

**SOUTH FORK EAST**  
Community Development District

***Annual Operating and Debt Service Budgets***  
Fiscal Year 2021

Version 2 - Approved Tentative Budget  
(Approved at the 05/28/20 Meeting)

Prepared by:



# SOUTH FORK EAST

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## Table of Contents

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-2
Exhibit A - Allocation of Fund Balances .....	3
Budget Narrative .....	4-8
<b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2013	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	9
Amortization Schedule .....	10
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	11
Amortization Schedule .....	12
Series 2017	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	13
Amortization Schedule .....	14
<b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
2020-2021 Non-Ad Valorem Assessment Summary .....	15

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**SOUTH FORK EAST**  
Community Development District

**Operating Budget**  
Fiscal Year 2021

**SOUTH FORK EAST**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	MAY -	PROJECTED	BUDGET
			FY 2020	APR-2020	SEPT-2020	FY 2020	FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 300	\$ 42	\$ 50	\$ 496	\$ -	\$ 496	\$ 50
Interest - Tax Collector	-	174	-	159	19	178	-
Special Assmnts- Tax Collector	625,877	784,854	784,852	771,382	13,470	784,852	886,642
Special Assmnts- Discounts	-	(30,105)	(31,394)	(30,179)	-	(30,179)	(35,466)
Other Miscellaneous Income	1,050	2,002	-	1,200	750	1,950	1,800
Pool Access Key Fee	75	300	-	75	25	100	75
<b>TOTAL REVENUES</b>	<b>627,303</b>	<b>757,267</b>	<b>753,508</b>	<b>743,133</b>	<b>14,264</b>	<b>757,397</b>	<b>853,101</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	11,934	10,200	12,000	4,800	5,000	9,800	12,000
FICA Taxes	-	428	918	367	383	750	918
ProfServ-Arbitrage Rebate	650	650	650	-	650	650	650
ProfServ-Dissemination Agent	3,000	2,000	3,000	1,000	2,000	3,000	3,000
ProfServ-Engineering	8,813	3,358	7,500	7,460	2,500	9,960	7,500
ProfServ-Legal Services	22,115	24,074	24,000	10,163	7,500	17,663	24,000
ProfServ-Mgmt Consulting Serv	40,093	42,950	44,000	25,667	18,333	44,000	45,540
ProfServ-Trustee Fees	13,041	15,547	16,000	10,349	8,000	18,349	16,000
Auditing Services	5,292	6,669	7,500	4,700	2,800	7,500	7,500
Website Compliance	-	-	3,065	1,631	-	1,631	1,631
Communication/Freight - Gen'l	1,354	963	500	228	210	438	500
Public Officials Insurance	413	2,360	2,750	2,419	-	2,419	2,661
Legal Advertising	3,506	4,775	3,000	1,702	2,100	3,802	3,000
Miscellaneous Services	200	2,162	180	-	150	150	180
Misc-Bank Charges	231	106	180	150	125	275	300
Misc-Assessmnt Collection Cost	-	8,991	15,697	14,824	269	15,093	17,733
Annual District Filing Fee	175	175	175	175	-	175	175
Dues, Licenses, Subscriptions	1,144	725	725	225	500	725	725
<b>Total Administrative</b>	<b>111,961</b>	<b>126,133</b>	<b>141,840</b>	<b>85,860</b>	<b>50,520</b>	<b>136,380</b>	<b>144,013</b>
<i>Electric Utility Services</i>							
Utilities-Electric	148,691	169,067	169,000	94,884	69,000	163,884	168,000
<b>Total Electric Utility Services</b>	<b>148,691</b>	<b>169,067</b>	<b>169,000</b>	<b>94,884</b>	<b>69,000</b>	<b>163,884</b>	<b>168,000</b>
<i>Water-Sewer Comb Services</i>							
Utility - Water & Sewer	10,431	10,532	11,000	7,689	4,750	12,439	13,200
<b>Total Water-Sewer Comb Services</b>	<b>10,431</b>	<b>10,532</b>	<b>11,000</b>	<b>7,689</b>	<b>4,750</b>	<b>12,439</b>	<b>13,200</b>
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Lake and Wetland	23,412	23,412	23,412	13,834	10,050	23,884	24,120
Contracts-Wetland Mitigation	2,451	2,000	2,000	500	1,500	2,000	2,000
Contracts-Aquatic Midge Management	54,858	-	29,589	9,766	9,766	19,532	19,532
R&M-Lake	7,240	30,565	5,609	2,028	2,000	4,028	4,200
<b>Total Flood Control/Stormwater Mgmt</b>	<b>87,961</b>	<b>55,977</b>	<b>60,610</b>	<b>26,128</b>	<b>23,316</b>	<b>49,444</b>	<b>49,852</b>

