

South Fork Community Development District

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|--|---|
| <input type="checkbox"/> Kelly Barr, Chairperson | <input type="checkbox"/> Mark Vega, District Manager |
| <input type="checkbox"/> David Lowrie, Vice Chairman | <input type="checkbox"/> Kathryn "KC" Hopkinson, District Counsel |
| <input type="checkbox"/> Jason Amato, Assistant Secretary | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Patrick Barr, Assistant Secretary | |
| <input type="checkbox"/> Nick Bozzuto, Assistant Secretary | |

Workshop

Tuesday, March 12, 2024 – 5:30 p.m.

Regular Meeting Agenda

Tuesday, March 12, 2024 – 6:45 p.m.

1. Roll Call

2. Audience Comments

3. Consent Agenda

- A. Approval of the Minutes of the February 13, 2024 Meeting ... [Page 2]
- B. Acceptance of January 2024 Financial Report [Page 4]
- C. Resolution 2024-02 – General Election [Page 11]

4. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager
 - i. Presentation of Proposed Budget for Fiscal Year 2025..... [Page 13]
 - ii. Resolution 2024-03, Approving the Fiscal Year 2025 Proposed Budget and Setting the Public Hearing [Page 30]
 - iii. Discussion of the Waterway Inspection Report - January 2024... [Page 32]

5. Supervisors' Requests

6. Adjournment

Note: The next meeting is scheduled for Tuesday, April 9, 2024 at 6:45 p.m.

District Office:

210 N. University Drive, Suite 702
Coral Springs, FL 33071
954-603-0033

Meeting Location:

South Fork HOA Pool Building
10952 Ambleside Drive
Riverview, Florida

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

The regular meeting of the Board of Supervisors of the South Fork Community Development District was held on Tuesday, February 13, 2024 at 7:00 p.m. at the South Fork HOA II pool house located at 10952 Ambleside Drive, Riverview, Florida.

Present and constituting a quorum were:

David Lowrie	Vice Chairperson
Jason Amato	Assistant Secretary
Patrick Barr	Assistant Secretary
Nick Bozzuto	Assistant Secretary

Also present were:

Mark Vega	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the December 12, 2023 Meeting**
- B. Approval of the Minutes of the January 9, 2024 Meeting**
- C. Acceptance of December 2023 Financial Report**

On MOTION by Mr. Lowrie seconded by Mr. Amato with all in favor the Consent Agenda consisting of the of the Minutes of the December 12, 2023 Meeting was approved as presented, the Minutes of the January 9, 2024 Meeting and the December 2023 Financial Report was approved as presented. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**
- None.

Unapproved

B. Engineer

Mr. Vega report Mr. Dvorak contacted the county about the Rockledge Road repair and the Summer Star Road repair.

C. District Manager

i. Discussion of the Waterway Inspection Report – January 2024

Discussion ensued.

ii. Discussion of South County Landcare Price Increase

On MOTION by Mr. Lowrie seconded by Mr. Amato with all in favor the South County Landcare increase was approved effective January 1, 2024. 4-0
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Mr. Vega updated the Board on their request for four hours of Ethics training.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Barr requested the landscaper inspect the irrigation on Ambleside Drive between Summer Star and Summerfield.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lowrie seconded by Mr. Amato with all in favor the meeting was adjourned. 4-0
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Mark Vega, Secretary

**South Fork
Community Development District**

Financial Report

January 31, 2024

Prepared by:



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**South Fork
Community Development District**

