
South Fork East Community Development District
Inframark, Infrastructure Management Services
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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, December 19, 2019 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
4. Vendor Reports
5. Consent Agenda
 - A. Approval of the Minutes of November 14, 2019 Meeting
 - B. Acceptance of the Financial Statements, November 2019
6. Discussion and Selection of Landscape Vendor
7. 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
8. Old Business
9. New Business and Supervisors' Requests
10. Audience Comments (3) minute time limit
11. Adjournment

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

**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 November 14, 2019 at 6:07 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-Chairman
Mona Dixon	Assistant Secretary
Frank Gagliardi	Assistant Secretary

Also present were:

Bob Nanni	District Manager
David Wenck	Field Services
Vivek Babbar	District Counsel
Bill Levith	LMP

The following is a summary of the discussions and actions taken at the November 14, 2019 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.
 - Budget discussion
 - Speed study
 - Reserves dug by the hogs

FOURTH ORDER OF BUSINESS**Vendor Reports**

- Mr. Levith attended today's meeting in place of Ms. Mean. He provided an update to the Board.
- Discussion ensued regarding the concerns raised by the residents and he will follow-up on this matter with Ms. Mean and provide the Board with an update. He mentioned the damages caused by the hogs is under review and LMP is preparing a proposal on how to repair those damages.
- The irrigation is being worked on and are in the process of doing the irrigation inspections.

FIFTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of the Minutes of the October 24, 2019 Meeting**
- B. Acceptance of the Financial Statements, October 31, 2019**
- C. Annual Meeting Location Fee \$500.00 (Donation)**

- Mr. Nanni provided an overview of the consent agenda process. He asked if there were any questions, changes, additions to the consent agenda. There being none,

On MOTION by Ms. Green seconded by Ms. Dixon with all in favor the consent agenda was approved as presented. 4-0
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SIXTH ORDER OF BUSINESS**Staff Report****A. On-Site Manager's Report**

- Mr. Moss was absent at today's meeting, but his report was presented to the Board.
 - Playground mulch installation completed.
 - A request for quotes for safety inspection to be completed in 10 days.
 - The vending machine is now listed under South Fork East/Inframark and the point of contact person is the On-Site Manager.
 - The pool inspection was done by the Hillsborough Health Department. The inspection identified several deficiencies which were emailed to Zebra Pools and action to correct these deficiencies have already started.

B. Attorney's Report

- Mr. Babbar provided his report to the Board.

- Mr. Babbar and Mr. Vega have been working on the RFP and ads for the landscaping. They are still working on the finalizing some of the details and they will provide that information to the vendors. There was a mandatory pre-bid meeting which Mr. Vega held on November 4, 2019 and 11 bidders attended and who walked the property with Mr. Vega.
- All the vendors who attended the last bid to come out and were asked to submit proposals by Friday December 6, 2019 which will be opened at Mr. Babbar's office. Mr. Vega will be in attendance and copies will be provided to the Board and a decision will be made at the December 19, 2019 meeting.
- The bidders were invited to attend the December 19, 2019 meeting to provide a brief presentation to the Board and answer questions that may arise.
- Mr. Babbar anticipates a contract award at the December 19, 2019 meeting to potentially start January 1, 2020.
- Discussion ensued regarding the bonds and follow-up to closing out the accounts. Mr. Vega had identified they were the 2013 and 2014 accounts which needed to be closed out. Mr. Babbar reviewed his files and does not have any engineer certificates already on file for those accounts, so he has provided those engineers' reports to get an estimate. JMT estimated 20 hours to close out everything and to get the proper certification. There will be the plats, deeds that might be outstanding, but a punch list will be created to be able to review this.
- Mr. Babbar asked if this is something the Board would like to go forward with at which time the engineer will come up with a certificate and he will provide the resolution to present to the Board.

On MOTION by Ms. Gagliardi seconded by Mr. Gagliardi with all in favor authorize staff to work on the certification of completion for the 2013 and 2014 accounts was approved. 4-0

- At the last meeting, there was discussion on community events. The policy which had been adopted back in 2017 was reviewed. They had briefly discussed this at the last

meeting in the context of the HOA event. At the time, they decided to create a more flexible policy but since they had a discussion at the last Board meeting, they can look at it now or look at it in the future. If the Board wanted to make any changes it will have to be an agenda item. Further discussion ensued regarding this matter.

