

2019



# SOUTH FORK EAST

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2019**  
FINAL ANNUAL OPERATING BUDGET

AUGUST 23, 2018



# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

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AUGUST 23, 2018

# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The South Fork East Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Capital Improvement Revenue Refunding Bonds
300	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2013 Capital Improvement Revenue Bonds
400	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2014 Capital Improvement Revenue Bonds

### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assessments - Tax Roll	611,031.00	598,814.76	22,358.16	621,172.92	10,141.92
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>611,031.00</b>	<b>598,814.76</b>	<b>22,358.16</b>	<b>621,172.92</b>	<b>10,141.92</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	50.00	261.44	0.00	261.44	211.44
<b>TOTAL INTEREST EARNINGS</b>	<b>50.00</b>	<b>261.44</b>	<b>0.00</b>	<b>261.44</b>	<b>211.44</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous Income	0.00	150.00	0.00	150.00	150.00
Pool Cards	0.00	50.00	0.00	50.00	50.00
Reserve	60,669.00	0.00	79,157.02	79,157.02	18,488.02
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>60,669.00</b>	<b>200.00</b>	<b>79,157.02</b>	<b>79,357.02</b>	<b>18,688.02</b>
<b>TOTAL REVENUES</b>	<b>\$671,750.00</b>	<b>\$599,276.20</b>	<b>\$101,515.18</b>	<b>\$700,791.38</b>	<b>\$29,041.38</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	5,200.00	6,000.00	11,200.00	(800.00)
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>5,200.00</b>	<b>6,000.00</b>	<b>11,200.00</b>	<b>(800.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	41,000.00	20,499.96	20,500.04	41,000.00	0.00
District Engineer	20,000.00	1,615.00	2,385.00	4,000.00	(16,000.00)
Disclosure Report	4,000.00	1,000.00	2,000.00	3,000.00	(1,000.00)
Trustees Fees	8,900.00	7,646.87	8,233.13	15,880.00	6,980.00
Auditing Services	6,600.00	792.00	6,108.00	6,900.00	300.00
Arbitrage Rebate Calculation	1,300.00	0.00	1,300.00	1,300.00	0.00
Postage, Phone, Faxes, Copies	500.00	163.77	236.23	400.00	(100.00)
Public Officials Liability Insurance	2,000.00	412.92	2,337.08	2,750.00	750.00
Legal Advertising	750.00	1,727.00	373.00	2,100.00	1,350.00
Bank Fees	100.00	0.00	50.00	50.00	(50.00)
Dues, Licenses & Meeting Fees	900.00	864.66	0.00	864.66	(35.34)
Miscellaneous Fees	0.00	100.22	0.00	100.22	100.22
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>86,050.00</b>	<b>34,822.40</b>	<b>43,522.48</b>	<b>78,344.88</b>	<b>(7,705.12)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	19,000.00	11,812.36	11,987.64	23,800.00	4,800.00
<b>TOTAL LEGAL COUNSEL</b>	<b>19,000.00</b>	<b>11,812.36</b>	<b>11,987.64</b>	<b>23,800.00</b>	<b>4,800.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Utility Services	146,000.00	78,137.47	78,137.47	156,274.94	10,274.94
<b>TOTAL UTILITY SERVICES</b>	<b>146,000.00</b>	<b>78,137.47</b>	<b>78,137.47</b>	<b>156,274.94</b>	<b>10,274.94</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	10,500.00	5,431.03	5,431.03	10,862.06	362.06
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>10,500.00</b>	<b>5,431.03</b>	<b>5,431.03</b>	<b>10,862.06</b>	<b>362.06</b>
<b>STORMWATER CONTROL</b>					
Aquatic Contract	40,000.00	27,899.80	27,100.20	55,000.00	15,000.00
Mitigation Area Monitoring & Maintenance	2,000.00	2,451.00	1,049.00	3,500.00	1,500.00
Lake/Pond Repair	3,500.00	0.00	0.00	0.00	(3,500.00)
Aquatic Plant Replacement	3,000.00	0.00	12,749.00	12,749.00	9,749.00
<b>TOTAL STORMWATER CONTROL</b>	<b>48,500.00</b>	<b>30,350.80</b>	<b>40,898.20</b>	<b>71,249.00</b>	<b>22,749.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General Liability & Property Casualty Insurance	20,000.00	424.35	10,775.65	11,200.00	(8,800.00)
Entry & Walls Maintenance	2,500.00	0.00	500.00	500.00	(2,000.00)
Landscape Maintenance	181,000.00	92,472.42	92,472.42	184,944.84	3,944.84
Irrigation Repairs and Maintenance	12,000.00	10,522.22	4,477.78	15,000.00	3,000.00
Landscape Mulching & Annuals Replacement	18,000.00	11,854.91	4,145.09	16,000.00	(2,000.00)
Landscape Replacement Plants, Shrubs, Trees	7,000.00	11,003.50	1,996.50	13,000.00	6,000.00
Field Management Services	16,000.00	7,002.00	7,002.00	14,004.00	(1,996.00)
Capital Improvements	5,000.00	0.00	0.00	0.00	(5,000.00)
Pest Control	1,200.00	4,325.00	0.00	4,325.00	3,125.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>262,700.00</b>	<b>137,604.40</b>	<b>121,369.44</b>	<b>258,973.84</b>	<b>(3,726.16)</b>
<b>PARKS &amp; RECREATION</b>					
Cabana Staff	50,000.00	27,417.63	27,417.37	54,835.00	4,835.00
Pool Maintenance	11,300.00	6,673.83	6,673.83	13,347.66	2,047.66
Cabana Facility Maintenance	9,000.00	4,263.43	4,262.57	8,526.00	(474.00)
Cabana Telephone, Fax, Internet	4,000.00	1,883.26	1,882.74	3,766.00	(234.00)
Cabana Office Supplies	2,700.00	1,406.67	1,405.33	2,812.00	112.00
Pool Equipment Maintenance & Compliance	4,000.00	0.00	2,000.00	2,000.00	(2,000.00)
Cabana Furniture Replacement	3,000.00	693.24	806.76	1,500.00	(1,500.00)
Cabana Lighting Replacement	1,000.00	0.00	0.00	0.00	(1,000.00)
Park Repairs & Maintenance	0.00	1,080.00	220.00	1,300.00	1,300.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>85,000.00</b>	<b>43,418.06</b>	<b>44,668.60</b>	<b>88,086.66</b>	<b>3,086.66</b>