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 393,323	\$ -	\$ 393,323
Accounts Receivable	4,148	-	4,148
Due From Other Funds	-	12,830	12,830
Investments:			
Reserve Fund (A-1)	-	38,408	38,408
Reserve Fund (A-2)	-	8,507	8,507
Reserve Fund (A-3)	-	28,424	28,424
Revenue Fund (A-1)	-	224,544	224,544
Revenue Fund (A-2)	-	97,406	97,406
Revenue Fund (A-3)	-	181,306	181,306
Prepaid Items	857	-	857
Deposits	2,562	-	2,562
TOTAL ASSETS	\$ 400,890	\$ 591,425	\$ 992,315
<u>LIABILITIES</u>			
Accounts Payable	\$ 11,656	\$ -	\$ 11,656
Accrued Expenses	4,299	-	4,299
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	12,830	-	12,830
TOTAL LIABILITIES	38,785	-	38,785
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	857	-	857
Deposits	2,562	-	2,562
Restricted for:			
Debt Service	-	591,425	591,425
Unassigned:	358,686	-	358,686
TOTAL FUND BALANCES	\$ 362,105	\$ 591,425	\$ 953,530
TOTAL LIABILITIES & FUND BALANCES	\$ 400,890	\$ 591,425	\$ 992,315

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	504,442	403,554	480,480	76,926	95.25%
Special Assmnts- Discounts	(20,178)	(16,142)	(19,233)	(3,091)	95.32%
TOTAL REVENUES	484,264	387,412	461,247	73,835	95.25%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	25,836	8,612	6,459	2,153	25.00%
ProfServ-Engineering	10,000	3,333	1,008	2,325	10.08%
ProfServ-Field Management	17,211	5,737	5,737	-	33.33%
ProfServ-Legal Services	5,000	1,667	646	1,021	12.92%
ProfServ-Mgmt Consulting	37,106	12,369	12,369	-	33.33%
ProfServ-Trustee Fees	3,750	3,750	2,658	1,092	70.88%
Auditing Services	3,000	3,000	-	3,000	0.00%
Website Compliance	1,553	1,553	1,553	-	100.00%
Insurance - Risk Management	7,764	7,764	6,511	1,253	83.86%
Legal Advertising	1,800	600	-	600	0.00%
Misc-Assessment Collection Cost	10,089	3,363	9,307	(5,944)	92.25%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	123,284	51,923	46,423	5,500	37.66%
<u>Electric Utility Services</u>					
Utility - General	9,800	3,267	3,594	(327)	36.67%
Electricity - Streetlights	14,500	4,833	3,346	1,487	23.08%
Total Electric Utility Services	24,300	8,100	6,940	1,160	28.56%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	16,000	5,333	4,299	1,034	26.87%
R&M-Lake	50,000	16,667	-	16,667	0.00%
Total Flood Control/Stormwater Mgmt	66,000	22,000	4,299	17,701	6.51%
<u>Other Physical Environment</u>					
Contracts-Landscape	95,000	31,667	30,361	1,306	31.96%
Contracts-Mulch	2,500	833	-	833	0.00%
Insurance - Property	806	806	10,421	(9,615)	1292.93%
R&M-Renewal and Replacement	15,000	5,000	-	5,000	0.00%
R&M-Irrigation	2,000	667	490	177	24.50%
R&M-Walls and Signage	250	83	-	83	0.00%
Shared Maintenance Costs	-	-	1,200	(1,200)	0.00%
Total Other Physical Environment	115,556	39,056	42,472	(3,416)	36.75%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Wildlife Management Service	9,000	3,000	-	3,000	0.00%
Contracts-Security Services	11,424	3,808	4,763	(955)	41.69%
Misc-Contingency	14,700	4,900	928	3,972	6.31%
Total Field	35,124	11,708	5,691	6,017	16.20%
TOTAL EXPENDITURES	364,264	132,787	105,825	26,962	29.05%
Excess (deficiency) of revenues					
Over (under) expenditures	120,000	254,625	355,422	100,797	296.19%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	120,000	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	120,000	-	-	-	0.00%
Net change in fund balance	\$ 120,000	\$ 254,625	\$ 355,422	\$ 100,797	296.19%
FUND BALANCE, BEGINNING (OCT 1, 2023)	6,683	6,682	6,683		
FUND BALANCE, ENDING	\$ 126,683	\$ 261,307	\$ 362,105		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 3,500	\$ 1,167	\$ 5,208	\$ 4,041	148.80%
Special Assmnts- Tax Collector	327,561	262,049	312,001	49,952	95.25%
Special Assmnts- Discounts	(13,102)	(10,482)	(12,489)	(2,007)	95.32%
TOTAL REVENUES	317,959	252,734	304,720	51,986	95.84%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,552	2,184	6,044	(3,860)	92.25%
Total Administration	6,552	2,184	6,044	(3,860)	92.25%
<u>Debt Service</u>					
Principal Debt Retirement A-1	105,000	105,000	-	105,000	0.00%
Principal Debt Retirement A-2	20,000	20,000	-	20,000	0.00%
Principal Debt Retirement A-3	70,000	70,000	-	70,000	0.00%
Interest Expense Series A-1	50,223	25,249	25,249	-	50.27%
Interest Expense Series A-2	11,183	5,622	5,622	-	50.27%
Interest Expense Series A-3	43,107	21,671	21,671	-	50.27%
Total Debt Service	299,513	247,542	52,542	195,000	17.54%
TOTAL EXPENDITURES	306,065	249,726	58,586	191,140	19.14%
Excess (deficiency) of revenues Over (under) expenditures	11,894	3,008	246,134	243,126	2069.40%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	11,894	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	11,894	-	-	-	0.00%
Net change in fund balance	\$ 11,894	\$ 3,008	\$ 246,134	\$ 243,126	2069.40%
FUND BALANCE, BEGINNING (OCT 1, 2023)	345,291	345,291	345,291		
FUND BALANCE, ENDING	\$ 357,185	\$ 348,299	\$ 591,425		

