early in the day and are not allowed to water at night. They are building a new station right off of 301 and it will not be online for another 18 months. This is part of the problem. He will update this.

196 **TENTH ORDER OF BUSINESS**

Adjournment

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

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Chairperson/Vice-Chairperson

5B

SOUTH FORK EAST
Community Development District

Financial Report

May 31, 2020

Prepared by



SOUTH FORK EAST
Community Development District

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SOUTH FORK EAST

Community Development District

Financial Statements

(Unaudited)

May 31, 2020

Balance Sheet
May 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	TOTAL
ASSETS							
Cash - Checking Account	\$ 684,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 684,766
Accounts Receivable	450	-	-	-	-	-	450
Due From Other Funds	-	10,814	5,849	24,051	-	-	40,714
Investments:							
Construction Fund	-	-	-	-	-	1	1
Prepayment Account	-	-	59,042	-	-	-	59,042
Reserve Fund	-	-	89,085	361,331	-	-	450,416
Reserve Fund A	-	117,488	-	-	-	-	117,488
Revenue Fund	-	-	107,524	272,978	-	-	380,502
Revenue Fund A	-	239,662	-	-	-	-	239,662
Prepaid Items	5,960	-	-	-	-	-	5,960
Deposits	25,602	-	-	-	-	-	25,602
TOTAL ASSETS	\$ 716,778	\$ 367,964	\$ 261,500	\$ 658,360	\$ -	\$ 1	\$ 2,004,603
LIABILITIES							
Accounts Payable	\$ 23,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,755
Accrued Expenses	19,330	-	-	-	-	-	19,330
Retainage Payable	-	-	-	-	-	61,454	61,454
Due To Developer	12,814	-	-	-	60	-	12,874
Accrued Wages Payable	1,330	-	-	-	-	-	1,330
Accrued Taxes Payable	266	-	-	-	-	-	266
Deposits	500	-	-	-	-	-	500
Due To Other Funds	40,714	-	-	-	-	-	40,714
TOTAL LIABILITIES	98,709	-	-	-	60	61,454	160,223

Balance Sheet
May 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	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	5,960	-	-	-	-	-	5,960
Deposits	25,602	-	-	-	-	-	25,602
Restricted for:							
Debt Service	-	367,964	261,500	658,360	-	-	1,287,824
Assigned to:							
Operating Reserves	188,377	-	-	-	-	-	188,377
Reserves - Capital Projects	5,000	-	-	-	-	-	5,000
Reserves - Deferred Costs	67,980	-	-	-	-	-	67,980
Unassigned:	325,150	-	-	-	(60)	(61,453)	263,637
TOTAL FUND BALANCES	\$ 618,069	\$ 367,964	\$ 261,500	\$ 658,360	\$ (60)	\$ (61,453)	\$ 1,844,380
TOTAL LIABILITIES & FUND BALANCES	\$ 716,778	\$ 367,964	\$ 261,500	\$ 658,360	\$ -	\$ 1	\$ 2,004,603

