

South Fork Community Development District

- Kelly Barr, Chairperson
- David Lowrie, Vice Chairperson
- Jason Amato, Supervisor
- Patrick Barr, Supervisor
- Nick Bozzuto, Supervisor
- Mark Vega, District Manager
- John Vericker, District Counsel
- Robert Dvorak, District Engineer

Regular Meeting Agenda
 Tuesday, March 14, 2023 – 6:45 p.m.

Workshop
 Tuesday, March 14, 2023 – 7:15 p.m.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the February 14, 2023 MeetingP. 2
 - B. Acceptance of January 2023 Financial ReportP. 4
- 4. Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Presentation of Proposed Budget for Fiscal Year 2024.....P. 13
 - ii. Resolution 2023-04, Approving the Proposed Budget and Setting the Public Hearing P.29
 - iii. Discussion of the Waterway Inspection Report - February 2023.....P.31
- 5. Supervisors’ Requests**
- 6. Adjournment**

Note: The next meeting is scheduled for Tuesday April 11, 2023 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 14, 2023 at 6:58 p.m. at the South Fork HOA II pool house located at 10952 Ambleside Drive, Riverview, Florida.

Present and constituting a quorum were:

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

Also present were:

Mark Vega	District Manager
Robert Dvorak	District Engineer (via phone)

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 January 10, 2023 Meeting

B. Acceptance of December 2022 Financial Report

On MOTION by Ms. Barr seconded by Mr. Lowrie with all in favor the Consent Agenda consisting of the Minutes of the January 10, 2023 Meeting was approved as presented and December 2022 Financial Report was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

None.

B. Engineer

Mr. Dvorak reported on the wetland setback on Summer Star and that his surveyor will be onsite next week to verify the fence location.

C. District Manager

i. Discussion of the Waterway Inspection Report - January 2023

This was previously discussed under audience comments.

ii. Presentation of Preliminary Tentative Budget for Fiscal Year 2024

Mr. Vega presented and reviewed the preliminary Budget for Fiscal Year 2024 with the Board. The Board was in consensus to revise and lower the budget.

FIFTH ORDER OF BUSINESS

None.

Supervisors' Requests

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Barr seconded by Mr. Bozzuto with all in favor the meeting was adjourned at 7:12. 5-0.

Mark Vega, Secretary

**South Fork
Community Development District**

*Financial Report
January 31, 2023*

Prepared by:



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 2 - 3
Debt Service Fund	Page 4



**South Fork
Community Development District**

Financial Statements

(Unaudited)

January 31, 2023

Balance Sheet
January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 496,959	\$ -	\$ 496,959
Due From Other Funds	-	300,091	300,091
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)	-	66,967	66,967
Revenue Fund (A-2)	-	57,183	57,183
Revenue Fund (A-3)	-	57,122	57,122
Deposits	4,941	-	4,941
TOTAL ASSETS	\$ 501,900	\$ 556,702	\$ 1,058,602
LIABILITIES			
Accounts Payable	\$ 11,712	\$ -	\$ 11,712
Accrued Expenses	8,433	-	8,433
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	300,091	-	300,091
TOTAL LIABILITIES	330,236	-	330,236
FUND BALANCES			
Nonspendable:			
Deposits	4,941	-	4,941
Restricted for:			
Debt Service	-	556,702	556,702
Unassigned:	166,723	-	166,723
TOTAL FUND BALANCES	\$ 171,664	\$ 556,702	\$ 728,366
TOTAL LIABILITIES & FUND BALANCES	\$ 501,900	\$ 556,702	\$ 1,058,602