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the South Fork Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of South Fork Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board is currently made up of the following individuals: Kelly Barr, Jason Amato, David Lowrie, Nicholas Bozzuto and Patrick Barr.

Section 2. The term of office for each member of the Board is as follows:

Patrick Barr	Seat 1	four year – expires 11/2026
Jason Amato	Seat 2	four year – expires 11/2026
David Lowrie	Seat 3	four year – expires 11/2026
Nicholas Bozzuto	Seat 4	four year – expires 11/2024
Kelly Barr	Seat 5	four year – expires 11/2024

Section 3. Seat 4 currently held by Nicholas Bozzuto, and Seat 5, currently held by Kelly Barr are scheduled for the General Election in November 2024.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 12th DAY OF MARCH 2024.

ATTEST:

**SOUTH FORK COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary

Kelly Barr
Chairperson

SOUTH FORK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2025

Proposed Budget
3/5/2024

Prepared by:



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Series 2015 A1/A2/A3

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South Fork
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/2024	PROJECTED 2/29/2024 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	305,815	305,282	504,442	480,480	23,962	504,442	504,441
Special Assmnts- Discounts	(11,527)	(11,698)	(20,178)	(19,233)	-	(19,233)	(20,178)
TOTAL REVENUES	295,063	295,244	484,264	461,247	23,962	485,209	484,263
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	24,544	17,870	25,836	6,459	19,377	25,836	25,836
ProfServ-Engineering	21,650	19,110	10,000	1,008	8,992	10,000	10,000
ProfServ-Field Management	15,750	16,223	17,211	5,737	11,474	17,211	17,727
ProfServ-Legal Services	7,697	6,287	5,000	646	4,354	5,000	5,000
ProfServ-Mgmt Consulting	34,976	36,025	37,106	12,369	24,737	37,106	37,106
ProfServ-Trustee Fees	3,717	3,717	3,750	2,658	1,092	3,750	3,750
Auditing Services	2,300	2,300	3,000	-	3,150	3,150	3,150
Website Compliance	1,553	1,553	1,553	1,553	-	1,553	1,553
Insurance - Risk Management	7,835	7,058	7,764	6,511	1,253	7,764	7,764
Legal Advertising	4,202	7,031	1,800	-	1,800	1,800	1,800
Misc-Assessment Collection Cost	3,480	5,893	10,089	9,307	782	10,089	10,089
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	127,879	123,242	123,284	46,423	77,011	123,434	123,950
<i>Electric Utility Services</i>							
Utility - General	10,491	10,759	9,800	3,594	7,188	10,782	10,782
Electricity - Streetlights	19,447	23,956	14,500	3,346	6,692	10,038	10,038
Total Electric Utility Services	29,938	34,715	24,300	6,940	13,880	20,820	20,820
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	11,804	12,158	16,000	4,299	11,701	16,000	16,000
R&M-Lake	-	-	50,000	-	50,000	50,000	50,000
Total Flood Control/Stormwater Mgmt	11,804	12,158	66,000	4,299	61,701	66,000	66,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/2024	PROJECTED 2/29/2024 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Other Physical Environment							
Contracts-Landscape	81,162	88,944	95,000	30,361	64,639	95,000	97,850
Contracts-Mulch	-	-	2,500	-	2,500	2,500	2,500
Insurance - Property	-	-	806	10,421	-	10,421	11,463
R&M-Renewal and Replacement	20,950	23,795	15,000	-	15,000	15,000	15,000
R&M-Irrigation	4,799	129	2,000	490	1,510	2,000	2,000
R&M-Walls and Signage	-	42	250	-	250	250	250
Shared Maintenance Costs	-	-	-	1,200	2,400	3,600	3,600
Reserve - Ponds	600	59,200	-	-	-	-	120,000
Reserve-Signs/Monuments/Fences	41,990	3,936	-	-	-	-	-
Total Other Physical Environment	149,501	176,046	115,556	42,472	86,299	128,771	252,663
