

SOUTH FORK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Approved Tentative Budget
(Meeting on 3/14/2023)

Prepared by:



SOUTH FORK

Community Development District

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South Fork
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2023	JAN 2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 125	\$ -	\$ 125	\$ 125	\$ -
Interest - Tax Collector	20	-	-	260	-	260	-
Special Assmnts- Tax Collector	305,815	305,282	305,814	291,030	14,784	305,814	504,442
Special Assmnts- Other	-	1,064	-	-	-	-	-
Special Assmnts- Delinquent	710	-	-	-	-	-	-
Special Assmnts- Discounts	(11,527)	(11,698)	(12,233)	(11,621)	(612)	(12,233)	(20,178)
Other Miscellaneous Revenues	45	596	-	-	-	-	-
Access Cards	-	-	-	25	-	25	-
TOTAL REVENUES	295,063	295,244	293,706	279,694	14,297	293,991	484,264
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	24,544	17,870	25,836	8,612	17,224	25,836	25,836
ProfServ-Engineering	21,650	19,110	15,000	1,890	1,500	3,390	10,000
ProfServ-Field Management	15,750	16,223	16,710	5,570	11,140	16,710	17,211
ProfServ-Legal Services	7,697	6,287	7,500	779	1,500	2,279	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	3,717	4,041	-	4,041	3,750
Auditing Services	2,300	2,300	2,300	-	3,000	3,000	3,000
Website Compliance	1,553	1,553	1,553	1,553	-	1,553	1,553
Insurance - Risk Management	7,835	7,058	7,764	7,058	-	7,058	7,764
Legal Advertising	4,202	7,031	1,800	-	1,800	1,800	1,800
Misc-Bank Charges	-	-	75	-	-	-	-
Misc-Assessment Collection Cost	3,480	5,893	6,116	5,588	528	6,116	10,089
Misc-Contingency	-	-	-	862	3,500	4,362	-
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	127,879	123,242	125,652	48,497	64,929	113,426	123,284
<i>Electric Utility Services</i>							
Utility - General	10,491	10,759	9,960	4,284	6,640	10,924	11,000
Electricity - Streetlights	19,447	23,956	11,760	7,777	15,554	23,331	24,500
Total Electric Utility Services	29,938	34,715	21,720	12,061	22,194	34,255	35,500
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	11,804	12,158	12,158	4,174	8,348	12,522	16,000
R&M-Lake	-	-	5,000	-	-	-	50,000
Total Flood Control/Stormwater Mgmt	11,804	12,158	17,158	4,174	8,348	12,522	66,000
<i>Other Physical Environment</i>							
Contracts-Landscape	81,162	88,944	89,091	35,892	59,394	95,286	95,000
Contracts-Mulch	-	-	2,500	-	-	-	2,500
Insurance - Property	-	-	806	-	-	-	806
R&M-Renewal and Replacement	20,950	23,795	16,605	-	-	-	15,000
R&M-Irrigation	4,799	129	2,000	-	-	-	2,000
R&M-Walls and Signage	-	42	250	-	-	-	250
Capital Outlay	-	-	-	8,199	-	8,199	-
Reserve - Irrigation/Landscape	-	-	250	-	-	-	-
Reserve - Ponds	600	59,200	-	-	-	-	-
Reserve-Signs/Monuments/Fences	41,990	3,936	250	-	-	-	-
Total Other Physical Environment	149,501	176,046	111,752	44,091	59,394	103,485	115,556

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2023	JAN 2023	SEP-2023	FY 2023	FY 2024
<i>Field</i>							
ProfServ-Wildlife Management Service	-	-	6,000	1,150	1,300	2,450	9,000
Contracts-Security Services	10,475	11,427	11,424	2,857	8,567	11,424	11,424
Misc-Contingency	8,150	11,101	-	-	-	-	3,500
Total Field	18,625	22,528	17,424	4,007	9,867	13,874	23,924
TOTAL EXPENDITURES	337,747	368,689	293,706	112,830	164,732	277,562	364,264
Excess (deficiency) of revenues							
Over (under) expenditures	(42,684)	(73,445)	-	166,864	(150,435)	16,429	120,000
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)	-	166,864	(150,435)	16,429	120,000
FUND BALANCE, BEGINNING	118,618	75,935	4,800	4,800	-	4,800	21,229
FUND BALANCE, ENDING	\$ 75,934	\$ 2,490	\$ 4,800	\$ 171,664	\$ (150,435)	\$ 21,229	\$ 141,229

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 21,229
Net Change in Fund Balance - Fiscal Year 2024	120,000
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	141,229

ALLOCATION OF AVAILABLE FUNDS

<i>Nonspendable Fund Balance</i>	
Deposits	4,941
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	91,066 ⁽¹⁾
Total Allocation of Available Funds	96,007
Total Unassigned (undesignated) Cash	<u>\$ 45,222</u>

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

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

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.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative** (continued)**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.

Postage and Freight

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

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-Bank Charges

This includes ancillary bank charges that may be incurred during the year.

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.