# SOUTH FORK EAST

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY - SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>Field</b>							
ProfServ-Field Management	16,000	14,502	15,000	8,750	6,250	15,000	15,000
ProfServ-Wildlife Management Service	4,325	4,375	4,800	3,600	3,600	7,200	7,200
Contracts-Landscape	182,813	180,600	180,600	106,207	83,000	189,207	199,200
Insurance - General Liability	10,799	11,144	11,500	10,525	-	10,525	11,578
R&M-Entry Feature	-	1,915	1,000	-	1,000	1,000	1,000
R&M-Irrigation	15,775	12,327	15,600	3,027	6,250	9,277	14,400
R&M-Plant Replacement	13,215	4,930	6,500	-	66,632	66,632	6,000
R&M-Annuaals	13,260	613	10,200	-	10,200	10,200	9,500
<b>Total Field</b>	<b>256,187</b>	<b>230,406</b>	<b>245,200</b>	<b>132,109</b>	<b>176,932</b>	<b>309,041</b>	<b>263,878</b>
<b>Parks and Recreation - General</b>							
Payroll-Salary (Cabana Manager)	-	-	52,000	30,000	22,000	52,000	52,000
Payroll-Hourly (Cabana Staff)	56,282	93,275	28,500	13,703	14,797	28,500	28,500
FICA Taxes	-	-	6,158	9,069	6,500	15,569	15,600
Contracts-Pools	14,101	10,550	12,000	6,550	5,000	11,550	12,000
Telephone/Fax/Internet Services	3,529	4,159	4,200	2,609	1,900	4,509	4,560
R&M-Cabana Facility	9,103	16,532	11,100	3,630	6,000	9,630	12,000
R&M-Parks	5,734	575	1,500	5,691	1,200	6,891	4,800
R&M-Pools	1,163	6,992	4,200	2,332	600	2,932	3,000
R&M-Cabana Lights	-	164	1,000	-	4,500	4,500	3,600
Pool Furniture-Cabana	693	1,764	2,000	-	2,000	2,000	2,140
Misc-Security Equipment	1,365	-	2,000	367	1,900	2,267	1,600
Misc-Contingency	-	-	-	-	-	-	19,000
Office Supplies-Cabana	2,228	463	1,200	403	797	1,200	1,200
Capital Outlay-Office Computer	-	-	-	-	-	-	1,850
Capital Outlay-Pool Furniture	-	-	-	-	-	-	3,475
Capital Outlay-Playground Equipment	-	-	-	-	-	-	16,000
Reserve-Buildings (Storage)	-	-	-	-	-	-	7,500
Reserve-Pool	-	-	-	-	-	-	18,333
Reserve-Roof	-	-	-	-	-	-	7,000
<b>Total Parks and Recreation - General</b>	<b>94,198</b>	<b>134,474</b>	<b>125,858</b>	<b>74,354</b>	<b>67,194</b>	<b>141,548</b>	<b>214,158</b>
<b>TOTAL EXPENDITURES</b>	<b>709,429</b>	<b>726,589</b>	<b>753,508</b>	<b>421,024</b>	<b>391,712</b>	<b>812,736</b>	<b>853,101</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(82,127)	30,678	-	322,109	(377,448)	(55,339)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	67,980	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>67,980</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(82,127)	98,659	-	322,109	(377,448)	(55,339)	-
<b>FUND BALANCE, BEGINNING</b>	<b>334,002</b>	<b>251,876</b>	<b>350,535</b>	<b>350,535</b>	<b>-</b>	<b>350,535</b>	<b>295,195</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 251,876</b>	<b>\$ 350,535</b>	<b>\$ 350,535</b>	<b>\$ 672,644</b>	<b>\$ (377,448)</b>	<b>\$ 295,195</b>	<b>\$ 295,195</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 295,195
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	32,833
<b>Total Funds Available (Estimated) - 09/30/2021</b>	<b>328,028</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	25,602
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***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	191,613	(1)
Reserves - Capital Projects	5,000	(2)
Reserves - Deferred Costs	67,980	(2)
Reserves - Buildings (Storage)	7,500	(3)
Reserves - Pool	18,333	(3)
Reserves - Roof	7,000	(3)
Subtotal	<u>297,426</u>	