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 50	\$ 50	\$ 493	\$ 443	986.00%	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	159	159	0.00%	-	-	-
Special Assmnts- Tax Collector	784,852	784,852	776,372	(8,480)	98.92%	-	4,990	4,990
Special Assmnts- Discounts	(31,394)	(31,394)	(30,137)	1,257	96.00%	-	41	41
Other Miscellaneous Revenues	-	-	1,350	1,350	0.00%	-	150	150
Pool Access Key Fee	-	-	75	75	0.00%	-	-	-
TOTAL REVENUES	753,508	753,508	748,312	(5,196)	99.31%	-	5,181	5,181
EXPENDITURES								
Administration								
P/R-Board of Supervisors	12,000	8,000	5,400	2,600	45.00%	1,000	600	400
FICA Taxes	918	612	413	199	44.99%	77	46	31
ProfServ-Arbitrage Rebate	650	-	-	-	0.00%	-	-	-
ProfServ-Dissemination Agent	3,000	1,000	1,000	-	33.33%	-	-	-
ProfServ-Engineering	7,500	5,000	9,230	(4,230)	123.07%	625	1,770	(1,145)
ProfServ-Legal Services	24,000	16,000	11,363	4,637	47.35%	2,000	1,200	800
ProfServ-Mgmt Consulting Serv	44,000	29,333	29,333	-	66.67%	3,667	3,667	-
ProfServ-Trustee Fees	16,000	16,000	14,498	1,502	90.61%	5,000	4,148	852
Auditing Services	7,500	7,500	4,700	2,800	62.67%	-	-	-
Website Compliance	3,065	3,065	1,631	1,434	53.21%	-	-	-
Communication/Freight - Gen'l	500	333	230	103	46.00%	42	3	39
Public Officials Insurance	2,750	2,750	2,419	331	87.96%	-	-	-
Legal Advertising	3,000	3,000	1,702	1,298	56.73%	-	-	-
Miscellaneous Services	180	-	-	-	0.00%	-	-	-
Misc-Bank Charges	180	120	175	(55)	97.22%	15	25	(10)
Misc-Assessmnt Collection Cost	15,697	15,697	14,925	772	95.08%	-	101	(101)
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Dues, Licenses, Subscriptions	725	725	650	75	89.66%	425	425	-
Total Administration	141,840	109,310	97,844	11,466	68.98%	12,851	11,985	866

