

SOUTH FORK
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Adopted Budget

07.14.20

Prepared by:



SOUTH FORK

Community Development District

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South Fork
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2020	MAY-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 5,182	\$ 6,890	\$ 1,529	\$ 64	\$ 350	\$ 414	\$ 1,600
Interest - Tax Collector	95	133	-	173	-	-	-
Special Assmnts- Tax Collector	305,814	305,585	305,813	299,980	5,833	305,813	305,813
Special Assmnts- Discounts	(11,530)	(11,498)	(12,233)	(11,624)	-	(12,233)	(12,233)
Other Miscellaneous Revenues	-	-	-	7	-	-	-
TOTAL REVENUES	299,561	301,110	295,109	288,600	6,183	293,994	295,180
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	14,640	21,099	25,836	14,640	8,612	23,252	25,836
ProfServ-Engineering	50,950	39,615	4,000	38,770	3,500	42,270	15,000
ProfServ-Field Management	13,750	15,000	15,000	10,000	5,000	15,000	15,750
ProfServ-Legal Services	5,039	5,306	11,000	8,307	3,667	11,974	7,500
ProfServ-Mgmt Consulting Serv	30,936	32,792	33,776	22,517	11,259	33,776	34,976
ProfServ-Trustee Fees	3,717	3,717	3,717	3,717	-	3,717	3,717
Auditing Services	2,100	2,225	2,225	2,225	-	2,225	2,225
Website Compliance	-	-	-	1,553	-	1,553	1,553
Postage and Freight	-	-	-	5	-	5	-
Insurance - Risk Management	7,230	7,380	8,118	7,601	-	7,601	8,361
Legal Advertising	2,022	1,760	2,000	1,588	667	2,255	1,800
Misc-Bank Charges	12	1	150	1,043	50	1,093	89
Misc-Assessmnt Collection Cost	1,908	3,517	6,116	5,768	117	5,885	6,116
Misc-Web Hosting	1,000	2,661	1,000	341	-	341	-
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	133,479	135,248	113,113	118,250	32,871	151,120	123,098
<i>Electric Utility Services</i>							
Utility - General	7,903	8,217	9,960	4,419	3,320	7,739	9,960
Electricity - Streetlighting	11,700	10,786	11,760	14,366	3,920	18,286	11,760
Total Electric Utility Services	19,603	19,003	21,720	18,785	7,240	26,025	21,720
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	11,184	11,460	11,796	7,640	3,820	11,460	11,796
R&M-Lake	-	-	8,000	-	6,750	6,750	6,240
Total Flood Control/Stormwater Mgmt	11,184	11,460	19,796	7,640	10,570	18,210	18,036
<i>Other Physical Environment</i>							
Contracts-Landscape	100,944	74,100	72,420	51,600	24,140	75,740	80,784
Contracts-Mulch	-	-	10,000	-	2,500	2,500	2,500
Insurance - Property	500	-	605	-	605	605	666
R&M-Renewal and Replacement	35,670	39,615	15,600	9,200	5,200	14,400	10,000
R&M-Irrigation	1,680	87	4,000	1,279	1,333	2,612	3,500
R&M-Walls and Signage	593	20	1,000	-	333	333	850
R&M-Shared Landsc Maint Fr Ent	-	-	2,400	-	-	-	-
Capital Outlay	-	6,198	-	-	-	-	-
Reserve - Irrigation/landscape	-	-	7,600	31,500	-	31,500	7,600
Reserve - Ponds	-	218,197	7,000	81,365	-	81,365	10,000
Reserve-Signs/Monuments/Fences	-	933	3,000	885	-	885	3,000
Total Other Physical Environment	139,387	339,150	123,625	175,829	34,112	209,941	118,900