<b>Total Allocation of Available Funds</b>	<b>323,028</b>
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<b>Total Unassigned (undesignated) Cash</b>	<u><u>\$ 5,000</u></u>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures, but was reduced by \$13,454 to keep unassigned cash from being negative.
- (2) Represents Reserves from prior years thru FY 2019
- (3) Represents Reserves for Current Budget Year FY 2021

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest - Investments**

The District earns interest on the monthly average collected balance for their operating account.

**Special Assessments - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Discounts**

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

**Other Miscellaneous Revenue**

KB Home has an agreement with the District for two directional signs that are on District property and agrees to pay \$150 per month

**Pool Access Key Fee**

This is the fee of \$25.00 for the pool access key that is required to enter the pool area.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

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

**Professional Services - Arbitrage Rebate Calculation**

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Dissemination Agent**

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

**Professional Services - Engineering**

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

**Professional Services - Legal Services**

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

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Administrative** (continued)

**Professional Services - Management Consulting Services**

The District receives Management, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services – Trustee Fees**

The District issued Series 2013, Series 2014 and Series 2017 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Website Compliance**

This is for website compliance, hosting, maintenance and updating of documents to the District's website. This includes making and keeping the website ADA compliant.

**Communication/Freight - General**

This is for actual postage used for District mailings including vendor checks and other correspondence.

**Insurance - Public Officials**

The District's Public Officials Liability Insurance policy is with Egis Insurance & Risk Advisors Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Legal Advertising**

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

**Miscellaneous Services**

This is for any miscellaneous services that may arise during the year.

**Miscellaneous - Bank Charges**

This is the monthly bank fees that are charged by the different banks.

**Miscellaneous - Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.



**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

Administrative (continued)

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Dues, Licenses, Subscriptions**

The District is to file with the County Tax Collector each year.

**Electric Utility Services**

**Utilities - Electric**

This is for the electric utility services for the streetlights, pool, recreation facility, etc.

**Water-Sewer Combination Services**

**Utility - Water & Sewer**

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

**Flood Control/Stormwater Management**

**Contracts - Lake and Wetland**

The District has a contract for the monthly maintenance of the lakes and wetlands throughout the District.

**Contracts - Wetland Mitigation**

The District has a contract for quarterly wetland mitigation maintenance.

**Contracts - Aquatic Midge Management**

The District has a contract for the care and treatment of the midge fly.

**R&M - Lake**

This is for the repairs, maintenance and aquascaping of the lakes throughout the District.

**Field**

**Professional Services - Field Management**

This is for the field manager who oversees the daily activity of the field operations of the District.

**Professional Services - Wildlife Management Service**

The District has a contract for the removal of invasive wildlife around the District.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Field (continued)**

**Contracts - Landscape**

The District currently has a contract for landscaping services of the common areas around the District.

**Insurance – General Liability**

This is for the general liability insurance for the items owned by the District.

**R&M - Entry Feature**

This is for the repairs and maintenance of the main entry feature and other common area walls.

**R&M - Irrigation**

This is for the repairs and maintenance of the irrigation system of the District.

**R&M - Plant Replacement**

This is for the landscape replacement including turf, trees, shrubs, etc. around the District.

**R&M - Annuals**

This is for the installation of the annual flowers around the District.

**Parks and Recreation-General**

**Payroll - Salary (Cabana Manager)**

This is for the Cabana Manager who manages the club facilities and coordinates the maintenance staff on a fulltime basis.

**Payroll - Hourly (Cabana Staff)**

This is for the part-time individuals who staff the cabana facility during peak use events and season.

**FICA Taxes**

These are the payroll taxes and administrative fees for the Cabana Manager and Staff.

**Contracts - Pools**

The District currently has a contract for monthly pool service.

**Telephone/Fax/Internet Services**

This is for the monthly phone and internet service for the Cabana facility.