Field							
ProfServ-Wildlife Management Service	-	-	9,000	-	9,000	9,000	9,000
Contracts-Security Services	10,475	11,427	11,424	4,763	6,661	11,424	11,424
Misc-Contingency	8,150	11,101	14,700	928	13,772	14,700	406
Total Field	18,625	22,528	35,124	5,691	29,433	35,124	20,830
TOTAL EXPENDITURES	337,747	368,689	364,264	105,825	268,324	374,149	484,263
Excess (deficiency) of revenues							
Over (under) expenditures	(42,684)	(73,445)	120,000	355,422	(244,362)	111,060	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	120,000	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	120,000	-	-	-	-
Net change in fund balance	(42,684)	(73,445)	120,000	355,422	(244,362)	111,060	-
FUND BALANCE, BEGINNING	118,618	75,934	2,489	2,489	-	2,489	113,549
FUND BALANCE, ENDING	\$ 75,934	\$ 2,489	\$ 122,489	\$ 357,911	\$ (244,362)	\$ 113,549	\$ 113,549

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	\$	2,489
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		111,060
Estimated Funds Available - 9/30/2024		113,549

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	113,549
Less: First Quarter Operating Reserve		(80,711) ⁽¹⁾
Less: Nonspendable Fund Balance (Deposits)		(2,562)
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		-
Estimated Remaining Undesignated Cash as of 9/30/2025		30,276

Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District 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.

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 five supervisors attending twenty-four meetings (including FICA).

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 Service-Field Management

The District will receive field management services that may include managing proposals, permit compliance, inspections, budget management and field verification.

Professional Services-Legal Services

The District's Attorney, Straley & Robin, 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.

Professional Services-Management Consulting Services

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. 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. Also included are printing, mailing and telephone costs incurred while preparing the monthly reports. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Service-Trustee

This line item represents the fees charged by the trustee for the Series 2015 debt.

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 prior year's cost.

Website Compliance

This is to comply with State Statutes for posting information on the internet.

Budget Narrative
Fiscal Year 2025

Administrative (continued)

Insurance-Risk Management

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance & Risk Advisors. 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-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 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Utility Services

Utility-General

The district anticipates the following utility costs from TECO:

<i>Account Number</i>	<i>Description</i>	<i>Amount</i>
211004223007	10798 ¹/₂ Ambleside Dr. WELL	\$ 3,500
211004223254	109252 Ambleside Dr. WELL	\$ 3,800
211004223510	13608 Trinity Leaf PI WELL	\$ 2,000
	Contingency	\$ 500
Total		\$ 9,800

Electricity-Streetlighting

The district anticipates the following utility costs from TECO:

<i>Account Number</i>	<i>Description</i>	<i>Amount</i>
211004224310	South Fork Ph 4 BL	\$ 8,500
211004224526	South Fork Ph 3	\$ 6,000
Total		\$14,500

Budget Narrative
Fiscal Year 2025

Flood Control/Stormwater Mgmt

Contracts-Aquatic Control

The District currently has a contract with Solitude to provide monthly aquatic maintenance services at a charge of \$1,074.86/month.