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>								
Utilities-Electric	169,000	112,667	108,747	3,920	64.35%	14,083	13,864	219
Total Electric Utility Services	169,000	112,667	108,747	3,920	64.35%	14,083	13,864	219
<u>Water-Sewer Comb Services</u>								
Utility - Water & Sewer	11,000	7,333	8,589	(1,256)	78.08%	917	900	17
Total Water-Sewer Comb Services	11,000	7,333	8,589	(1,256)	78.08%	917	900	17
<u>Flood Control/Stormwater Mgmt</u>								
Contracts-Lake and Wetland	23,412	15,608	15,844	(236)	67.67%	1,951	2,010	(59)
Contracts-Wetland Mitigation	2,000	500	500	-	25.00%	-	-	-
Contracts-Aquatic Midge Mgmt	29,589	12,166	12,166	-	41.12%	2,400	2,400	-
R&M-Lake	5,609	5,609	2,028	3,581	36.16%	-	-	-
Total Flood Control/Stormwater Mgmt	60,610	33,883	30,538	3,345	50.38%	4,351	4,410	(59)
<u>Field</u>								
ProfServ-Field Management	15,000	10,000	10,000	-	66.67%	1,250	1,250	-
ProfServ-Wildlife Management Service	4,800	4,800	3,600	1,200	75.00%	-	-	-
Contracts-Landscape	180,600	120,400	122,807	(2,407)	68.00%	15,050	16,600	(1,550)
Insurance - General Liability	11,500	11,500	10,974	526	95.43%	-	449	(449)
R&M-Entry Feature	1,000	-	-	-	0.00%	-	-	-
R&M-Irrigation	15,600	3,027	3,027	-	19.40%	-	-	-
R&M-Plant Replacement	6,500	-	-	-	0.00%	-	-	-
R&M-Annals	10,200	-	-	-	0.00%	-	-	-
Total Field	245,200	149,727	150,408	(681)	61.34%	16,300	18,299	(1,999)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
Payroll-Cabana Staff Salary	52,000	34,667	35,000	(333)	67.31%	4,333	5,000	(667)
Payroll-Cabana Staff Hourly	28,500	19,000	15,617	3,383	54.80%	2,375	1,914	461
FICA Taxes	6,158	4,105	10,464	(6,359)	169.93%	513	1,395	(882)
Contracts-Pools	12,000	8,000	7,400	600	61.67%	1,000	850	150
Telephone/Fax/Internet Services	4,200	2,800	3,008	(208)	71.62%	350	399	(49)
R&M-Cabana Facility	11,100	7,400	4,166	3,234	37.53%	925	536	389
R&M-Parks	1,500	1,500	5,691	(4,191)	379.40%	-	-	-
R&M-Pools	4,200	2,800	2,433	367	57.93%	350	101	249
R&M-Cabana Lights	1,000	-	-	-	0.00%	-	-	-
Pool Furniture-Cabana	2,000	-	-	-	0.00%	-	-	-
Misc-Security Equipment	2,000	367	367	-	18.35%	-	-	-
Office Supplies-Cabana	1,200	506	506	-	42.17%	103	103	-
Total Parks and Recreation - General	125,858	81,145	84,652	(3,507)	67.26%	9,949	10,298	(349)
TOTAL EXPENDITURES	753,508	494,065	480,778	13,287	63.81%	58,451	59,756	(1,305)
Excess (deficiency) of revenues Over (under) expenditures	-	259,443	267,534	8,091	0.00%	(58,451)	(54,575)	3,876
Net change in fund balance	\$ -	\$ 259,443	\$ 267,534	\$ 8,091	0.00%	\$ (58,451)	\$ (54,575)	\$ 3,876
FUND BALANCE, BEGINNING (OCT 1, 2019)	350,535	350,535	350,535					
FUND BALANCE, ENDING	\$ 350,535	\$ 609,978	\$ 618,069					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 2,618	\$ 2,618	0.00%	\$ -	\$ 4	\$ 4
Interest - Tax Collector	-	-	70	70	0.00%	-	-	-
Special Assmnts- Tax Collector	347,270	347,270	343,518	(3,752)	98.92%	-	2,208	2,208
Special Assmnts- Discounts	(13,891)	(13,891)	(13,335)	556	96.00%	-	18	18
TOTAL REVENUES	333,379	333,379	332,871	(508)	99.85%	-	2,230	2,230
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	6,945	6,945	6,604	341	95.09%	-	45	(45)
Total Administration	6,945	6,945	6,604	341	95.09%	-	45	(45)
Debt Service								
Principal Debt Retirement	95,000	95,000	95,000	-	100.00%	95,000	95,000	-
Interest Expense	224,250	224,250	224,250	-	100.00%	112,125	112,125	-
Total Debt Service	319,250	319,250	319,250	-	100.00%	207,125	207,125	-
TOTAL EXPENDITURES	326,195	326,195	325,854	341	99.90%	207,125	207,170	(45)
Excess (deficiency) of revenues Over (under) expenditures	7,184	7,184	7,017	(167)	97.68%	(207,125)	(204,940)	2,185