**R&M - Cabana Facility**

This is for the repairs and maintenance of the Cabana facility.

**R&M - Parks**

This is for the repairs and maintenance of the tennis courts, volleyball court and other park infrastructure.

**R&M - Pools**

This is for the repairs and maintenance of the pool of the Cabana facility.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Parks and Recreation-General** (continued)

**R&M - Cabana Lights**

This is for the upgrade of the decorative Ballard lights around the District.

**Pool Furniture - Cabana**

This is for the repair and/or replacement of the pool furniture around the pool area. This includes reslinging chairs and repair pool tables.

**Miscellaneous - Security Equipment**

This for the alarm system and security monitoring around the Cabana facility including the upgrade of the video retention system and security cameras.

**Miscellaneous - Contingency**

This for the miscellaneous items that may arise during the year that are needed by the Cabana facility.

**Office Supplies - Cabana**

This is for the miscellaneous office supplies needed by the Cabana facility.

**Capital Outlay - Office Computer - Cabana**

This is for the upgrade of the current computer needed by the Cabana facility.

**Capital Outlay - Pool Furniture - Cabana**

This is for the new pool furniture around the pool area that includes chaise lounge chairs and tables.

**Capital Outlay – Playground Equipment**

This is for the children’s playground equipment and the ADA swing for District.

**Reserve – Buildings (Storage)**

This is for the storage building that will be used to store the golf cart, pool chemicals, furniture, etc. of the Cabana facility.

**Reserve - Pool**

This is for the resurfacing of the pool of the Cabana facility.

**Reserve - Roof**

This is for the replacing the club house roof of the Cabana facility.

**SOUTH FORK EAST**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2021

# SOUTH FORK EAST

Community Development District

2013 Series Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY - SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 6,414	\$ 7,846	\$ -	\$ 2,613	\$ 1,875	\$ 4,488	\$ 4,200
Interest - Tax Collector	-	77	-	70	20	90	-
Special Assmnts- Tax Collector	330,084	347,270	347,270	341,310	5,960	347,270	347,270
Special Assmnts- Discounts	-	(13,320)	(13,891)	(13,353)	-	(13,353)	(13,891)
Special Assmnts- Prepayments	27,623	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>364,121</b>	<b>341,873</b>	<b>333,379</b>	<b>330,640</b>	<b>7,855</b>	<b>338,495</b>	<b>337,579</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	3,978	6,945	6,559	119	6,678	6,945
<b>Total Administrative</b>	<b>-</b>	<b>3,978</b>	<b>6,945</b>	<b>6,559</b>	<b>119</b>	<b>6,678</b>	<b>6,945</b>
<i>Debt Service</i>							
Principal Debt Retirement	85,000	90,000	95,000	-	95,000	95,000	100,000
Principal Prepayments	-	30,000	-	-	-	-	-
Interest Expense	237,575	231,075	224,250	112,125	112,125	224,250	218,075
<b>Total Debt Service</b>	<b>322,575</b>	<b>351,075</b>	<b>319,250</b>	<b>112,125</b>	<b>207,125</b>	<b>319,250</b>	<b>318,075</b>
<b>TOTAL EXPENDITURES</b>	<b>322,575</b>	<b>355,053</b>	<b>326,195</b>	<b>118,684</b>	<b>207,244</b>	<b>325,928</b>	<b>325,020</b>
Excess (deficiency) of revenues Over (under) expenditures	41,546	(13,180)	7,184	211,956	(199,389)	12,567	12,559
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	7,184	-	-	-	12,559
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>7,184</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,559</b>
Net change in fund balance	41,546	(13,180)	7,184	211,956	(199,389)	12,567	12,559
<b>FUND BALANCE, BEGINNING</b>	<b>332,581</b>	<b>374,127</b>	<b>360,947</b>	<b>360,947</b>	<b>-</b>	<b>360,947</b>	<b>373,514</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 374,127</b>	<b>\$ 360,947</b>	<b>\$ 368,131</b>	<b>\$ 572,903</b>	<b>\$ (199,389)</b>	<b>\$ 373,514</b>	<b>\$ 386,073</b>