C. Engineer's Report

- Mr. Nanni informed the Board the engineer had reached out to him to see if he was needed at tonight's meeting and he indicated to him he was not needed. Mr. Nanni stated if the Board is okay with that if he receives a call from an engineer or anyone vendor they pay a fee to he is inclined to say no unless there is an agenda item which clearly requires their involvement plus this also keeps the costs down.

D. District Manager's Report

i. Follow-up and Field Report

ii. Reminder Landscape Bid Presentation and Selection, December 19.

- Mr. Nanni presented his report to the Board.
- Mr. Nanni discussed the credit card which Mr. Moss maintains. He discussed the approval process for items purchased on the card. His recommendation is for Mr. Moss to review the invoices and providing the approval then information Mr. Nanni so that he can go ahead and approve the items in Avid.
- Further discussion ensued regarding this process and on Board consensus, Mr. Moss will approve the credit card invoices and inform Mr. Nanni who will submit approval
- Mr. Nanni reviewed the field report items.
 - There are six pending landscaping areas, Mr. Nanni will follow-up.
 - Bond closing items.
 - TECO deposits, and Board County Water Commission. Discussion ensued regarding being able to use the same utility bond to guarantee payment. Discussion ensued regarding this matter.
 - Insurance check list being addressed by Mr. Moss.
 - November 15, 2019 the new website should be started.

- Mr. Nanni mentioned Ms. Bingle brought up a question regarding payroll and direct deposit versus checks. Apparently, the Board filled out all the paperwork for direct deposit but are still receiving checks. Mr. Nanni will follow-up on this matter.

- Discussion ensued regarding the lake

SEVENTH ORDER OF BUSINESS**Discussion Regarding Meritage Home**

- One other item it relates to Meritage Homes and the sign. Ms. Green ask they attend the next meeting to address the signage.

EIGHTH ORDER OF BUSINESS**Old Business****A. Discussion of Aeration on Ponds 11 and 26**

- Discussion ensued regarding aerator in the ponds. The cost for that work has not changed. Discussion ensued regarding the lack of electricity in Pond 11 and the need to get an electrician in on this matter. However, the electrician must submit a plan to TECO so that TECO can evaluate whether the transformer which powers that section can take the new load which will be brought to it.
- This item was tabled, and Mr. Nanni will follow-up on this matter and bring it back to the Board.

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

- Ms. Green discussed the new budget and keeping an eye to ensure they do not had go over or over spend. She asked if the district management company would stay on top of the budget with the accounting team so if they have a decision to make about spending funds they are notified before they make the decision if it is going to blow them over their budget or put them really close when there is known expenditure coming.
- Mr. Nanni reviewed the O & M to the Board.
- Discussion ensued regarding the hogs and the work which will have to occur after they are removed from that area. Mr. Gagliardi indicated there is a State law regarding the removal of hogs. Trappers have been given permission to remove with extreme prejudice.

- Ms. Green stated the church allows them to use their facility and a donation is given to them. She was informed this was approved under the consent agenda.
- Mr. Babbar indicated it was discussed last month how the Board wanted to handle the landscape services. He asked if the Board wanted to send a termination notice of LMPs contract now so they can start immediately with the new vendor. Further discussion ensued regarding this matter.

On MOTION by Ms. Green seconded by Ms. Gagliardi with all in favor provide a 30-day termination notice letter to LMP was approved. 4-0

- Mr. Nanni informed the Board, Mr. Wenck met with LMP regarding the irrigation. There are a few zones which are not pumping up water and further investigation as to why is needed.

TENTH ORDER OF BUSINESS**Audience Comments**

- None.