OTHER FINANCING SOURCES (USES)								
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	\$ 7,184	\$ 7,017	\$ (167)	97.68%	\$ (207,125)	\$ (204,940)	\$ 2,185
FUND BALANCE, BEGINNING (OCT 1, 2019)	360,947	360,947	360,947					
FUND BALANCE, ENDING	\$ 368,131	\$ 368,131	\$ 367,964					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 1,598	\$ 1,598	0.00%	\$ -	\$ 43	\$ 43
Interest - Tax Collector	-	-	38	38	0.00%	-	-	-
Special Assmnts- Tax Collector	187,813	187,813	185,783	(2,030)	98.92%	-	1,194	1,194
Special Assmnts- Discounts	(7,513)	(7,513)	(7,212)	301	95.99%	-	10	10
TOTAL REVENUES	180,300	180,300	180,207	(93)	99.95%	-	1,247	1,247
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	3,756	3,756	3,571	185	95.07%	-	24	(24)
Total Administration	3,756	3,756	3,571	185	95.07%	-	24	(24)
Debt Service								
Principal Debt Retirement	40,000	40,000	40,000	-	100.00%	-	-	-
Principal Prepayment	-	-	15,000	(15,000)	0.00%	-	5,000	(5,000)
Interest Expense	128,375	128,375	128,141	234	99.82%	63,650	63,338	312
Total Debt Service	168,375	168,375	183,141	(14,766)	108.77%	63,650	68,338	(4,688)
TOTAL EXPENDITURES	172,131	172,131	186,712	(14,581)	108.47%	63,650	68,362	(4,712)
Excess (deficiency) of revenues Over (under) expenditures	8,169	8,169	(6,505)	(14,674)	-79.63%	(63,650)	(67,115)	(3,465)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	59,042	59,042	0.00%	-	-	-
Contribution to (Use of) Fund Balance	8,169	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,169	-	59,042	59,042	722.76%	-	-	-
Net change in fund balance	\$ 8,169	\$ 8,169	\$ 52,537	\$ 44,368	643.13%	\$ (63,650)	\$ (67,115)	\$ (3,465)
FUND BALANCE, BEGINNING (OCT 1, 2019)	208,963	208,963	208,963					
FUND BALANCE, ENDING	\$ 217,132	\$ 217,132	\$ 261,500					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 583	\$ 583	0.00%	\$ -	\$ 10	\$ 10
Interest - Tax Collector	-	-	156	156	0.00%	-	-	-
Special Assmnts- Tax Collector	772,344	772,344	764,000	(8,344)	98.92%	-	4,911	4,911
Special Assmnts- Discounts	(30,894)	(30,894)	(29,657)	1,237	96.00%	-	41	41
TOTAL REVENUES	741,450	741,450	735,082	(6,368)	99.14%	-	4,962	4,962
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	15,447	15,447	14,687	760	95.08%	-	99	(99)
Total Administration	15,447	15,447	14,687	760	95.08%	-	99	(99)
Debt Service								
Principal Debt Retirement	390,000	390,000	390,000	-	100.00%	390,000	390,000	-
Principal Prepayment	-	-	20,000	(20,000)	0.00%	-	5,000	(5,000)
Interest Expense	326,850	326,850	326,578	272	99.92%	163,425	163,153	272
Total Debt Service	716,850	716,850	736,578	(19,728)	102.75%	553,425	558,153	(4,728)
TOTAL EXPENDITURES	732,297	732,297	751,265	(18,968)	102.59%	553,425	558,252	(4,827)
Excess (deficiency) of revenues Over (under) expenditures	9,153	9,153	(16,183)	(25,336)	-176.81%	(553,425)	(553,290)	135
OTHER FINANCING SOURCES (USES)								
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	\$ 9,153	\$ (16,183)	\$ (25,336)	-176.81%	\$ (553,425)	\$ (553,290)	\$ 135
FUND BALANCE, BEGINNING (OCT 1, 2019)	674,543	674,543	674,543					
FUND BALANCE, ENDING	\$ 683,696	\$ 683,696	\$ 658,360					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
EXPENDITURES								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	(60)					
FUND BALANCE, ENDING	\$ -	\$ -	\$ (60)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	MAY-20 BUDGET	MAY-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
EXPENDITURES								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	(61,453)					
FUND BALANCE, ENDING	\$ -	\$ -	\$ (61,453)					