**SOUTH FORK EAST**

Community Development District

2013 Debt Service Fund

**Debt Amortization Schedule  
Series 2013 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Rate	Interest	Annual Debt Service	Total Annual Debt Service
<b>11/1/2020</b>	<b>3,355,000</b>		<b>6.50%</b>	<b>109,038</b>	<b>109,038</b>	
<b>5/1/2021</b>	<b>3,355,000</b>	<b>100,000</b>	<b>6.50%</b>	<b>109,038</b>	<b>209,038</b>	<b>318,075</b>
11/1/2021	3,255,000		6.50%	105,788	105,788	
5/1/2022	3,255,000	110,000	6.50%	105,788	215,788	321,575
11/1/2022	3,145,000		6.50%	102,213	102,213	
5/1/2023	3,145,000	115,000	6.50%	102,213	217,213	319,425
11/1/2023	3,030,000		6.50%	98,475	98,475	
5/1/2024	3,030,000	125,000	6.50%	98,475	223,475	321,950
11/1/2024	2,905,000		6.50%	94,413	94,413	
5/1/2025	2,905,000	130,000	6.50%	94,413	224,413	318,825
11/1/2025	2,775,000		6.50%	90,188	90,188	
5/1/2026	2,775,000	140,000	6.50%	90,188	230,188	320,375
11/1/2026	2,635,000		6.50%	85,638	85,638	
5/1/2027	2,635,000	150,000	6.50%	85,638	235,638	321,275
11/1/2027	2,485,000		6.50%	80,763	80,763	
5/1/2028	2,485,000	160,000	6.50%	80,763	240,763	321,525
11/1/2028	2,325,000		6.50%	75,563	75,563	
5/1/2029	2,325,000	175,000	6.50%	75,563	250,563	326,125
11/1/2029	2,150,000		6.50%	69,875	69,875	
5/1/2030	2,150,000	180,000	6.50%	69,875	249,875	319,750
11/1/2030	1,970,000		6.50%	64,025	64,025	
5/1/2031	1,970,000	195,000	6.50%	64,025	259,025	323,050
11/1/2031	1,775,000		6.50%	57,688	57,688	
5/1/2032	1,775,000	205,000	6.50%	57,688	262,688	320,375
11/1/2032	1,570,000		6.50%	51,025	51,025	
5/1/2033	1,570,000	220,000	6.50%	51,025	271,025	322,050
11/1/2033	1,350,000		6.50%	43,875	43,875	
5/1/2034	1,350,000	235,000	6.50%	43,875	278,875	322,750
11/1/2034	1,115,000		6.50%	36,238	36,238	
5/1/2035	1,115,000	250,000	6.50%	36,238	286,238	322,475
11/1/2035	865,000		6.50%	28,113	28,113	
5/1/2036	865,000	270,000	6.50%	28,113	298,113	326,225
11/1/2036	595,000		6.50%	19,338	19,338	
5/1/2037	595,000	290,000	6.50%	19,338	309,338	328,675
11/1/2037	305,000		6.50%	9,913	9,913	
5/1/2038	305,000	305,000	6.50%	9,913	314,913	324,825
<b>Total</b>		<b>3,355,000</b>		<b>2,444,325</b>	<b>5,799,325</b>	<b>5,799,325</b>