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

Chairperson/Vice-Chairperson

SOUTH FORK EAST
Community Development District

Financial Report

November 30, 2019

Prepared by



SOUTH FORK EAST
Community Development District

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SOUTH FORK EAST

Community Development District

Financial Statements

(Unaudited)

November 30, 2019

Balance Sheet
November 30, 2019

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
ASSETS								
Cash - Checking Account	\$ 373,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373,103
Due From Other Funds	-	22,855	12,361	50,830	-	-	-	86,046
Investments:								
Construction Fund	-	-	-	-	-	1	58,720	58,721
Prepayment Account	-	-	8,424	2	-	-	-	8,426
Reserve Fund	-	-	89,992	363,853	-	-	-	453,845
Reserve Fund A	-	117,488	-	-	-	-	-	117,488
Revenue Fund	-	-	-	126,433	-	-	-	126,433
Revenue Fund A	-	129,583	-	-	-	-	-	129,583
Deposits	25,602	-	-	-	-	-	-	25,602
TOTAL ASSETS	\$ 398,705	\$ 269,926	\$ 110,777	\$ 541,118	\$ -	\$ 1	\$ 58,720	\$ 1,379,247
LIABILITIES								
Accounts Payable	\$ 8,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,874
Accrued Expenses	26,740	-	-	-	-	-	-	26,740
Retainage Payable	-	-	-	-	-	61,454	-	61,454
Due To Developer	12,814	-	-	-	60	-	-	12,874
Accrued Wages Payable	1,393	-	-	-	-	-	-	1,393
Accrued Taxes Payable	107	-	-	-	-	-	-	107
Deposits	500	-	-	-	-	-	-	500
Due To Other Funds	86,046	-	-	-	-	-	-	86,046
TOTAL LIABILITIES	136,474	-	-	-	60	61,454	-	197,988

Balance Sheet
November 30, 2019

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>FUND BALANCES</u>								
Nonspendable:								
Deposits	25,602	-	-	-	-	-	-	25,602
Restricted for:								
Debt Service	-	269,926	110,777	541,118	-	-	-	921,821
Capital Projects	-	-	-	-	-	-	58,720	58,720
Assigned to:								
Operating Reserves	163,649	-	-	-	-	-	-	163,649
Reserves - Capital Projects	5,000	-	-	-	-	-	-	5,000
Reserves - Deferred Costs	67,980	-	-	-	-	-	-	67,980
Unassigned:	-	-	-	-	(60)	(61,453)	-	(61,513)
TOTAL FUND BALANCES	\$ 262,231	\$ 269,926	\$ 110,777	\$ 541,118	\$ (60)	\$ (61,453)	\$ 58,720	\$ 1,181,259
TOTAL LIABILITIES & FUND BALANCES	\$ 398,705	\$ 269,926	\$ 110,777	\$ 541,118	\$ -	\$ 1	\$ 58,720	\$ 1,379,247