Notes to the Financial Statements
May 31, 2020

Financial Overview / Highlights

- ▶ Total Revenues are at 99.31% of Annual General Fund Budget.
- ▶ Total Expenditures are over budget at 63.81% of Annual General Fund Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Accounts Receivable	450	Accrued KB Home signage
Due from Other Funds	40,714	Due from General fund to the Debt Service funds- to be transferred in June
Deposits	25,602	BOCC for \$3,139 and TECO for \$22,463
Liabilities		
Accrued Expenses	19,330	Electric, water, aquatic maint, misc supplies
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	40,714	Due from General fund to the Debt Service funds- to be transferred in June

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	50	493	986.00%	Interest earned from TECO deposits
Special Assessmnts-Tax Collector	784,852	776,372	98.92%	Collections were at 99.02% at this time last year
Other Miscellaneous Revenues	-	1,350	0.00%	Revenue from signs on property
Pool Access Key Fee	-	75	0.00%	Pool access key fees
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	7,500	9,230	123.07%	General engineering services, attend Board meetings, pond inspection, bond close-out
ProfServ-Trustee Fees	16,000	14,498	90.61%	Series 2013 and 2014 have paid for half of the year. Series 2017 is paid in full for the year.
Auditing Services	7,500	4,700	62.67%	Audit is complete

Notes to the Financial Statements
May 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Administrative (continued)</u>				
Public Officials Insurance	2,750	2,419	87.96%	Insurance paid for year
Misc-Bank Charges	180	175	97.22%	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	8,589	78.08%	Monthly water from BOCC plus annual water/sewer impact fee assessment (\$592).
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	23,412	15,844	67.67%	Monthly lake and wetland services-changed vendor and increase price
<u>Field</u>				
ProfServ-Wildlife Management Srvc	4,800	3,600	75.00%	Hog and raccoon trapping as needed
Insurance - General Liability	11,500	10,974	95.43%	Insurance paid for the year
<u>Parks and Recreation</u>				
Payroll Taxes/Fees	6,158	10,464	169.93%	Includes payroll taxes, risk management and administrative fees from payroll company
Telephone/Fax/Internet Services	4,200	3,008	71.62%	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

Notes to the Financial Statements
May 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Debt Service Fund 201				
Revenues				
Special Assessments-Tax Collector	347,270	343,518	98.92%	Collections were at 99.02% at this time last year
Expenditures				
Principal Debt Payment	95,000	95,000	100.00%	Payment was made in May
Interest Expense	224,250	224,250	100.00%	Payment was made in May
Debt Service Fund 202				
Revenues				
Special Assessments-Tax Collector	187,813	185,783	98.92%	Collections were at 99.02% at this time last year
Expenditures				
Principal Debt Payment	40,000	40,000	100.00%	Payment complete for the year
Interest Expense	128,375	128,141	99.82%	Payment was made in May
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	772,344	764,000	98.92%	Collections were at 99.02% at this time last year
Expenditures				
Principal Debt Payment	390,000	390,000	100.00%	Payment was made in May
Interest Expense	326,850	326,578	99.92%	Payment was made in May

SOUTH FORK EAST

Community Development District

Supporting Schedules

May 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	Interest	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
02/05/20	17,434	391	356	-	18,181	6,820	3,018	1,632	6,712
03/03/20	18,526	241	378	-	19,145	7,182	3,178	1,719	7,067
04/07/20	15,944	-	319	-	16,263	6,100	2,699	1,460	6,003
05/05/20	13,146	-	268	(110)	13,304	4,990	2,208	1,194	4,911
TOTAL	\$ 1,949,865	\$ 80,451	\$ 39,787	\$ (110)	\$ 2,069,993	\$ 776,492	\$ 343,571	\$ 185,812	\$ 764,117
% COLLECTED					98.93%	98.93%	98.93%	98.93%	98.93%
TOTAL OUTSTANDING					\$ 22,286	\$ 8,360	\$ 3,699	\$ 2,001	\$ 8,227

**Cash and Investment Report
May 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%	\$684,766
Total General Fund			\$684,766
DEBT SERVICE FUNDS			
Series 2013A Reserve A Fund	US Bank	0.01%	\$117,488 (1)
Series 2013A Revenue A Fund	US Bank	0.01%	\$239,662 (1)
Total Series 2013A Debt Service Fund			\$357,150
Series 2014 Prepayment Account	US Bank	0.04%	\$59,042 (1)
Series 2014 Reserve Fund	US Bank	0.04%	\$89,085 (1)
Series 2014 Revenue Fund	US Bank	0.04%	\$107,524 (1)
Total Series 2014 Debt Service Fund			\$255,651
Series 2017 Prepayment Account	US Bank	0.01%	\$0 (1)
Series 2017 Reserve Fund	US Bank	0.01%	\$361,331 (1)
Series 2017 Revenue Fund	US Bank	0.01%	\$272,978 (1)
Total Series 2017 Debt Service Fund			\$634,309
CAPITAL PROJECTS FUNDS			
Series 2013A Acquisition & Construction Account	US Bank	0.01%	\$1 (1)
Grand Total			\$1,931,877

(1) - Invested in First American Treasury Obligations.