**SOUTH FORK EAST**

Community Development District

2014 Series Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY - SEPT-2020	PROJECTED FY 2020	BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 4,020	\$ 4,595	\$ -	\$ 1,554	\$ 1,000	\$ 2,554	\$ 2,400
Interest - Tax Collector	-	42	-	38	-	38	-
Special Assmnts- Tax Collector	177,140	187,813	187,813	184,589	3,224	187,813	187,813
Special Assmnts- Discounts	-	(7,204)	(7,513)	(7,222)	-	(7,222)	(7,513)
<b>TOTAL REVENUES</b>	<b>181,160</b>	<b>185,246</b>	<b>180,300</b>	<b>178,959</b>	<b>4,224</b>	<b>183,183</b>	<b>182,700</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	2,152	3,756	3,547	64	3,611	3,756
<b>Total Administrative</b>	<b>-</b>	<b>2,152</b>	<b>3,756</b>	<b>3,547</b>	<b>64</b>	<b>3,611</b>	<b>3,756</b>
<i>Debt Service</i>							
Principal Debt Retirement	45,000	35,000	40,000	40,000	-	40,000	40,000
Principal Prepayments	-	10,000	-	10,000	-	10,000	-
Interest Expense	133,434	130,781	128,375	64,803	63,338	128,141	125,600
<b>Total Debt Service</b>	<b>178,434</b>	<b>175,781</b>	<b>168,375</b>	<b>114,803</b>	<b>63,338</b>	<b>178,141</b>	<b>165,600</b>
<b>TOTAL EXPENDITURES</b>	<b>178,434</b>	<b>177,934</b>	<b>172,131</b>	<b>118,350</b>	<b>63,402</b>	<b>181,752</b>	<b>169,356</b>
Excess (deficiency) of revenues Over (under) expenditures	2,726	7,312	8,169	60,609	(59,178)	1,431	13,344
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	-	-	59,042	-	59,042	-
Contribution to (Use of) Fund Balance	-	-	8,169	-	-	-	13,344
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>8,169</b>	<b>59,042</b>	<b>-</b>	<b>59,042</b>	<b>13,344</b>
Net change in fund balance	2,726	7,312	8,169	119,651	(59,178)	60,473	13,344
<b>FUND BALANCE, BEGINNING</b>	<b>198,925</b>	<b>201,651</b>	<b>208,963</b>	<b>208,963</b>	<b>-</b>	<b>208,963</b>	<b>269,436</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 201,651</b>	<b>\$ 208,963</b>	<b>\$ 217,132</b>	<b>\$ 328,614</b>	<b>\$ (59,178)</b>	<b>\$ 269,436</b>	<b>\$ 282,780</b>

**SOUTH FORK EAST**

Community Development District

2014 Debt Service Fund

**Debt Amortization Schedule  
Series 2014 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Rate	Interest	Annual Debt Service	Total Annual Debt Service
<b>11/1/2020</b>	<b>2,085,000</b>	<b>40,000</b>	<b>5.375%</b>	<b>63,338</b>	<b>103,338</b>	<b>166,675</b>
<b>5/1/2021</b>	<b>2,045,000</b>			<b>62,263</b>	<b>62,263</b>	
11/1/2021	2,045,000	45,000	5.375%	62,263	107,263	169,525
5/1/2022	2,000,000			61,053	61,053	
11/1/2022	2,000,000	45,000	5.375%	61,053	106,053	167,106
5/1/2023	1,955,000			59,844	59,844	
11/1/2023	1,955,000	45,000	5.375%	59,844	104,844	164,688
5/1/2024	1,910,000			58,634	58,634	
11/1/2024	1,910,000	45,000	5.375%	58,634	103,634	162,269
5/1/2025	1,865,000			57,425	57,425	
11/1/2025	1,865,000	50,000	5.375%	57,425	107,425	164,850
5/1/2026	1,815,000			56,081	56,081	
11/1/2026	1,815,000	55,000	5.375%	56,081	111,081	167,163
5/1/2027	1,760,000			54,603	54,603	
11/1/2027	1,760,000	55,000	5.375%	54,603	109,603	164,206
5/1/2028	1,705,000			53,125	53,125	
11/1/2028	1,705,000	55,000	6.25%	53,125	108,125	161,250
5/1/2029	1,650,000			51,406	51,406	
11/1/2029	1,650,000	60,000	6.25%	51,406	111,406	162,813
5/1/2030	1,590,000			49,531	49,531	
11/1/2030	1,590,000	65,000	6.25%	49,531	114,531	164,063
5/1/2031	1,525,000			47,500	47,500	
11/1/2031	1,525,000	70,000	6.25%	47,500	117,500	165,000
5/1/2032	1,455,000			45,313	45,313	
11/1/2032	1,455,000	75,000	6.25%	45,313	120,313	165,625
5/1/2033	1,380,000			42,969	42,969	
11/1/2033	1,380,000	80,000	6.25%	42,969	122,969	165,938
5/1/2034	1,300,000			40,469	40,469	
11/1/2034	1,300,000	85,000	6.25%	40,469	125,469	165,938
5/1/2035	1,215,000			37,813	37,813	
11/1/2035	1,215,000	90,000	6.25%	37,813	127,813	165,625
5/1/2036	1,125,000			35,000	35,000	
11/1/2036	1,125,000	95,000	6.25%	35,000	130,000	165,000
5/1/2037	1,030,000			32,031	32,031	
11/1/2037	1,030,000	105,000	6.25%	32,031	137,031	169,063
5/1/2038	925,000			28,750	28,750	
11/1/2038	925,000	110,000	6.25%	28,750	138,750	167,500
5/1/2039	815,000			25,313	25,313	
11/1/2039	815,000	115,000	6.25%	25,313	140,313	165,625
5/1/2040	700,000			21,719	21,719	
11/1/2040	700,000	125,000	6.25%	21,719	146,719	168,438
5/1/2041	575,000			17,813	17,813	
11/1/2041	575,000	130,000	6.25%	17,813	147,813	165,625
5/1/2042	445,000			13,750	13,750	
11/1/2042	445,000	140,000	6.25%	13,750	153,750	167,500
5/1/2043	305,000			9,375	9,375	
11/1/2043	305,000	145,000	6.25%	9,375	154,375	163,750
5/1/2044	160,000			4,844	4,844	
11/1/2044	160,000	155,000	6.25%	4,844	159,844	164,688
<b>Total</b>		<b>2,080,000</b>		<b>1,996,581</b>	<b>4,076,581</b>	<b>4,139,919</b>