R&M-Lake

This line item reflects costs associated with pond erosion control, control structure repair, debris removal and aquatic planting.

Other Physical Environment

Contracts-Landscape

The District currently has a contract with South County Landcare to provide monthly landscape services.

Contracts-Mulch

The District expects to incur costs associated with the replacement of mulch through the District.

Insurance-Property

The District's Property Insurance is with Egis Insurance & Risk Advisors who specializes in providing insurance coverage for Governmental Agencies. The amount is based upon insurance costs for prior year plus any anticipated increase.

R&M-Renewal and Replacement

These are the costs associated with landscaping enhancement projects.

R&M-Irrigation

This line item represents costs associated with the repairs and replacement of lines, sprinkler heads, pumps and valves.

R&M-Walls and Signage

The District expects to incur costs associated with stucco repair, pressure washing and up lighting repair and replacement.

Field

ProfServ-Wildlife Management Service

District's monthly animal control.

Contracts-Security Services

The District reimburses the HOA monthly for a shared portion of security services.

Misc-Contingency

The District incurs miscellaneous expenses to be recorded in this line item category.

South Fork
Community Development District

Debt Service Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/2024	PROJECTED 2/29/2024 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 18	\$ 974	\$ 3,500	\$ 5,208	\$ 3,472	\$ 8,680	\$ 3,500
Special Assmnts- Tax Collector	327,561	327,561	327,561	312,001	15,560	327,561	327,561
Special Assmnts- Delinquent	674	-	-	-	-	-	-
Special Assmnts- Discounts	(12,346)	(12,509)	(13,102)	(12,489)	-	(12,489)	(13,102)
TOTAL REVENUES	315,907	316,026	317,959	304,720	19,032	323,752	317,959
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	3,727	6,301	6,551	6,044	507	6,551	6,551
Total Administrative	3,727	6,301	6,551	6,044	507	6,551	6,551
<i>Debt Service</i>							
Principal Debt Retirement A-1	90,000	95,000	105,000	-	105,000	105,000	105,000
Principal Debt Retirement A-2	20,000	20,000	20,000	-	20,000	20,000	20,000
Principal Debt Retirement A-3	60,000	65,000	70,000	-	70,000	70,000	75,000
Interest Expense Series A-1	61,644	57,994	50,223	25,249	24,974	50,223	45,828
Interest Expense Series A-2	13,586	12,775	11,183	5,622	5,561	11,183	10,342
Interest Expense Series A-3	50,694	48,261	43,107	21,671	21,436	43,107	40,150
Total Debt Service	295,924	299,030	299,513	52,542	246,971	299,513	296,319
TOTAL EXPENDITURES	299,651	305,331	306,065	58,586	247,478	306,064	302,871
Excess (deficiency) of revenues							
Over (under) expenditures	16,256	10,695	11,894	246,134	(228,446)	17,688	15,088
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	11,894	-	-	-	15,088
TOTAL OTHER SOURCES (USES)	-	-	11,894	-	-	-	15,088
Net change in fund balance	16,256	10,695	11,894	246,134	(228,446)	17,688	15,088
FUND BALANCE, BEGINNING	287,669	303,925	317,090	317,090	-	317,090	334,778
FUND BALANCE, ENDING	\$ 303,925	\$ 314,620	\$ 328,984	\$ 563,224	\$ (228,446)	\$ 334,778	\$ 349,866

SOUTH FORK

Community Development District

2015 Debt Service

Debt Amortization Schedule
Series 2015 A1 Special Assessment Revenue Refunding Bonds