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 50	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	784,852	35,872	48,444	12,572	6.17%	35,872	48,444	12,572
Special Assmnts- Discounts	(31,394)	(1,472)	(1,972)	(500)	6.28%	(1,472)	(1,972)	(500)
Pool Access Key Fee	-	-	50	50	0.00%	-	-	-
TOTAL REVENUES	753,508	34,400	46,522	12,122	6.17%	34,400	46,472	12,072
EXPENDITURES								
Administration								
P/R-Board of Supervisors	12,000	2,000	1,600	400	13.33%	1,000	1,000	-
FICA Taxes	918	153	122	31	13.29%	77	77	-
ProfServ-Arbitrage Rebate	650	-	-	-	0.00%	-	-	-
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-	-	-
ProfServ-Engineering	7,500	1,250	4,080	(2,830)	54.40%	625	4,080	(3,455)
ProfServ-Legal Services	24,000	4,000	4,948	(948)	20.62%	2,000	3,330	(1,330)
ProfServ-Mgmt Consulting Serv	44,000	7,333	7,333	-	16.67%	3,667	3,667	-
ProfServ-Trustee Fees	16,000	8,000	7,813	187	48.83%	-	-	-
Auditing Services	7,500	-	-	-	0.00%	-	-	-
Website Compliance	3,065	3,065	1,631	1,434	53.21%	-	-	-
Communication/Freight - Gen'l	500	83	75	8	15.00%	42	51	(9)
Public Officials Insurance	2,750	2,750	2,419	331	87.96%	-	-	-
Legal Advertising	3,000	1,007	1,007	-	33.57%	1,007	1,007	-
Miscellaneous Services	180	-	-	-	0.00%	-	-	-
Misc-Bank Charges	180	30	25	5	13.89%	15	25	(10)
Misc-Assessmnt Collection Cost	15,697	717	929	(212)	5.92%	717	929	(212)
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Dues, Licenses, Subscriptions	725	225	225	-	31.03%	225	225	-
Total Administration	141,840	30,788	32,382	(1,594)	22.83%	9,375	14,391	(5,016)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Electric Utility Services</u>								
Utilities-Electric	169,000	28,167	26,829	1,338	15.88%	14,083	13,561	522
Total Electric Utility Services	169,000	28,167	26,829	1,338	15.88%	14,083	13,561	522
<u>Water-Sewer Comb Services</u>								
Utility - Water & Sewer	11,000	1,833	1,635	198	14.86%	917	785	132
Total Water-Sewer Comb Services	11,000	1,833	1,635	198	14.86%	917	785	132
<u>Flood Control/Stormwater Mgmt</u>								
Contracts-Lake and Wetland	23,412	3,902	3,902	-	16.67%	1,951	1,951	-
Contracts-Wetland Mitigation	2,000	500	500	-	25.00%	500	500	-
Contracts-Aquatic Midge Mgmt	29,589	-	-	-	0.00%	-	-	-
R&M-Lake	5,609	-	-	-	0.00%	-	-	-
Total Flood Control/Stormwater Mgmt	60,610	4,402	4,402	-	7.26%	2,451	2,451	-
<u>Field</u>								
ProfServ-Field Management	15,000	2,500	2,500	-	16.67%	1,250	1,250	-
ProfServ-Wildlife Management Service	4,800	-	-	-	0.00%	-	-	-
Contracts-Landscape	180,600	30,100	30,100	-	16.67%	15,050	15,050	-
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	2,600	1,667	933	10.69%	1,300	569	731
R&M-Plant Replacement	6,500	-	-	-	0.00%	-	-	-
R&M-Annuals	10,200	-	-	-	0.00%	-	-	-
Total Field	245,200	46,700	44,792	1,908	18.27%	17,600	16,869	731