# SOUTH FORK EAST

Community Development District

2017 Series Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY - SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 2,360	\$ -	\$ 575	\$ 300	\$ 875	\$ 720
Interest - Tax Collector	-	172	-	156	-	156	-
Special Assmnts- Tax Collector	796,161	772,299	772,344	759,089	13,255	772,344	772,344
Special Assmnts- Prepayment	-	13,130	-	-	-	-	-
Special Assmnts- Discounts	-	(29,623)	(30,894)	(29,698)	-	(29,698)	(30,894)
<b>TOTAL REVENUES</b>	<b>796,161</b>	<b>758,338</b>	<b>741,450</b>	<b>730,122</b>	<b>13,555</b>	<b>743,677</b>	<b>742,170</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	8,848	15,447	14,588	265	14,853	15,447
<b>Total Administrative</b>	<b>-</b>	<b>8,848</b>	<b>15,447</b>	<b>14,588</b>	<b>265</b>	<b>14,853</b>	<b>15,447</b>
<i>Debt Service</i>							
Principal Debt Retirement	315,000	380,000	390,000	-	390,000	390,000	395,000
Principal Prepayments	46,377	15,000	-	15,000	-	15,000	-
Interest Expense	401,593	335,203	326,850	163,425	163,153	326,578	317,531
<b>Total Debt Service</b>	<b>762,970</b>	<b>730,203</b>	<b>716,850</b>	<b>178,425</b>	<b>553,153</b>	<b>731,578</b>	<b>712,531</b>
<b>TOTAL EXPENDITURES</b>	<b>762,970</b>	<b>739,051</b>	<b>732,297</b>	<b>193,013</b>	<b>553,418</b>	<b>746,431</b>	<b>727,978</b>
Excess (deficiency) of revenues Over (under) expenditures	33,191	19,287	9,153	537,109	(539,863)	(2,754)	14,192
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	9,153	-	-	-	14,192
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>9,153</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,192</b>
Net change in fund balance	33,191	19,287	9,153	537,109	(539,863)	(2,754)	14,192
<b>FUND BALANCE, BEGINNING</b>	<b>622,065</b>	<b>655,256</b>	<b>674,543</b>	<b>674,543</b>	<b>-</b>	<b>674,543</b>	<b>671,789</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 655,256</b>	<b>\$ 674,543</b>	<b>\$ 683,696</b>	<b>\$ 1,211,652</b>	<b>\$ (539,863)</b>	<b>\$ 671,789</b>	<b>\$ 685,981</b>