Date	Regular Principal	Principal Prepayments	Interest Expense 4.00%	Outstanding Principal	Annual Debt Svc
11/1/2024			\$23,102.22	\$1,130,000.00	
5/1/2025	\$105,000.00		\$22,725.56	\$1,025,000.00	\$148,681.11
11/1/2025			\$20,955.56	\$1,025,000.00	
5/1/2026	\$110,000.00		\$20,613.89	\$915,000.00	\$149,320.56
11/1/2026			\$18,706.67	\$915,000.00	
5/1/2027	\$115,000.00		\$18,401.67	\$800,000.00	\$149,757.22
11/1/2027			\$16,355.56	\$800,000.00	
5/1/2028	\$120,000.00		\$16,177.78	\$680,000.00	\$150,080.00
11/1/2028			\$13,902.22	\$680,000.00	
5/1/2029	\$125,000.00		\$13,675.56	\$555,000.00	\$150,022.22
11/1/2029			\$11,346.67	\$555,000.00	
5/1/2030	\$130,000.00		\$11,161.67	\$425,000.00	\$149,850.56
11/1/2030			\$8,688.89	\$425,000.00	
5/1/2031	\$135,000.00		\$8,547.22	\$290,000.00	\$149,476.11
11/1/2031			\$5,928.89	\$290,000.00	
5/1/2032	\$140,000.00		\$5,864.44	\$150,000.00	\$148,931.11
11/1/2032			\$3,066.67	\$150,000.00	
5/1/2033	\$150,000.00		\$3,016.67	\$0.00	\$153,016.67
Total	\$1,130,000.00		\$242,237.78		\$1,349,135.56

SOUTH FORK

Community Development District

2015 Debt Service

Debt Amortization Schedule
Series 2015 A2 Special Assessment Revenue Refunding Bonds

Date	Regular Principal	Principal Prepayments	Interest Expense 4.00%	Outstanding Principal	Annual Debt Svc
11/1/2024			\$5,213.33	\$255,000.00	
5/1/2025	\$20,000.00		\$5,128.33	\$235,000.00	\$29,932.78
11/1/2025			\$4,804.44	\$235,000.00	
5/1/2026	\$20,000.00		\$4,726.11	\$215,000.00	\$29,121.67
11/1/2026			\$4,395.56	\$215,000.00	
5/1/2027	\$25,000.00		\$4,323.89	\$190,000.00	\$33,208.33
11/1/2027			\$3,884.44	\$190,000.00	
5/1/2028	\$25,000.00		\$3,842.22	\$165,000.00	\$32,215.56
11/1/2028			\$3,373.33	\$165,000.00	
5/1/2029	\$25,000.00		\$3,318.33	\$140,000.00	\$31,180.56
11/1/2029			\$2,862.22	\$140,000.00	
5/1/2030	\$25,000.00		\$2,815.56	\$115,000.00	\$30,166.67
11/1/2030			\$2,351.11	\$115,000.00	
5/1/2031	\$25,000.00		\$2,312.78	\$90,000.00	\$29,152.78
11/1/2031			\$1,840.00	\$90,000.00	
5/1/2032	\$30,000.00		\$1,820.00	\$60,000.00	\$33,046.67
11/1/2032			\$1,226.67	\$60,000.00	
5/1/2033	\$30,000.00		\$1,206.67	\$30,000.00	\$31,806.67
11/1/2033			\$600.00	\$30,000.00	
5/1/2034	\$30,000.00		\$603.33	\$0.00	\$30,603.33
11/1/2034			\$0.00	\$0.00	
Total	\$255,000.00		\$60,648.33		\$310,435.00

Debt Amortization Schedule
Series 2015 A3 Special Assessment Revenue Refunding Bonds