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 125	\$ 42	\$ -	\$ (42)	0.00%
Interest - Tax Collector	-	-	260	260	0.00%
Special Assmnts- Tax Collector	305,814	244,651	291,030	46,379	95.17%
Special Assmnts- Discounts	(12,233)	(9,786)	(11,621)	(1,835)	95.00%
Access Cards	-	-	25	25	0.00%
TOTAL REVENUES	293,706	234,907	279,694	44,787	95.23%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	25,836	8,612	8,612	-	33.33%
ProfServ-Engineering	15,000	5,000	1,890	3,110	12.60%
ProfServ-Field Management	16,710	5,570	5,570	-	33.33%
ProfServ-Legal Services	7,500	2,500	779	1,721	10.39%
ProfServ-Mgmt Consulting	37,106	12,369	12,369	-	33.33%
ProfServ-Trustee Fees	3,717	3,717	4,041	(324)	108.72%
Auditing Services	2,300	-	-	-	0.00%
Website Compliance	1,553	1,553	1,553	-	100.00%
Insurance - Risk Management	7,764	7,764	7,058	706	90.91%
Legal Advertising	1,800	600	-	600	0.00%
Misc-Bank Charges	75	25	-	25	0.00%
Misc-Assessment Collection Cost	6,116	4,893	5,588	(695)	91.37%
Misc-Contingency	-	-	862	(862)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	125,652	52,778	48,497	4,281	38.60%
Electric Utility Services					
Utility - General	9,960	3,320	4,284	(964)	43.01%
Electricity - Streetlights	11,760	3,920	7,777	(3,857)	66.13%
Total Electric Utility Services	21,720	7,240	12,061	(4,821)	55.53%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	12,158	4,053	4,174	(121)	34.33%
R&M-Lake	5,000	1,667	-	1,667	0.00%
Total Flood Control/Stormwater Mgmt	17,158	5,720	4,174	1,546	24.33%
Other Physical Environment					
Contracts-Landscape	89,091	29,697	35,892	(6,195)	40.29%
Contracts-Mulch	2,500	833	-	833	0.00%
Insurance - Property	806	806	-	806	0.00%
R&M-Renewal and Replacement	16,605	5,535	-	5,535	0.00%
R&M-Irrigation	2,000	667	-	667	0.00%
R&M-Walls and Signage	250	83	-	83	0.00%
Capital Outlay	-	-	8,199	(8,199)	0.00%
Reserve - Irrigation/Landscape	250	-	-	-	0.00%
Reserve-Signs/Monuments/Fences	250	-	-	-	0.00%
Total Other Physical Environment	111,752	37,621	44,091	(6,470)	39.45%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Field					
ProfServ-Wildlife Management Service	6,000	2,000	1,150	850	19.17%
Contracts-Security Services	11,424	3,808	2,857	951	25.01%
Total Field	17,424	5,808	4,007	1,801	23.00%
TOTAL EXPENDITURES	293,706	109,167	112,830	(3,663)	38.42%
Excess (deficiency) of revenues					
Over (under) expenditures	-	125,740	166,864	41,124	0.00%
Net change in fund balance	\$ -	\$ 125,740	\$ 166,864	\$ 41,124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	4,800	4,800	4,800		
FUND BALANCE, ENDING	\$ 4,800	\$ 130,540	\$ 171,664		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 150	\$ 50	\$ 2,645	\$ 2,595	1763.33%
Special Assmnts- Tax Collector	327,561	262,049	311,724	49,675	95.17%
Special Assmnts- Discounts	(13,102)	(10,482)	(12,447)	(1,965)	95.00%
TOTAL REVENUES	314,609	251,617	301,922	50,305	95.97%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,551	5,241	5,986	(745)	91.38%
Total Administration	6,551	5,241	5,986	(745)	91.38%
Debt Service					
Principal Debt Retirement A-1	100,000	-	-	-	0.00%
Principal Debt Retirement A-2	20,000	-	-	-	0.00%
Principal Debt Retirement A-3	65,000	-	-	-	0.00%
Interest Expense Series A-1	54,142	27,294	27,293	1	50.41%
Interest Expense Series A-2	11,964	6,031	6,031	-	50.41%
Interest Expense Series A-3	45,625	23,000	23,000	-	50.41%
Total Debt Service	296,731	56,325	56,324	1	18.98%
TOTAL EXPENDITURES	303,282	61,566	62,310	(744)	20.55%
Excess (deficiency) of revenues					
Over (under) expenditures	11,327	190,051	239,612	49,561	2115.41%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	11,327	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	11,327	-	-	-	0.00%
Net change in fund balance	\$ 11,327	\$ 190,051	\$ 239,612	\$ 49,561	2115.41%
FUND BALANCE, BEGINNING (OCT 1, 2022)	317,090	317,090	317,090		
FUND BALANCE, ENDING	\$ 328,417	\$ 507,141	\$ 556,702		

SOUTH FORK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 2 - Proposed Budget:
(Printed on 3/01/2023 12pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4-7
<u>DEBT SERVICE BUDGETS</u>	
Series 2015 A1/A2/A3	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule A1	9
Amortization Schedule A2	10
Amortization Schedule A3	11
Budget Narrative	12
<u>SUPPORTING BUDGET SCHEDULES</u>	
Comparison of Assessment Rates	13

South Fork
Community Development District

Operating Budget
Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JAN 2023	FEB - SEP-2023	PROJECTED FY 2023	BUDGET 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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JAN 2023	FEB - SEP-2023	PROJECTED FY 2023	BUDGET 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 Proposed 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

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; 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, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**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: August 8, 2023
 HOUR: 6:45 p.m.
 LOCATION: South Fork HOA Pool Building
 10952 Ambleside Drive
 Riverview, FL 33579

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 MARCH 14, 2023.