**SOUTH FORK EAST**

Community Development District

2017 Debt Service Fund

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

Date	Outstanding Par Balance	Principal	Rate	Interest	Annual Debt Service	Total Annual Debt Service
<b>11/1/2020</b>	<b>8,380,000</b>			<b>158,766</b>	<b>158,766</b>	
<b>5/1/2021</b>	<b>8,380,000</b>	<b>395,000</b>	<b>2.63%</b>	<b>158,766</b>	<b>553,766</b>	<b>1,030,063</b>
11/1/2021	7,985,000			153,581	153,581	
5/1/2022	7,985,000	405,000	2.875%	153,581	558,581	1,019,325
11/1/2022	7,580,000			147,759	147,759	
5/1/2023	7,580,000	420,000	3.00%	147,759	567,759	1,011,038
11/1/2023	7,160,000			141,459	141,459	
5/1/2024	7,160,000	435,000	3.25%	141,459	576,459	1,000,838
11/1/2024	6,725,000			134,391	134,391	
5/1/2025	6,725,000	450,000	3.45%	134,391	584,391	987,563
11/1/2025	6,275,000			126,628	126,628	
5/1/2026	6,275,000	465,000	3.625%	126,628	591,628	971,513
11/1/2026	5,810,000			118,200	118,200	
5/1/2027	5,810,000	480,000	4.00%	118,200	598,200	952,800
11/1/2027	5,330,000			108,600	108,600	
5/1/2028	5,330,000	500,000	4.00%	108,600	608,600	934,400
11/1/2028	4,830,000			98,600	98,600	
5/1/2029	4,830,000	520,000	4.00%	98,600	618,600	914,400
11/1/2029	4,310,000			88,200	88,200	
5/1/2030	4,310,000	545,000	4.00%	88,200	633,200	897,800
11/1/2030	3,765,000			77,300	77,300	
5/1/2031	3,765,000	565,000	4.00%	77,300	642,300	874,200
11/1/2031	3,200,000			66,000	66,000	
5/1/2032	3,200,000	590,000	4.125%	66,000	656,000	854,000
11/1/2032	2,610,000			53,831	53,831	
5/1/2033	2,610,000	615,000	4.125%	53,831	668,831	830,325
11/1/2033	1,995,000			41,147	41,147	
5/1/2034	1,995,000	640,000	4.125%	41,147	681,147	804,588
11/1/2034	1,355,000			27,947	27,947	
5/1/2035	1,355,000	665,000	4.125%	27,947	692,947	776,788
11/1/2035	690,000			14,231	14,231	
5/1/2036	690,000	690,000	4.125%	14,231	704,231	746,925
<b>Total</b>		<b>8,380,000</b>		<b>3,113,281</b>	<b>11,493,281</b>	<b>14,606,563</b>

**SOUTH FORK EAST**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2021

**Comparison of Assessment Rates  
Fiscal Year 2021 vs. Fiscal Year 2020**

Product & Phase	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2021	FY 2020	% Change	FY 2021	FY 2020	% Change	FY 2021	FY 2020	% Change	
<b>Reserve &amp; Ibis Cove</b>										
<b>Series 2013</b>										
Single Family 50'	\$649.98	\$575.36	13.0%	\$1,125.31	\$1,125.31	0.0%	\$1,775.29	\$1,700.67	4.4%	99
Single Family 60'	\$779.98	\$690.44	13.0%	\$1,350.37	\$1,350.37	0.0%	\$2,130.35	\$2,040.81	4.4%	165
Single Family 70'	\$909.98	\$805.51	13.0%	\$1,575.43	\$1,575.43	0.0%	\$2,485.41	\$2,380.94	4.4%	16
<b>Enclave &amp; Stillwater</b>										
<b>Series 2014</b>										
Single Family 60'	\$779.98	\$690.44	13.0%	\$1,350.36	\$1,350.36	0.0%	\$2,130.34	\$2,040.80	4.4%	90
Single Family 65'	\$844.98	\$747.97	13.0%	\$1,462.89	\$1,462.89	0.0%	\$2,307.87	\$2,210.86	4.4%	32
Single Family 70'	\$909.98	\$805.51	13.0%	\$1,575.42	\$1,575.42	0.0%	\$2,485.40	\$2,380.93	4.4%	17
<b>Savanna, Windrose, Flagstone Cordova, &amp; Highlands</b>										
<b>Series 2017</b>										
Single Family 50'	\$649.98	\$575.36	13.0%	\$887.75	\$887.75	0.0%	\$1,537.73	\$1,463.11	5.1%	391
Single Family 65'	\$844.98	\$747.97	13.0%	\$1,154.08	\$1,154.08	0.0%	\$1,999.06	\$1,902.05	5.1%	321
Single Family 70'	\$909.98	\$805.51	13.0%	\$1,242.85	\$1,242.85	0.0%	\$2,152.83	\$2,048.36	5.1%	45
										<b>1,176</b>