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2020	MAY-2020	SEP-2020	FY 2020	FY 2021
<i>Field</i>							
Contracts-Security Services	11,427	11,427	11,427	7,618	3,808	11,426	11,427
Misc-Contingency	807	4,026	5,000	7,802	850	8,652	5,000
Total Field	12,234	15,453	16,427	15,420	4,658	20,078	16,427
TOTAL EXPENDITURES	315,887	520,314	294,681	335,924	89,450	425,374	298,181
Excess (deficiency) of revenues							
Over (under) expenditures	(16,326)	(219,204)	428	(47,324)	(83,267)	(131,380)	(3,000)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	428	-	-	-	(3,000)
TOTAL OTHER SOURCES (USES)	-	-	428	-	-	-	(3,000)
Net change in fund balance	(16,326)	(219,204)	428	(47,324)	(83,267)	(131,380)	(3,000)
FUND BALANCE, BEGINNING	479,637	463,311	244,107	244,107	-	244,107	112,727
FUND BALANCE, ENDING	\$ 463,311	\$ 244,107	\$ 244,535	\$ 196,784	\$ (83,267)	\$ 112,727	\$ 109,727

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 112,727
Net Change in Fund Balance - Fiscal Year 2021	(3,000)
Reserves - Fiscal Year 2021 Additions	20,600
Total Funds Available (Estimated) - 9/30/2021	130,327

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	2,695
Subtotal	<u>2,695</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		66,395 ⁽¹⁾
Reserves - Irrigation/Landscaping (Prior Years)	50,725	
Reserves - Irrigation/Landscaping (FY 2020)	7,600	
Reserves - Irrigation/Landscaping Expensed (FY 2020)	(31,500)	
Reserves - Irrigation/Landscaping (FY 2021)	<u>7,600</u>	<u>34,425</u>
Reserves - Ponds (FY 2020)	7,000	
Reserves - Ponds (FY 2020) - Per Motion	65,000	
Reserves - Ponds Expenses (FY 2020)	(81,365)	
Reserves - Ponds (FY 2021)	<u>10,000</u>	635
Reserves - Signs/Monuments/Fences (Prior Years)	19,710	
Reserves - Signs/Monuments/Fences (FY 2020)	3,000	
Reserves - Signs/Monuments/Fences (FY 2021)	<u>3,000</u>	<u>25,710</u>
Subtotal		<u>127,165</u>

Total Allocation of Available Funds	129,860
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Total Unassigned (undesignated) Cash	<u>\$ 467</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2021**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.

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.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (continued)

Website Compliance

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

Insurance-Risk Management

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk 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-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-Web Hosting

The District pays Inframark 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.

Utility Services

Utility-General

The district anticipates the following utility costs from TECO:

Account Number	Description	Amount
1476-0616080	10798 ½ Ambleside Dr. WELL	\$3,500
1476-0869371	109252 Ambleside Dr. WELL	\$3,800
1476-0869451	13608 Trinity Leaf PI WELL	\$ 500
1476-0925541	11496 Ambleside BI IRR WELL	\$1,760
	Contingency	\$ 400
Total		\$9,960

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Utility Services (continued)

Electricity-Streetlighting

The district anticipates the following utility costs from TECO:

<i>Account Number</i>	<i>Description</i>	<i>Amount</i>
1800-0041403	South Fork Ph 4 BL	\$ 6,860
1800-0071745	South Fork Ph 3	\$ 4,900
Total		\$11,760

Flood Control/Stormwater Mgmt

Contracts-Aquatic Control

The District currently has a contract with Aquatic Systems to provide monthly aquatic maintenance services at a charge of \$983/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 and annuals through the District.

Insurance-Property

The District's Property Insurance is with Preferred Governmental Insurance Trust 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.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Other Physical Environment (continued)

R&M-Shared Landscape Maintenance Front Entrance

The District anticipates sharing the landscaping costs of the front entrance way.

Reserve-Irrigation/Landscape

Funds set aside for future irrigation and landscape expenditures.

Reserve-Ponds

Funds set aside for future pond repairs.

Reserve-Signs/Monuments/Fences

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

Field

Contracts-Security Services

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

Miscellaneous-Contingency

This is for any miscellaneous field related expenditures that may arise during the year.