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
Payroll-Cabana Staff Salary	52,000	8,667	9,000	(333)	17.31%	4,333	5,000	(667)
Payroll-Cabana Staff Hourly	28,500	4,750	5,161	(411)	18.11%	2,375	3,155	(780)
FICA Taxes	6,158	1,026	1,429	(403)	23.21%	513	303	210
Contracts-Pools	12,000	2,000	2,000	-	16.67%	1,000	1,000	-
Telephone/Fax/Internet Services	4,200	700	745	(45)	17.74%	350	372	(22)
R&M-Cabana Facility	11,100	1,850	733	1,117	6.60%	925	733	192
R&M-Parks	1,500	1,500	5,420	(3,920)	361.33%	90	90	-
R&M-Pools	4,200	700	116	584	2.76%	350	-	350
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	11	11	-	0.92%	11	11	-
Total Parks and Recreation - General	125,858	21,204	24,615	(3,411)	19.56%	9,947	10,664	(717)
TOTAL EXPENDITURES	753,508	133,094	134,655	(1,561)	17.87%	54,373	58,721	(4,348)
Excess (deficiency) of revenues								
Over (under) expenditures	-	(98,694)	(88,133)	10,561	0.00%	(19,973)	(12,249)	7,724
Net change in fund balance	\$ -	\$ (98,694)	\$ (88,133)	\$ 10,561	0.00%	\$ (19,973)	\$ (12,249)	\$ 7,724
FUND BALANCE, BEGINNING (OCT 1, 2019)	350,364	350,535	350,364					
FUND BALANCE, ENDING	\$ 350,364	\$ 251,841	\$ 262,231					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 953	\$ 953	0.00%	\$ -	\$ 452	\$ 452
Special Assmnts- Tax Collector	347,270	15,872	21,435	5,563	6.17%	15,872	21,435	5,563
Special Assmnts- Discounts	(13,891)	(1,051)	(873)	178	6.28%	(1,051)	(873)	178
TOTAL REVENUES	333,379	14,821	21,515	6,694	6.45%	14,821	21,014	6,193
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	6,945	318	411	(93)	5.92%	318	411	(93)
Total Administration	6,945	318	411	(93)	5.92%	318	411	(93)
Debt Service								
Principal Debt Retirement	95,000	-	-	-	0.00%	-	-	-
Interest Expense	224,250	112,125	112,125	-	50.00%	112,125	112,125	-
Total Debt Service	319,250	112,125	112,125	-	35.12%	112,125	112,125	-
TOTAL EXPENDITURES	326,195	112,443	112,536	(93)	34.50%	112,443	112,536	(93)
Excess (deficiency) of revenues Over (under) expenditures	<u>7,184</u>	<u>(97,622)</u>	<u>(91,021)</u>	<u>6,601</u>	<u>-1267.00%</u>	<u>(97,622)</u>	<u>(91,522)</u>	<u>6,100</u>
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	\$ (97,622)	\$ (91,021)	\$ 6,601	-1267.00%	\$ (97,622)	\$ (91,522)	\$ 6,100
FUND BALANCE, BEGINNING (OCT 1, 2019)	360,947	360,947	360,947					
FUND BALANCE, ENDING	\$ 368,131	\$ 263,325	\$ 269,926					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 641	\$ 641	0.00%	\$ -	\$ 307	\$ 307
Special Assmnts- Tax Collector	187,813	8,584	11,592	3,008	6.17%	8,584	11,592	3,008
Special Assmnts- Discounts	(7,513)	(552)	(472)	80	6.28%	(552)	(472)	80
TOTAL REVENUES	180,300	8,032	11,761	3,729	6.52%	8,032	11,427	3,395
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	3,756	172	222	(50)	5.91%	172	222	(50)
Total Administration	3,756	172	222	(50)	5.91%	172	222	(50)
Debt Service								
Principal Debt Retirement	40,000	40,000	40,000	-	100.00%	40,000	40,000	-
Principal Prepayment	-	-	5,000	(5,000)	0.00%	-	5,000	(5,000)
Interest Expense	128,375	64,725	64,725	-	50.42%	64,725	64,725	-
Total Debt Service	168,375	104,725	109,725	(5,000)	65.17%	104,725	109,725	(5,000)
TOTAL EXPENDITURES	172,131	104,897	109,947	(5,050)	63.87%	104,897	109,947	(5,050)
Excess (deficiency) of revenues Over (under) expenditures	8,169	(96,865)	(98,186)	(1,321)	-1201.93%	(96,865)	(98,520)	(1,655)
OTHER FINANCING SOURCES (USES)								
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	\$ (96,865)	\$ (98,186)	\$ (1,321)	-1201.93%	\$ (96,865)	\$ (98,520)	\$ (1,655)
FUND BALANCE, BEGINNING (OCT 1, 2019)	208,963	208,963	208,963					
FUND BALANCE, ENDING	\$ 217,132	\$ 112,098	\$ 110,777					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 183	\$ 183	0.00%	\$ -	\$ 85	\$ 85
Special Assmnts- Tax Collector	772,344	35,298	47,672	12,374	6.17%	35,298	47,672	12,374
Special Assmnts- Discounts	(30,894)	(1,448)	(1,940)	(492)	6.28%	(1,448)	(1,940)	(492)
TOTAL REVENUES	741,450	33,850	45,915	12,065	6.19%	33,850	45,817	11,967
EXPENDITURES								
Administration								
Misc-Assessmnt Collection Cost	15,447	707	915	(208)	5.92%	707	915	(208)
Total Administration	15,447	707	915	(208)	5.92%	707	915	(208)
Debt Service								
Principal Debt Retirement	390,000	-	-	-	0.00%	-	-	-
Principal Prepayment	-	-	15,000	(15,000)	0.00%	-	15,000	(15,000)
Interest Expense	326,850	163,425	163,425	-	50.00%	163,425	163,425	-
Total Debt Service	716,850	163,425	178,425	(15,000)	24.89%	163,425	178,425	(15,000)
TOTAL EXPENDITURES	732,297	164,132	179,340	(15,208)	24.49%	164,132	179,340	(15,208)
Excess (deficiency) of revenues Over (under) expenditures	9,153	(130,282)	(133,425)	(3,143)	-1457.72%	(130,282)	(133,523)	(3,241)
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	\$ (130,282)	\$ (133,425)	\$ (3,143)	-1457.72%	\$ (130,282)	\$ (133,523)	\$ (3,241)
FUND BALANCE, BEGINNING (OCT 1, 2019)	674,543	674,543	674,543					
FUND BALANCE, ENDING	\$ 683,696	\$ 544,261	\$ 541,118					