## FISCAL YEAR 2018 BUDGET ANALYSIS

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
<b>SECURITY OPERATION</b>					
Security Equipment	2,000.00	1,365.00	635.00	2,000.00	0.00
<b>TOTAL SECURITY OPERATION</b>	<b>2,000.00</b>	<b>1,365.00</b>	<b>635.00</b>	<b>2,000.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$671,750.00</b>	<b>\$348,141.52</b>	<b>\$352,649.86</b>	<b>\$700,791.38</b>	<b>\$29,041.38</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$251,134.68</b>	<b>(\$251,134.68)</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2018 BUDGET ANALYSIS

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assessments - Tax Roll	611,031.00	621,172.92	10,141.92	722,600.00	111,569.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>611,031.00</b>	<b>621,172.92</b>	<b>10,141.92</b>	<b>722,600.00</b>	<b>111,569.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	50.00	261.44	211.44	50.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>50.00</b>	<b>261.44</b>	<b>211.44</b>	<b>50.00</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous Income	0.00	150.00	150.00	0.00	0.00
Pool Cards	0.00	50.00	50.00	0.00	0.00
Reserve	60,669.00	79,157.02	18,488.02	0.00	(60,669.00)
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>60,669.00</b>	<b>79,357.02</b>	<b>18,688.02</b>	<b>0.00</b>	<b>(60,669.00)</b>
<b>TOTAL REVENUES</b>	<b>\$671,750.00</b>	<b>\$700,791.38</b>	<b>\$29,041.38</b>	<b>\$722,650.00</b>	<b>\$50,900.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	11,200.00	(800.00)	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>11,200.00</b>	<b>(800.00)</b>	<b>12,000.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	41,000.00	41,000.00	0.00	41,000.00	0.00
District Engineer	20,000.00	4,000.00	(16,000.00)	7,500.00	(12,500.00)
Disclosure Report	4,000.00	3,000.00	(1,000.00)	3,000.00	(1,000.00)
Trustees Fees	8,900.00	15,880.00	6,980.00	16,000.00	7,100.00
Auditing Services	6,600.00	6,900.00	300.00	7,500.00	900.00
Arbitrage Rebate Calculation	1,300.00	1,300.00	0.00	1,300.00	0.00
Postage, Phone, Faxes, Copies	500.00	400.00	(100.00)	500.00	0.00
Public Officials Liability Insurance	2,000.00	2,750.00	750.00	2,750.00	750.00
Legal Advertising	750.00	2,100.00	1,350.00	1,500.00	750.00
Bank Fees	100.00	50.00	(50.00)	100.00	0.00
Dues, Licenses & Meeting Fees	900.00	864.66	(35.34)	900.00	0.00
Miscellaneous Fees	0.00	100.22	100.22	100.00	100.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>86,050.00</b>	<b>78,344.88</b>	<b>(7,705.12)</b>	<b>82,150.00</b>	<b>(3,900.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	19,000.00	23,800.00	4,800.00	24,000.00	5,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>19,000.00</b>	<b>23,800.00</b>	<b>4,800.00</b>	<b>24,000.00</b>	<b>5,000.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Utility Services	146,000.00	156,274.94	10,274.94	169,000.00	23,000.00
