

SOUTH FORK
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Approved Tentative

04.13.21

Prepared by:



SOUTH FORK

Community Development District

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South Fork
Community Development District

Operating Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	MAR -	PROJECTED	BUDGET
			FY 2021	FEB-2021	SEP-2021	FY 2021	FY 2022
REVENUES							
Interest - Investments	\$ 6,890	\$ 63	\$ 1,600	\$ -	\$ 350	350	\$ 350
Interest - Tax Collector	133	173	-	20	-	20	-
Special Assmnts- Tax Collector	305,585	305,815	305,813	293,161	12,652	305,813	305,813
Special Assmnts- Other	-	-	-	-	-	-	2,128
Special Assmnts- Discounts	(11,498)	(11,448)	(12,233)	(11,677)	-	(11,677)	(12,318)
Other Miscellaneous Revenues	-	7	-	-	-	-	-
TOTAL REVENUES	301,110	294,610	295,180	281,504	13,002	294,506	295,973
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	21,099	23,252	25,836	10,765	15,071	25,836	25,836
ProfServ-Engineering	39,615	49,135	15,000	10,403	4,597	15,000	15,000
ProfServ-Field Management	15,000	15,000	15,750	6,563	9,188	15,751	16,223
ProfServ-Legal Services	5,306	9,948	7,500	2,891	4,375	7,266	7,500
ProfServ-Mgmt Consulting Serv	32,792	33,776	34,976	14,573	20,403	34,976	36,025
ProfServ-Trustee Fees	3,717	3,717	3,717	3,717	-	3,717	3,717
Auditing Services	2,225	2,225	2,225	-	2,225	2,225	2,300
Website Compliance	-	1,553	1,553	1,553	-	1,553	1,553
Insurance - Risk Management	7,380	7,601	8,361	7,835	-	7,835	8,619
Legal Advertising	1,760	5,559	1,800	-	1,500	1,500	1,800
Misc-Bank Charges	1	1,043	89	-	75	75	90
Misc-Assessmnt Collection Cost	3,517	3,525	6,116	5,630	253	5,883	6,159
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	135,248	157,088	123,098	64,105	57,686	121,791	124,996
<i>Electric Utility Services</i>							
Utility - General	8,217	6,562	9,960	3,443	5,810	9,253	9,960
Electricity - Streetlighting	10,786	20,603	11,760	8,336	3,424	11,760	11,760
Total Electric Utility Services	19,003	27,165	21,720	11,779	9,234	21,013	21,720
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Aquatic Control	11,460	11,460	11,796	4,918	6,888	11,806	11,808
R&M-Lake	-	-	6,240	-	5,000	5,000	5,000
Total Flood Control/Stormwater Mgmt	11,460	11,460	18,036	4,918	11,888	16,806	16,808
<i>Other Physical Environment</i>							
Contracts-Landscape	74,100	77,400	80,784	32,950	47,124	80,074	84,048
Contracts-Mulch	-	-	2,500	-	2,500	2,500	2,500
Insurance - Property	-	-	666	-	666	666	733
R&M-Renewal and Replacement	39,615	9,200	10,000	19,150	-	19,150	12,000
R&M-Irrigation	87	1,358	3,500	-	3,500	3,500	500
R&M-Walls and Signage	20	-	850	-	850	850	500
Capital Outlay	6,198	-	-	-	-	-	-
Reserve - Irrigation/landscape	-	31,500	7,600	-	-	-	2,000
Reserve - Ponds	218,197	81,365	10,000	300	-	300	1,000
Reserve-Signs/Monuments/Fences	933	885	3,000	12,597	-	12,597	500
Total Other Physical Environment	339,150	201,708	118,900	64,997	54,640	119,637	103,781

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR - SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<i>Field</i>							
Contracts-Security Services	11,427	11,427	11,427	4,761	6,664	11,425	11,427
Misc-Contingency	4,026	11,250	5,000	3,424	1,580	5,004	17,241
Total Field	15,453	22,677	16,427	8,185	8,244	16,429	28,668
TOTAL EXPENDITURES	520,314	420,098	298,181	153,984	141,692	295,676	295,973
Excess (deficiency) of revenues							
Over (under) expenditures	(219,204)	(125,488)	(3,001)	127,520	(128,690)	(1,170)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(3,001)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(3,001)	-	-	-	-
Net change in fund balance	(219,204)	(125,488)	(3,001)	127,520	(128,690)	(1,170)	-
FUND BALANCE, BEGINNING	463,314	244,110	118,622	118,622	-	118,622	117,452
FUND BALANCE, ENDING	\$ 244,110	\$ 118,622	\$ 115,621	\$ 246,142	\$ (128,690)	\$ 117,452	\$ 117,452

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>	
Beginning Fund Balance - Fiscal Year 2022	\$	117,452
Net Change in Fund Balance - Fiscal Year 2022		-
Reserves - Fiscal Year 2022 Additions		3,500
Total Funds Available (Estimated) - 9/30/2022		120,952