SOUTH FORK EAST

Community Development District

**Payment Register by Fund
For the Period from 5/1/20 to 5/31/20
(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	1290	05/06/20	TAMPA BAY TIMES	0000076759	NOTICE OF TELEPHONIC MEETINGS 04/12/20	Legal Advertising	548002-51301	\$695.00
001	1291	05/07/20	STRALEY ROBIN	18310	GENERAL MATTERS THRU 04/15/20	ProfServ-Legal Services	531023-51401	\$1,169.60
001	1292	05/15/20	EGIS INSURANCE ADVISORS, LLC	10688	POLICY# TBD 05/07/20-05/07/21 SURETY BOND	Insurance - General Liability	545002-53901	\$449.00
001	1293	05/15/20	U.S. BANK	5718958	TRUSTEE FEES S2013A&B 04/01/20-03/31/21	ProfServ-Trustee Fees	531045-51301	\$4,148.38
001	1293	05/15/20	U.S. BANK	5718958	TRUSTEE FEES S2013A&B 04/01/20-03/31/21	Prepaid Items	155000	\$4,148.37
001	1294	05/21/20	BRANDON WOOD	4013	05/20 POOL CLEANING	Contracts-Pool	534078-57201	\$850.00
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	GRAINGER	546024-57201	\$223.51
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	SAMS CLUB BATTERIES	551002-57201	\$20.88
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	GRAINGER	546024-57201	\$76.41
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	ACE HDWE CONCRETE/SAND	546024-57201	\$34.76
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	LOWES FLAG POLE/GREASE GUN	546024-57201	\$41.50
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	OFFICE DEPOT TONER/POSTER BD/MARKERS	551002-57201	\$81.97
001	1295	05/28/20	CARDMEMBER SERVICE	05232020	PURCHASES FOR 4/6-4/22/2020	SIGNS NOW POOL RULES	546024-57201	\$210.00
001	1296	05/28/20	INFRAMARK	51508	05/20 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,666.67
001	1296	05/28/20	INFRAMARK	51508	05/20 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	1296	05/28/20	INFRAMARK	51508	05/20 MANAGEMENT FEES	Postage and Freight	541006-51301	\$2.50
001	1297	05/28/20	VERIZON	9854315417	442033747-00001 04/11/20-05/10/20	Telephone/Fax/Internet Services	541009-57201	\$169.99
001	DD160	05/12/20	TECO-ACH	05.12.20 ACH	SERVICE FOR 03/17/20-04/15/20	Utilities-Electric	543041-53100	\$3,658.46
001	DD161	05/19/20	TECO-ACH	05.05.20 ACH	SERVICE FOR 03/17/20-04/15/20	Utilities-Electric	543041-53100	\$10,005.31
001	DD162	05/19/20	BOCC	04.16.20 ACH	SERVICE FOR 03/23/20-04/22/20	Utility-Water & Sewer	543021-53601	\$961.15
001	DD163	05/26/20	FRONTIER	08095-050120 ACH	813-672-4181 05/01/20-05/31/20	Telephone/Fax/Internet Services	541009-57201	\$228.72
001	1298	05/29/20	LAURA A. GREEN	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	1299	05/29/20	KAREN A. GAGLIARDI	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	1300	05/29/20	MONA DIXON	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
Fund Total								\$32,646.28

Total Checks Paid	\$32,646.28
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