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (60)</u>					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (61,453)</u>					

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-19 BUDGET	NOV-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 181	\$ 181	0.00%	\$ -	\$ 87	\$ 87
TOTAL REVENUES	-	-	181	181	0.00%	-	87	87
EXPENDITURES								
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	181	181	0.00%	-	87	87
Net change in fund balance	\$ -	\$ -	\$ 181	\$ 181	0.00%	\$ -	\$ 87	\$ 87
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	58,539					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 58,720					

Notes to the Financial Statements
November 30, 2019

Financial Overview / Highlights

- ▶ Total Revenues are at 6.17% of Annual General Fund Budget.
- ▶ Total Expenditures are over budget at 17.87% of Annual General Fund Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Deposits	25,602	BOCC for \$3,139 and TECO for \$22,463
Liabilities		
Accrued Expenses	26,740	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

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Special Assessmnts-Tax Collector	784,852	48,444	6.17%	Collections were at 4.57% at this time last year
Pool Access Key Fee	-	50	0.00%	Pool access key fees
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	7,500	4,080	54.40%	General engineering services, attend Board meetings, pond inspection, bond close-out
ProfServ-Legal Services	24,000	4,948	20.62%	General matters, attend Board meetings
ProfServ-Trustee Fees	16,000	7,813	48.83%	Paid for half of the year

Notes to the Financial Statements
November 30, 2019

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
Legal Advertising	3,000	1,007	33.57%	Ads for Meetings, Special Meeting and Public Hearing, RFQ for engineering services
Annual District Filing Fee	175	175	100.00%	Annual fee paid for the year
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Wetland Mitigation	2,000	500	25.00%	1st qtr mitigation service complete
<u>Field</u>				
Insurance - General Liability	11,500	10,525	91.52%	Insurance paid for the year
<u>Parks and Recreation</u>				
Payroll-Cabana Staff Hourly	52,000	9,000	17.31%	3 pay periods in November
Payroll-Cabana Staff Hourly	28,500	5,161	18.11%	3 pay periods in November
Telephone/Fax/Internet Services	4,200	745	17.74%	Monthly phone and cable services from Frontier and Verizon
R&M-Parks	1,500	5,420	361.33%	EWF Playground mulch
Debt Service Fund 201				
Revenues				
Special Assessments-Tax Collector	347,270	21,435	6.17%	Collections were at 4.57% at this time last year
Expenditures				
Principal Debt Payment	95,000	-	0.00%	Next Payment to be made in May
Interest Expense	224,250	112,125	50.00%	Next Payment to be made in May

Notes to the Financial Statements
November 30, 2019

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Debt Service Fund 202				
Revenues				
Special Assessments-Tax Collector	187,813	11,592	6.17%	Collections were at 4.57% at this time last year
Expenditures				
Principal Debt Payment	40,000	40,000	100.00%	Payment complete for the year
Interest Expense	128,375	64,725	50.42%	Next Payment to be made in May
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	772,344	47,672	6.17%	Collections were at 4.57% at this time last year
Expenditures				
Principal Debt Payment	390,000	-	0.00%	Next Payment to be made in May
Interest Expense	326,850	163,425	50.00%	Next Payment to be made in May

SOUTH FORK EAST

Community Development District

Supporting Schedules

November 30, 2019

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
TOTAL	\$ 121,408	\$ 5,257	\$ 2,478	\$ 129,142	\$ 48,444	\$ 21,435	\$ 11,592	\$ 47,672
% COLLECTED					6.17%	6.17%	6.17%	6.17%
TOTAL OUTSTANDING				\$ 1,963,137	\$ 736,408	\$ 325,836	\$ 176,220	\$ 724,672