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits		2,695
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Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		53,118 ⁽¹⁾
Reserves - Irrigation/Landscaping (Prior Years)	26,825	
Reserves - Irrigation/Landscaping (FY 2021)	7,600	
Reserves - Irrigation/Landscaping (FY 2022)	<u>2,000</u>	36,425
Reserves - Ponds (FY 2022)	<u>1,000</u>	1,000
Reserves - Signs/Monuments/Fences (Prior Years)	21,825	
Reserves - Signs/Monuments/Fences (FY 2021)	3,000	
Reserves - Signs/Monuments/Fences (FY 2022)	<u>500</u>	25,325

Total Allocation of Available Funds		118,563
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Total Unassigned (undesignated) Cash	\$	<u>2,389</u>
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Notes

(1) Represents approximately 2 months of operating expenditures

Budget Narrative
Fiscal Year 2022**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-Other

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the replacement cost for the damage of the CDD landscaping.

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 2022

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.

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 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.

Utility Services

Utility-General

The district anticipates the following utility costs from TECO:

Account Number	Description	Amount
1476-0616080	10798 1/2 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 2022

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 Solitude to provide monthly aquatic maintenance services at a charge of \$984/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 2022

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 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	MAR -	PROJECTED	BUDGET
			FY 2021	FEB-2021	SEP-2021	FY 2021	FY 2022
REVENUES							
Interest - Investments	\$ 4,378	\$ 4,378	3,000	\$ 7	\$ 650	\$ 657	\$ 1,000
Special Assmnts- Tax Collector	327,316	327,316	327,561	314,008	13,553	327,561	327,561
Special Assmnts- Discounts	(12,316)	(12,316)	(13,102)	(12,507)	(595)	(13,102)	(13,102)
TOTAL REVENUES	319,378	319,378	317,459	301,508	13,608	315,116	315,459
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,739	3,776	6,551	6,030	521	6,551	6,551
Total Administrative	3,739	3,776	6,551	6,030	521	6,551	6,551
<i>Debt Service</i>							
Principal Debt Retirement A-1	85,000	90,000	90,000	-	90,000	90,000	95,000
Principal Debt Retirement A-2	15,000	20,000	20,000	-	20,000	20,000	20,000
Principal Debt Retirement A-3	55,000	60,000	60,000	-	60,000	60,000	65,000
Interest Expense Series A-1	68,742	65,473	61,644	31,076	30,569	61,645	57,994
Interest Expense Series A-2	15,006	14,437	13,586	6,849	6,737	13,586	12,775
Interest Expense Series A-3	55,358	53,273	50,694	25,556	25,139	50,695	48,261
Total Debt Service	294,106	303,183	295,924	63,481	232,445	295,926	299,031
TOTAL EXPENDITURES	297,845	306,959	302,475	69,511	232,966	302,477	305,582
Excess (deficiency) of revenues							
Over (under) expenditures	21,533	12,419	14,984	231,997	3,905	12,639	9,877
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	14984	-	-	-	9,877
TOTAL OTHER SOURCES (USES)	-	-	14,984	-	-	-	9,877
Net change in fund balance	21,533	12,419	14,984	231,997	3,905	12,639	9,877
FUND BALANCE, BEGINNING	256,044	277,577	289,996	277,577	-	277,577	290,216
FUND BALANCE, ENDING	\$ 277,577	\$ 289,996	\$ 304,980	\$ 509,574	\$ 3,905	\$ 290,216	\$ 300,093

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
11/1/2021			\$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	\$1,430,000.00	\$0.00	\$404,597.22		\$1,805,361.67

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
11/1/2021			\$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	\$315,000.00	\$0.00	\$96,570.56		\$405,130.56

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
11/1/2021			\$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	\$1,190,000.00	\$0.00	\$394,042.22		\$1,559,713.33

Budget Narrative
Fiscal Year 2022

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 2022

**Comparison of Assessment Rates
Fiscal Year 2022 vs. Fiscal Year 2021**

Product & Phase	General Fund 001			Special Assessment			Debt Service			Total Assessments per Unit			Total Units
	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	
SF 40' - Phase 4	\$376.10	\$376.10	0.0%	\$0.00	\$0.00	n/a	\$385.47	\$385.47	0.0%	\$761.57	\$761.57	0.0%	169
SF 40' - Phase 4	\$376.10	\$376.10	0.0%	\$1,063.83	\$0.00	n/a	\$385.47	\$385.47	0.0%	\$1,825.39	\$761.57	139.7%	2
SF 50' - Phase 3,4	\$470.12	\$470.12	0.0%	\$0.00	\$0.00	n/a	\$482.04	\$482.04	0.0%	\$952.16	\$952.16	0.0%	159
SF 50' - Phase 5	\$470.12	\$470.12	0.0%	\$0.00	\$0.00	n/a	\$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%	\$0.00	\$0.00	n/a	\$626.49	\$626.49	0.0%	\$1,237.64	\$1,237.65	0.0%	39
SF 65' - Phase 6	\$611.16	\$611.16	0.0%	\$0.00	\$0.00	n/a	\$686.56	\$686.56	0.0%	\$1,297.72	\$1,297.72	0.0%	180
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