Date	Regular Principal	Principal Prepayments	Interest Expense 4.00%	Outstanding Principal	Annual Debt Svc
11/1/2024			\$20,240.00	\$990,000.00	
5/1/2025	\$75,000.00		\$19,910.00	\$915,000.00	\$113,616.67
11/1/2025			\$18,706.67	\$915,000.00	
5/1/2026	\$75,000.00		\$18,401.67	\$840,000.00	\$110,575.00
11/1/2026			\$17,173.33	\$840,000.00	
5/1/2027	\$80,000.00		\$16,893.33	\$760,000.00	\$112,431.11
11/1/2027			\$15,537.78	\$760,000.00	
5/1/2028	\$80,000.00		\$15,368.89	\$680,000.00	\$109,271.11
11/1/2028			\$13,902.22	\$680,000.00	
5/1/2029	\$85,000.00		\$13,675.56	\$595,000.00	\$110,840.00
11/1/2029			\$12,164.44	\$595,000.00	
5/1/2030	\$90,000.00		\$11,966.11	\$505,000.00	\$112,290.56
11/1/2030			\$10,324.44	\$505,000.00	
5/1/2031	\$95,000.00		\$10,156.11	\$410,000.00	\$113,538.33
11/1/2031			\$8,382.22	\$410,000.00	
5/1/2032	\$95,000.00		\$8,291.11	\$315,000.00	\$109,731.11
11/1/2032			\$6,440.00	\$315,000.00	
5/1/2033	\$100,000.00		\$6,335.00	\$215,000.00	\$110,730.56
11/1/2033			\$4,395.56	\$215,000.00	
5/1/2034	\$105,000.00		\$4,323.89	\$110,000.00	\$111,572.78
11/1/2034			\$2,248.89	\$110,000.00	
5/1/2035	\$110,000.00		\$2,212.22	\$0.00	\$112,212.22
Total	\$990,000.00		\$257,049.44		\$1,226,809.44

Budget Narrative
Fiscal Year 2025

REVENUES

Interest — Investments

The District earns interest on the monthly average balance for their debt service accounts.

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.

EXPENDITURES

Miscellaneous Assessment Collection Cost

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 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

See amortization schedule.

Interest Expense

See amortization schedule.

South Fork
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

**Comparison of Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024**

Product & Phase	General Fund 001			Debt Service			Total Assessments per Unit				Total Units
	FY 2025	FY 2024	% Change	FY 2025	FY 2024	% Change	FY 2025	FY 2024	\$ Change	% Change	
SF 40' - Phase 4	\$620.37	\$620.37	0.0%	\$385.47	\$385.47	0.0%	\$1,005.84	\$1,005.84	\$0.00	0.0%	170
SF 40' - Phase 4	\$620.37	\$620.37	0.0%	\$385.47	\$385.47	0.0%	\$1,005.84	\$1,005.84	\$0.00	0.0%	1
SF 50' - Phase 3,4	\$775.47	\$775.47	0.0%	\$482.04	\$482.04	0.0%	\$1,257.51	\$1,257.51	\$0.00	0.0%	159
SF 50' - Phase 5	\$775.47	\$775.47	0.0%	\$536.04	\$536.04	0.0%	\$1,311.51	\$1,311.51	\$0.00	0.0%	70
SF 65' - Phase 3	\$1,008.11	\$1,008.11	0.0%	\$626.49	\$626.49	0.0%	\$1,634.60	\$1,634.60	\$0.00	0.0%	39
SF 65' - Phase 6	\$1,008.11	\$1,008.11	0.0%	\$686.56	\$686.56	0.0%	\$1,694.67	\$1,694.67	\$0.00	0.0%	180
											619

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase \$ 100,000		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
SF 40' - Phase 4	\$ 22,241	21%	\$ 131
SF 40' - Phase 4	\$ 131	21%	\$ 131
SF 50' - Phase 3,4	\$ 26,003	21%	\$ 164
SF 50' - Phase 5	\$ 11,448	21%	\$ 164
SF 65' - Phase 3	\$ 8,291	21%	\$ 213
SF 65' - Phase 6	\$ 38,268	21%	\$ 213

Total \$106,383 Collection costs included

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2025	FY 2024	FY 2023	FY 2022	FY 2021
\$ 620	\$ 620	\$ 376	\$ 376	\$ 376
\$ 620	\$ 620	\$ 376	\$ 376	\$ 376
\$ 775	\$ 775	\$ 470	\$ 470	\$ 470
\$ 775	\$ 775	\$ 470	\$ 470	\$ 470
\$ 1,008	\$ 1,008	\$ 611	\$ 611	\$ 611
\$ 1,008	\$ 1,008	\$ 611	\$ 611	\$ 611

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Fork Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	May 14, 2024
HOUR:	6:30 p.m.
LOCATION*:	South Fork HOA Pool Building 10952 Ambleside Drive Riverview, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON 12th MARCH 2024.