<b>TOTAL UTILITY SERVICES</b>	<b>146,000.00</b>	<b>156,274.94</b>	<b>10,274.94</b>	<b>169,000.00</b>	<b>23,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	10,500.00	10,862.06	362.06	11,000.00	500.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>10,500.00</b>	<b>10,862.06</b>	<b>362.06</b>	<b>11,000.00</b>	<b>500.00</b>
<b>STORMWATER CONTROL</b>					
Aquatic Contract	40,000.00	55,000.00	15,000.00	53,000.00	13,000.00
Mitigation Area Monitoring & Maintenance	2,000.00	3,500.00	1,500.00	2,000.00	0.00
Lake/Pond Repair	3,500.00	0.00	(3,500.00)	3,500.00	0.00
Aquatic Plant Replacement	3,000.00	12,749.00	9,749.00	10,000.00	7,000.00
<b>TOTAL STORMWATER CONTROL</b>	<b>48,500.00</b>	<b>71,249.00</b>	<b>22,749.00</b>	<b>68,500.00</b>	<b>20,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General Liability & Property Casualty Insurance	20,000.00	11,200.00	(8,800.00)	11,200.00	(8,800.00)
Entry & Walls Maintenance	2,500.00	500.00	(2,000.00)	1,000.00	(1,500.00)
Landscape Maintenance	181,000.00	184,944.84	3,944.84	185,000.00	4,000.00
Irrigation Repairs and Maintenance	12,000.00	15,000.00	3,000.00	15,000.00	3,000.00
Landscape Mulching & Annuals Replacement	18,000.00	16,000.00	(2,000.00)	16,000.00	(2,000.00)
Landscape Replacement Plants, Shrubs, Trees	7,000.00	13,000.00	6,000.00	6,500.00	(500.00)
Field Management Services	16,000.00	14,004.00	(1,996.00)	16,000.00	0.00
Capital Improvements	5,000.00	0.00	(5,000.00)	0.00	(5,000.00)
Pest Control	1,200.00	4,325.00	3,125.00	3,000.00	1,800.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>262,700.00</b>	<b>258,973.84</b>	<b>(3,726.16)</b>	<b>253,700.00</b>	<b>(9,000.00)</b>
<b>PARKS &amp; RECREATION</b>					
Cabana Staff	50,000.00	54,835.00	4,835.00	60,000.00	10,000.00
Pool Maintenance	11,300.00	13,347.66	2,047.66	11,300.00	0.00
Cabana Facility Maintenance	9,000.00	8,526.00	(474.00)	9,000.00	0.00
Cabana Telephone, Fax, Internet	4,000.00	3,766.00	(234.00)	3,800.00	(200.00)
Cabana Office Supplies	2,700.00	2,812.00	112.00	2,700.00	0.00
Pool Equipment Maintenance & Compliance	4,000.00	2,000.00	(2,000.00)	4,000.00	0.00
Cabana Furniture Replacement	3,000.00	1,500.00	(1,500.00)	2,000.00	(1,000.00)
Cabana Lighting Replacement	1,000.00	0.00	(1,000.00)	1,000.00	0.00
Park Repairs & Maintenance	0.00	1,300.00	1,300.00	1,500.00	1,500.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>85,000.00</b>	<b>88,086.66</b>	<b>3,086.66</b>	<b>95,300.00</b>	<b>10,300.00</b>