South Fork
Community Development District

Debt Service Budgets
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2020	MAY-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 3,237	\$ 4,378	-	\$ 1,748	\$ 1,000	\$ 2,748	\$ 3,000
Special Assmnts- Tax Collector	327,560	327,316	327,561	321,311	6,250	327,561	327,561
Special Assmnts- Discounts	(12,350)	(12,316)	(13,102)	(12,451)	-	(12,451)	(13,102)
TOTAL REVENUES	318,447	319,378	314,459	310,608	7,250	317,858	317,459
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	6,304	3,739	6,551	6,178	373	6,551	6,551
Total Administrative	6,304	3,739	6,551	6,178	373	6,551	6,551
<i>Debt Service</i>							
Principal Debt Retirement A-1	80,000	85,000	90,000	90,000	-	90,000	90,000
Principal Debt Retirement A-2	15,000	15,000	20,000	20,000	-	20,000	20,000
Principal Debt Retirement A-3	55,000	55,000	60,000	60,000	-	60,000	60,000
Interest Expense Series A-1	71,986	68,742	65,473	65,473	-	65,473	61,644
Interest Expense Series A-2	15,614	15,006	14,437	14,437	-	14,437	13,586
Interest Expense Series A-3	57,589	55,358	53,273	53,273	-	53,273	50,694
Total Debt Service	295,189	294,106	303,183	303,183	-	303,183	295,925
TOTAL EXPENDITURES	301,493	297,845	309,734	309,361	373	309,734	302,476
Excess (deficiency) of revenues							
Over (under) expenditures	16,954	21,533	4,725	1,247	3,905	8,124	14,982
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	4725	-	-	-	14,982
TOTAL OTHER SOURCES (USES)	-	-	4,725	-	-	-	14,982
Net change in fund balance	16,954	21,533	4,725	1,247	3,905	8,124	14,982
FUND BALANCE, BEGINNING	239,090	256,044	277,577	277,577	-	277,577	285,701
FUND BALANCE, ENDING	\$ 256,044	\$ 277,577	\$ 282,302	\$ 278,824	\$ 3,905	\$ 285,701	\$ 300,683

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
11/1/2020			\$31,075.56	\$1,520,000.00	
5/1/2021	\$90,000.00		\$30,568.89	\$1,430,000.00	\$149,804.44
11/1/2021			\$29,235.56	\$1,430,000.00	
5/1/2022	\$95,000.00		\$28,758.89	\$1,335,000.00	\$151,052.22
11/1/2022			\$27,293.33	\$1,335,000.00	
5/1/2023	\$100,000.00		\$26,848.33	\$1,235,000.00	\$152,097.22
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	\$1,520,000.00	\$0.00	\$466,241.67		\$1,955,166.11

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
11/1/2020			\$6,848.89	\$335,000.00	
5/1/2021	\$20,000.00		\$6,737.22	\$315,000.00	\$33,177.22
11/1/2021			\$6,440.00	\$315,000.00	
5/1/2022	\$20,000.00		\$6,335.00	\$295,000.00	\$32,366.11
11/1/2022			\$6,031.11	\$295,000.00	
5/1/2023	\$20,000.00		\$5,932.78	\$275,000.00	\$31,555.00
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	\$335,000.00	\$0.00	\$110,156.67		\$438,307.78

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
11/1/2020			\$25,555.56	\$1,250,000.00	
5/1/2021	\$60,000.00		\$25,138.89	\$1,190,000.00	\$109,467.78
11/1/2021			\$24,328.89	\$1,190,000.00	
5/1/2022	\$65,000.00		\$23,932.22	\$1,125,000.00	\$111,932.22
11/1/2022			\$23,000.00	\$1,125,000.00	
5/1/2023	\$65,000.00		\$22,625.00	\$1,060,000.00	\$109,296.11
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	\$1,250,000.00	\$0.00	\$444,736.67		\$1,669,181.11

Budget Narrative
Fiscal Year 2021

REVENUES

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 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	
SF 40' - Phase 4	\$376.10	\$376.10	0.0%	\$385.47	\$385.47	0.0%	\$761.57	\$761.57	0.0%	171
SF 50' - Phase 3,4	\$470.12	\$470.12	0.0%	\$482.04	\$482.04	0.0%	\$952.16	\$952.16	0.0%	159
SF 50' - Phase 5	\$470.12	\$470.12	0.0%	\$536.04	\$536.04	0.0%	\$1,006.16	\$1,006.16	0.0%	70
SF 65' - Phase 3	\$611.16	\$611.16	0.0%	\$626.49	\$626.49	0.0%	\$1,237.65	\$1,237.65	0.0%	39
SF 65' - Phase 6	\$611.16	\$611.16	0.0%	\$686.56	\$686.56	0.0%	\$1,297.72	\$1,297.72	0.0%	180
										619