**Cash and Investment Report
November 30, 2019**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	Chase Bank	0.00%	\$373,103
Total General Fund			\$373,103
DEBT SERVICE FUNDS			
Series 2013A Reserve A Fund	US Bank	1.22%	\$117,488 (1)
Series 2013A Revenue A Fund	US Bank	1.22%	\$129,583 (1)
Total Series 2013A Debt Service Fund			\$247,071
Series 2014 Prepayment Account	US Bank	1.22%	\$8,424 (1)
Series 2014 Reserve Fund	US Bank	1.22%	\$89,992 (1)
Total Series 2014 Debt Service Fund			\$98,416
Series 2017 Prepayment Account	US Bank	1.22%	\$2 (1)
Series 2017 Reserve Fund	US Bank	1.22%	\$363,853 (1)
Series 2017 Revenue Fund	US Bank	1.22%	\$126,433 (1)
Total Series 2017 Debt Service Fund			\$490,288
CAPITAL PROJECTS FUNDS			
Series 2013A Acquisition & Construction Account	US Bank	1.22%	\$1 (1)
Series 2014 Acquisition & Construction Account	US Bank	1.22%	\$58,720 (1)
Grand Total			\$1,267,598

(1) - Invested in First American Treasury Obligations.

SOUTH FORK EAST

Community Development District

**Payment Register by Fund
For the Period from 11/1/19 to 11/30/19
(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	1201	11/12/19	AQUATIC SYSTEMS, INC.	0000460040	QTRLY MITIGATION SERVICE NOV 2019	Contracts-Wetland Mitigation	534049-53801	\$500.00
001	1202	11/12/19	CONLEY'S DRINKING FOUNTAINS LLC	1633	SERVICE CALL FOR DOG FOUNTAIN	R&M-Parks	546066-57201	\$90.00
001	1203	11/12/19	INFRAMARK	45733	10/19 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,666.67
001	1203	11/12/19	INFRAMARK	45733	10/19 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$1,250.00
001	1203	11/12/19	INFRAMARK	45733	10/19 MANAGEMENT FEES	Printing and Binding	547001-51301	\$16.56
001	1203	11/12/19	INFRAMARK	45733	10/19 MANAGEMENT FEES	Postage and Freight	541006-51301	\$7.00
001	1203	11/12/19	INFRAMARK	45733	10/19 MANAGEMENT FEES	Website Compliance	534397-51301	\$78.28
001	1204	11/12/19	MHD COMMUNICATIONS	18018	ONSITE TROUBLESHOOTING GATE ISSUES 9/10/19	R&M-Facility	546024-57201	\$170.00
001	1205	11/12/19	TAMPA BAY TIMES	00000233218	NOTICE OF MEETINGS FY 2020	Legal Advertising	548002-51301	\$393.00
001	1205	11/12/19	TAMPA BAY TIMES	0000032076	RFP LANDSCAPING	Legal Advertising	548002-51301	\$614.00
001	1206	11/13/19	AQUATIC SYSTEMS, INC.	0000460033	MONTHLY LAKE AND WETLAND SERVICE - NOV 2019	Contracts-Lake and Wetland	534021-53801	\$1,951.00
001	1211	11/19/19	BRANDON WOOD	3359	11/19 POOL CLEANING	Contracts-Pool	534078-57201	\$1,000.00
001	1212	11/19/19	LANDSCAPE MAINTENANCE PROFESSIONALS	147391	CONTROLLER B-ZONES 8, 9, & 10	R&M-Irrigation	546041-53901	\$477.02
001	1212	11/19/19	LANDSCAPE MAINTENANCE PROFESSIONALS	147467	REPLACE FAULTY CHARGING UNIT FOR SOLAR KIT	R&M-Irrigation	546041-53901	\$116.10
001	1212	11/19/19	LANDSCAPE MAINTENANCE PROFESSIONALS	CM144210	INV# 144210 CREDIT FOR BILLING ERROR	R&M-Irrigation	546041-53901	(\$24.16)
001	1213	11/20/19	BOARD OF COUNTY COMMISSIONERS	50388-110819	ANNUAL WATER AND/OR SEWER IMPACT FEE ASSMT	Folio# 077715.0388	543021-53601	\$592.17
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	QFC SUPPLY/ MISC SUPPLIES	546024-57201	\$342.02
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	HOME DEPOT/ MISC SUPPLIES	546024-57201	\$53.67
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	ACE HARDWARE/ CARTON TAPE	551002-57201	\$8.26
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	HOME DEPOT/ MISC SUPPLIES	546024-57201	\$158.92
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	HOME DEPOT/ CABLE TIES	546024-57201	\$15.78
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	LOWES/ MISC SUPPLIES	546024-57201	\$89.48
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	HOME DEPOT/ TOOLS	546024-57201	\$37.94
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	SAMS CLUB/ TRASH BAGS	546024-57201	\$17.48
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	TRACTOR SUPPLY/ DUCT TAPE/ CHAIN	546024-57201	\$17.41
001	1214	11/20/19	CARDMEMBER SERVICE	110119	SUPPLIES OCT 2019	UPS STORE/ COPIES	551002-57201	\$3.13
001	1215	11/20/19	JMT	1-146600	PROFESSIONAL SERVICE 10/19	ProfServ-Engineering	531013-51501	\$1,990.00
001	1216	11/20/19	VERIZON	9841865825	442033747-00001 10/11/19-11/10/19	Telephone/Fax/Internet Services	541009-57201	\$170.15
001	1217	11/26/19	STRALEY ROBIN	17760	GENERAL MATTERS THRU 11/15/19	ProfServ-Legal Services	531023-51301	\$3,330.00
001	DD131	11/11/19	TECO-ACH	11.11.19 ACH	SERVICE FOR 09/17/19-10/15/19	Utilities-Electric	543041-53100	\$3,667.81
001	DD132	11/19/19	TECO-ACH	11.19.19 ACH	SERVICE FOR 09/17/19-10/15/19	Utilities-Electric	543041-53100	\$9,892.81
001	DD133	11/25/19	FRONTIER	110119-809-5 ACH	813-672-4181 11/01/19-11/30/19	Telephone/Fax/Internet Services	541009-57201	\$201.72
001	DD134	11/18/19	BOCC	10/28/19 ACH	SERVICE FOR 09/20/19-10/22/19	Utility-Water & Sewer	543021-53601	\$1,029.33
001	1207	11/18/19	LAURA A. GREEN	PAYROLL	November 18, 2019 Payroll Posting			\$183.87
001	1208	11/18/19	KAREN A. GAGLIARDI	PAYROLL	November 18, 2019 Payroll Posting			\$184.70
001	1209	11/18/19	MONA DIXON	PAYROLL	November 18, 2019 Payroll Posting			\$183.87
001	1210	11/18/19	FRANK A. GAGLIARDI	PAYROLL	November 18, 2019 Payroll Posting			\$369.40
Fund Total								\$32,845.39