Miscellaneous-Contingency

This is for any miscellaneous services that may arise during the year.
The District pays Campus Suites for web hosting service for the District's web site.

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.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

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
211004223783	11496 Ambleside BI IRR WELL	\$1,200
	Contingency	\$ 500
Total		\$11,000

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
211004224062	South Fork Trct D Blvd	\$ 10,000
Total		\$24,500

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 \$1,043.55/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.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****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.

Other Physical Environment (continued)**Capital Outlay**

Funds set aside for future capital projects.

Reserve-Irrigation/Landscape

Funds set aside for future irrigation and landscape expenditures.

Reserve-Ponds

Funds set aside for future pond projects.

Reserve-Signs/Monuments/Fences

Funds set aside for future sign, monument and fence repairs.

Field**ProfServ-Field Management**

District's monthly field management services.

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 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2023	JAN-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 18	\$ 974	\$ 150	\$ 2,645	\$ 1,984	\$ 4,629	\$ 3,500
Special Assmnts- Tax Collector	327,561	327,561	327,561	311,724	15,837	327,561	327,561
Special Assmnts- Delinquent	674	-	-	-	-	-	-
Special Assmnts- Discounts	(12,346)	(12,509)	(13,102)	(12,447)	(655)	(13,102)	(13,102)
TOTAL REVENUES	315,907	316,026	314,609	301,922	17,166	319,088	317,959
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	3,727	6,301	6,551	5,986	565	6,551	6,551
Total Administrative	3,727	6,301	6,551	5,986	565	6,551	6,551
<i>Debt Service</i>							
Principal Debt Retirement A-1	90,000	95,000	100,000	-	100,000	100,000	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	65,000	-	65,000	65,000	70,000
Interest Expense Series A-1	61,644	57,994	54,142	27,293	26,848	54,141	50,223
Interest Expense Series A-2	13,586	12,775	11,964	6,031	5,933	11,964	11,183
Interest Expense Series A-3	50,694	48,261	45,625	23,000	22,625	45,625	43,107
Total Debt Service	295,924	299,030	296,731	56,324	240,406	296,730	299,513
TOTAL EXPENDITURES	299,651	305,331	303,282	62,310	240,971	303,281	306,065
Excess (deficiency) of revenues							
Over (under) expenditures	16,256	10,695	11,327	239,612	(223,805)	15,807	11,894
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	11,327	-	-	-	11,894
TOTAL OTHER SOURCES (USES)	-	-	11,327	-	-	-	11,894
Net change in fund balance	16,256	10,695	11,327	239,612	(223,805)	15,807	11,894
FUND BALANCE, BEGINNING	287,669	303,925	317,090	317,090	-	317,090	332,897
FUND BALANCE, ENDING	\$ 303,925	\$ 314,620	\$ 328,417	\$ 556,702	\$ (223,805)	\$ 332,897	\$ 344,791

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
11/1/2023			\$25,248.89	\$1,235,000.00	
5/1/2024	\$105,000.00		\$24,974.44	\$1,130,000.00	\$153,076.67
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
Totals	\$1,235,000.00		\$292,461.11		\$1,502,212.22

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
11/1/2023			\$5,622.22	\$275,000.00	
5/1/2024	\$20,000.00		\$5,561.11	\$255,000.00	\$30,774.44
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
Totals	\$275,000.00		\$71,831.67		\$341,209.44

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
11/1/2023			\$21,671.11	\$1,060,000.00	
5/1/2024	\$70,000.00		\$21,435.56	\$990,000.00	\$111,675.56
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
Totals	\$1,060,000.00		\$300,156.11		\$1,338,485.00

Budget Narrative
Fiscal Year 2024

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 2024

**Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Product & Phase	General Fund 001			Special Assessment			Debt Service			Total Assessments per Unit			Total Units
	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	
SF 40' - Phase 4	\$620.37	\$376.10	64.9%	\$0.00	\$0.00	n/a	\$385.47	\$385.47	0.0%	\$1,005.84	\$761.57	32.1%	170
SF 40' - Phase 4	\$620.37	\$376.10	64.9%	\$0.00	\$0.00	n/a	\$385.47	\$385.47	0.0%	\$1,005.84	\$761.57	32.1%	1
SF 50' - Phase 3,4	\$775.47	\$470.12	65.0%	\$0.00	\$0.00	n/a	\$482.04	\$482.04	0.0%	\$1,257.51	\$952.16	32.1%	159
SF 50' - Phase 5	\$775.47	\$470.12	65.0%	\$0.00	\$0.00	n/a	\$536.04	\$536.04	0.0%	\$1,311.51	\$1,006.16	30.3%	70
SF 65' - Phase 3	\$1,008.11	\$611.16	64.9%	\$0.00	\$0.00	n/a	\$626.49	\$626.49	0.0%	\$1,634.60	\$1,237.65	32.1%	39
SF 65' - Phase 6	\$1,008.11	\$611.16	64.9%	\$0.00	\$0.00	n/a	\$686.56	\$686.56	0.0%	\$1,694.67	\$1,297.72	30.6%	180
													619