Attest:

South Fork Community Development District

Print Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

SOLITUDE

LAKE MANAGEMENT



South Fork CDD Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2024-02-07

Prepared for:

Mr. Mark Vega, District Manager
Inframark
210 North University Drive, Suite #702
Coral Springs, Florida 33071

Prepared by:

Mitchell Hartwig, Operations Manager

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Site: 1

Comments:

Normal growth observed
Minor growth of algae observed in the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 2

Comments:

Normal growth observed
Minor algae seen in some of the GSR in the site along with some trash to be collected. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 3

Comments:

Normal growth observed
Littoral area of showing some positive native growth in areas. Recently treated Primrose decomposing.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 4

Comments:

Normal growth observed
Open water looks good, minor shoreline weed growth in the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Normal growth observed
Some algae growth around the site, minor shoreline weeds present. Will be treated on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6

Comments:

Normal growth observed
Minor algae growth in the site, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 7

Comments:

Normal growth observed
Some shoreline weeds present in the site. Minor patches of algae. Some Cattail growth in the littoral area.

Action Required:

Routine maintenance next visit

Target:

Cattails



Site: 8

Comments:

Site looks good
Open water looks good, minor shoreline weeds present in the site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 9

Comments:

Normal growth observed
Positive treatment on Cattails in the littoral area. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 10

Comments:

Normal growth observed

Grate on storm drain missing, open water looks good. Minor patches of algae seen in the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 11

Comments:

Treatment in progress

Littoral area has some positive native growth in the site, open water has some algae patches.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 12

Comments:

Normal growth observed

Minor growth of algae seen in the site, open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 13

Comments:

Normal growth observed

Shoreline weeds kept to a minimal. Minor growth of algae seen in the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 14

Comments:

Site looks good

Weeds have been treated, drain looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 15

Comments:

Normal growth observed

Drain looks good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

December, 2023

Management Summary

South Fork CDD Waterway Inspection Report was completed on February 7th, 2024.

Site 1: Minor growth of algae observed in the site. Open water looks good.

Site 2: Minor algae seen in some of the GSR in the site along with some trash to be collected. Open water looks good.

Site 3: Littoral area of showing some positive native growth in areas. Recently treated Primrose decomposing.

Site 4: Open water looks good, minor shoreline weed growth in the site.

Site 5: Some algae growth around the site, minor shoreline weeds present. Will be treated on next routine visit.

Site 6: Minor algae growth in the site, open water looks good.

Site 7: Some shoreline weeds present in the site. Minor patches of algae. Some Cattail growth in the littoral area.

Site 8: Open water looks good, minor shoreline weeds present in the site.

Site 9: Positive treatment on Cattails in the littoral area. Open water looks good.

Site 10: Grate on storm drain missing, open water looks good. Minor patches of algae seen in the site.

Site 11: Littoral area has some positive native growth in the site, open water has some algae patches.

Site 12: Minor growth of algae seen in the site, open water looks good.

Site 13: Shoreline weeds kept to a minimal. Minor growth of algae seen in the site.

Site 14: Weeds have been treated, drain looks good.

Site 15: Drain looks good.

Wildlife observed: Turtles, Ducks, Gallinules, Cormorant, Coots.

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

South Fork CDD Waterway Inspection Report

Agenda Page 40
2024-02-07

Site	Comments	Target	Action Required
1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Normal growth observed	Sub-surface algae	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Normal growth observed	Cattails	Routine maintenance next visit
8	Site looks good	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Normal growth observed	Species non-specific	Routine maintenance next visit
11	Treatment in progress	Surface algae	Routine maintenance next visit
12	Normal growth observed	Surface algae	Routine maintenance next visit
13	Normal growth observed	Species non-specific	Routine maintenance next visit
14	Site looks good	Shoreline weeds	Routine maintenance next visit
15	Normal growth observed	Species non-specific	Routine maintenance next visit