FISCAL YEAR 2019  
FINAL ANNUAL OPERATING BUDGET

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
<b>SECURITY OPERATION</b>					
Security Equipment	2,000.00	2,000.00	0.00	2,000.00	0.00
<b>TOTAL SECURITY OPERATION</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>
<b>RESERVES</b>					
Reserve	0.00	0.00	0.00	5,000.00	5,000.00
<b>TOTAL RESERVES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>5,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$671,750.00</b>	<b>\$700,791.38</b>	<b>\$29,041.38</b>	<b>\$722,650.00</b>	<b>\$50,900.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Legislative

#### Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

### Financial & Administrative

#### District Manager

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

#### Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

#### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### Disclosure Report

This is required of the District as part of the bond indentures.

#### Trustees Fees

This is required of the District as part of the bond indentures.

#### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

#### Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

#### Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

#### Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

#### Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### Rentals & Leases

This is required of the District to store its official records.

#### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

#### Legal Advertising

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### Bank Fees

The District operates a checking account for expenditures and receipts.

#### Dues, Licenses & Fees

The District is required to file with the County and State each year.



# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

## **Electric Utility Services**

### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

## **Garbage/Solid Waste Control Services**

### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

## **Water-Sewer Combination Services**

### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

## **Other Physical Environment**

### **Field Manager**

The District retains the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Road & Street Facilities

#### Decorative Light Maintenance

This item is to maintain the decorative light fixtures throughout the community.

#### Pavement Repairs

This item is for miscellaneous repairs to the roads/sidewalks as needed.

### Parks & Recreation

#### Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

#### Cabana Manager

This item is intended to fund part time individuals to manage the club facilities and assist in coordinating the maintenance staff on site.

#### Cabana Staff

This item is intended to fund part time individuals to staff during peak use events and seasons. The staff also provide some cleaning and ensures authorized individuals are utilizing the facility.

#### Club Facility Maintenance

This item is for the monthly cleaning and repairs of the Cabana facility.

#### Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within State Guidelines for public use.

#### Cabana Supplies

This item is for the basic commodities and other items for Cabana events.

#### Park Facility Maintenance

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

#### Special Events

This item is intended to fund District held functions such as Fall, Winter, Spring & Summer Festivals or other events that may be deemed beneficial to the character and quality of life within the community.

#### Security System

This item is for the alarm system and monitoring at the Cabana.

#### Capital Improvements

This item is for any capital improvements during the year within the program.

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2013

#### REVENUES

CDD Debt Service Assessments	\$	319,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>319,125</b>

#### EXPENDITURES

Series 2013 May Bond Principal Payment	\$	90,000
Series 2013 May Bond Interest Payment	\$	116,025
Series 2013 November Bond Interest Payment	\$	113,100
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>319,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	3,585,000
Principal Payment Applied Toward Series 2013 Bonds	\$	90,000
<b>Bonds Outstanding - Period Ending 11/1/2019</b>	<b>\$</b>	<b>3,495,000</b>

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2014

#### REVENUES

CDD Debt Service Assessments	\$	165,075
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>165,075</b>