Total Checks Paid	\$32,845.39
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Company Name	Delivered bid	Time of Delivery	Irrigation rate	Mulch Rate per CY	Mulch Annual Fee (390 CY)	Annual Fee	Annual Fee plus annual Mulch
Green Expectations	Vanessa Lopez	12/5 2:10PM	\$ 45	\$ 52	\$ 20,280.00	\$ 179,169.78	\$ 199,449.78
South County	Paul Urbaniks	12/6 9:30AM	\$ 35	\$ 36	\$ 14,040.00	\$ 199,200.00	\$ 213,240.00
LMP	Bill Evans	12/6 9:42AM	\$ 45	\$ 48	\$ 18,720.00	\$ 218,172.00	\$ 236,892.00
ASI	Christian Padgett	12/6 10:49AM	\$ 45	\$ 45	\$ 17,550.00	\$ 219,900.00	\$ 237,450.00
Down To Earth	Nathan Peirce	12/6 9:56AM	\$ 45	\$ 45	\$ 17,550.00	\$ 227,325.00	\$ 244,875.00
Brightview	Kyle Dubois	12/6 10:50AM	\$ 45	\$ 48	\$ 18,720.00	\$ 244,944.00	\$ 263,664.00
Yellowstone	Bill Simpson	12/6 10:34AM	\$ 45	\$ 45	\$ 17,550.00	\$ 283,200.00	\$ 300,750.00
Buccaneer	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
Duval	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
Florida Groundskeeper	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
Greenview	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID

FY2020 BUDGET Categories & Total	
Contracts-Landscape	\$ 180,000.00
R&M Irrigation	\$ 15,600.00
R&M-Entry Feature	\$ 1,000.00
R&M Annuals	\$ 10,200.00
R&M- Plant Replacement	\$ 6,500.00
Total	\$ 213,300.00