Attest:

**South Fork Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

SOLITUDE LAKE MANAGEMENT



South Fork CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-02-27

Prepared for:

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

Prepared by:

Mitchell Hartwig, Project Manager, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS1-3 _____	3
PONDS4-6 _____	4
PONDS7-11 _____	5
PONDS 12, 13 _____	6
MANAGEMENT/COMMENTS SUMMARY _____	6-7
SITE MAP _____	8

1

Comments:

Normal growth observed
Several spots of Tilapia holes present in the site. Minor weeds present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

2

Comments:

Treatment in progress
Some minor shoreline erosion seen, open water looks good.
Minor shoreline weeds present.



Action Required:

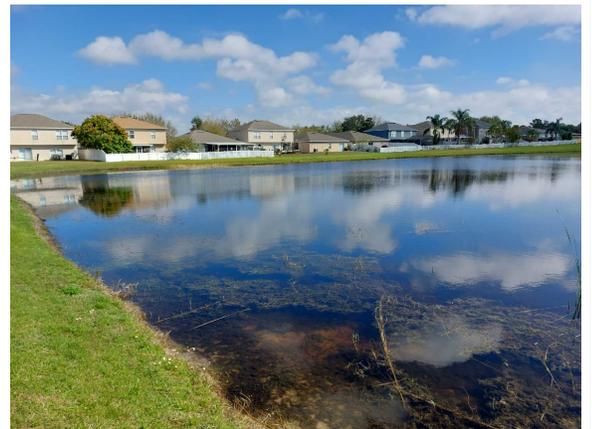
Routine maintenance next visit

Target:

3

Comments:

Treatment in progress
Continued treatment of cattails present at site. Remains of baby tears seen and decomposing.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

4

Comments:

Normal growth observed
Treated baby tears decomposing.
Potential Sandhill crane nesting in western end in littoral area.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

5

Comments:

Normal growth observed
Roughly a foot growth of algae around site. Some planktonic windblown into western end.



Action Required:

Routine maintenance next visit

Target:

Surface algae

6

Comments:

Treatment in progress
Littoral area dried out, specs of algae around the site. Lots of wildlife present here during inspection.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 7

Comments:

Normal growth observed
Minor algae present at the site.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 8, 9

Comments:

Treatment in progress
Some floating weeds and algae seen in site 8. Site 9 has planktonic algae and some shoreline weeds.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 10, 11

Comments:

Scheduled-recurring
Site 10 has some submerged vegetation present and site 11 shows a ~1 foot band of algae around site. Will be treated on next routine visit.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 12, 13

Comments:

Site looks good

Site 12 has some algae present during the time of the inspection. Site 13 may have a nesting in the littoral zone with Sandhill Cranes. Littoral plants look good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

The waterway inspection for South Fork CDD was completed on February 27th, for all sites.

Site 1: Several spots of Tilapia holes present in the site. Minor weeds present.

Site 2: Some minor shoreline erosion seen, open water looks good. Minor shoreline weeds present.

Site 3: Continued treatment of cattails present at site. Remains of baby tears seen and decomposing.

Site 4: Treated baby tears decomposing. Potential Sandhill crane nesting in western end in littoral area.

Site 5: Roughly a foot growth of algae around site. Some planktonic windblown into western end.

Site 6: Littoral area dried out, specs of algae around the site. Lots of wildlife present here during inspection.

Site 7: Minor algae present at the site.

Site 8/9: Some floating weeds and algae seen in site 8. Site 9 has planktonic algae and some shoreline weeds.

Site 10/11: Site 10 has some submerged vegetation present and site 11 shows a ~1 foot band of algae around site. Will be treated on next routine visit.

Site 12/13: Site 12 has some algae present during the time of the inspection. Site 13 may have a nesting in the littoral zone with Sandhill Cranes. Littoral plants look good.

Wildlife Observed: Ibis, Ducks, Gallinule, Turtles

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

South Fork CDD Waterway Inspection Report

Site	Comments	Target	Action Required
1	Normal growth observed	Species non-specific	Routine maintenance next visit
2	Treatment in progress		Routine maintenance next visit
3	Treatment in progress	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Torpedograss	Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Treatment in progress	Surface algae	Routine maintenance next visit
7	Normal growth observed	Surface algae	Routine maintenance next visit
8, 9	Treatment in progress	Species non-specific	Routine maintenance next visit
10, 11	Scheduled-recurring	Submersed vegetation	Routine maintenance next visit
12, 13	Site looks good	Species non-specific	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
Restoring Balance. Enhancing Beauty.

South Fork CDD
Riverview, FL

Call 888.480.LAKE



PJS

1/2020