#### EXPENDITURES

Series 2014 May Bond Interest Payment	\$	65,038
Series 2014 November Bond Principal Payment	\$	35,000
Series 2014 November Bond Interest Payment	\$	65,038
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>165,075</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	2,160,000
Principal Payment Applied Toward Series 2014 Bonds	\$	35,000
<b>Bonds Outstanding - Period Ending 11/1/2019</b>	<b>\$</b>	<b>2,125,000</b>

# SOUTH FORK EAST

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2017

#### REVENUES

CDD Debt Service Assessments	\$	711,444
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>711,444</b>

#### EXPENDITURES

Series 2017 May Bond Principal Payment	\$	380,000
Series 2017 May Bond Interest Payment	\$	167,741
Series 2017 November Bond Interest Payment	\$	163,703
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>711,444</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	9,180,000
Principal Payment Applied Toward Series 2017 Bonds	\$	380,000
<b>Bonds Outstanding - Period Ending 11/1/2019</b>	<b>\$</b>	<b>8,800,000</b>

# SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS <sup>(1)</sup>

### SERIES 2013 BONDS

Lot Size	EAU Value	Unit Count	Total EAU's	Fiscal Year 2018			Fiscal Year 2019			Total Increase / (Decrease) in Annual Assmt <sup>(2)</sup>	Percentage of Increase / (Decrease) in Annual Assmt
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment		
Single Family 50'	1.00	99	99	\$1,125	\$488	<b>\$1,613</b>	\$1,125.31	\$576.90	<b>\$1,702.21</b>	<b>\$88.90</b>	<b>5.51%</b>
Single Family 60'	1.20	165	198	\$1,350	\$578	<b>\$1,928</b>	\$1,350.37	\$684.68	<b>\$2,035.05</b>	<b>\$106.68</b>	<b>5.53%</b>
Single Family 70'	1.40	16	22	\$1,575	\$683	<b>\$2,258</b>	\$1,575.43	\$807.46	<b>\$2,382.89</b>	<b>\$124.46</b>	<b>5.51%</b>
<b>Total</b>		280									

### SERIES 2014 BONDS

Lot Size	EAU Value	Unit Count	Total EAU's	Fiscal Year 2018			Fiscal Year 2019			Total Increase / (Decrease) in Annual Assmt <sup>(2)</sup>	Percentage of Increase / (Decrease) in Annual Assmt
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment		
Single Family 60'	1.20	90	108	\$1,350	\$578	<b>\$1,928</b>	\$1,350.36	\$684.68	<b>\$2,035.04</b>	<b>\$106.68</b>	<b>5.53%</b>
Single Family 65'	1.30	32	42	\$1,463	\$634	<b>\$2,097</b>	\$1,462.89	\$749.57	<b>\$2,212.46</b>	<b>\$115.57</b>	<b>5.51%</b>
Single Family 70'	1.40	17	24	\$1,575	\$683	<b>\$2,258</b>	\$1,575.42	\$807.46	<b>\$2,382.88</b>	<b>\$124.46</b>	<b>5.51%</b>
<b>Total</b>		139									

### SERIES 2017 BONDS

Lot Size	EAU Value	Unit Count	Total EAU's	Fiscal Year 2018			Fiscal Year 2019			Total Increase / (Decrease) in Annual Assmt <sup>(2)</sup>	Percentage of Increase / (Decrease) in Annual Assmt
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment		
Single Family 50'	1.00	391	391	\$888	\$488	<b>\$1,376</b>	\$887.75	\$576.90	<b>\$1,464.65</b>	<b>\$88.90</b>	<b>6.46%</b>
Single Family 65'	1.30	321	417	\$1,154	\$634	<b>\$1,788</b>	\$1,154.08	\$749.57	<b>\$1,903.65</b>	<b>\$115.57</b>	<b>6.46%</b>
Single Family 70'	1.40	45	63	\$1,242	\$683	<b>\$1,925</b>	\$1,241.85	\$807.46	<b>\$2,049.31</b>	<b>\$124.46</b>	<b>6.47%</b>
<b>Total</b>		757									

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory early payment discounts.

<sup>(2)</sup> A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.