

SOUTH FORK EAST
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Adopted Budget
(08/25/23)

Prepared by:



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South Fork East
Community Development District

Operating Budget
Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL- 2023	AUG - SEP- 2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ -	\$ 3,248	\$ 117	\$ 55,798	\$ 11,160	\$ 66,958	\$ 81,598
Interest - Tax Collector	70	16	70	1,883	-	1,883	70
Special Assmnts- Tax Collector	886,642	1,019,557	1,172,544	1,172,544	-	1,172,544	1,406,862
Special Assmnts- Discounts	(33,874)	(38,764)	(46,902)	(45,057)	-	(45,057)	(56,274)
Other Miscellaneous Revenues	6,300	2,168	6,450	25	6,350	6,375	6,450
TOTAL REVENUES	859,288	986,325	1,132,279	1,185,193	17,510	1,202,703	1,438,705
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	12,200	11,800	12,000	8,800	2,000	10,800	12,000
FICA Taxes	933	903	918	673	153	826	918
ProfServ-Arbitrage Rebate	600	-	650	-	650	650	650
ProfServ-Dissemination Agent	3,000	4,412	3,000	-	3,000	3,000	3,000
ProfServ-Engineering	13,553	22,870	24,000	37,650	-	37,650	24,000
ProfServ-Legal Services	16,729	19,337	24,000	17,447	6,553	24,000	24,000
ProfServ-Mgmt Consulting	45,540	46,906	48,313	40,261	8,052	48,313	49,762
ProfServ-Trustee Fees	15,847	12,998	16,000	13,897	2,103	16,000	16,000
Auditing Services	8,800	8,300	8,300	8,400	-	8,400	8,300
Website Compliance	1,556	1,553	1,631	1,553	78	1,631	1,631
Communication/Freight - Gen'l	1,688	1,562	500	180	320	500	500
Public Officials Insurance	2,661	2,927	3,161	3,161	-	3,161	3,414
Legal Advertising	4,076	3,522	3,000	-	3,000	3,000	3,300
Miscellaneous Services	75	2,085	1,500	2,758	-	2,758	1,500
Misc-Bank Charges	300	300	300	840	240	1,080	-
Misc-Assessment Collection Cost	10,714	19,616	23,451	24,106	-	24,106	28,137
Misc-Contingency	-	-	-	-	-	-	91,494
Annual District Filing Fee	175	175	175	175	-	175	175
Dues, Licenses, Subscriptions	307	339	725	-	725	725	725
Total Administrative	138,754	159,605	171,624	159,901	26,874	186,775	269,507
<i>Electric Utility Services</i>							
Utility - Electric	165,115	181,989	180,000	163,924	36,200	200,124	217,200
Total Electric Utility Services	165,115	181,989	180,000	163,924	36,200	200,124	217,200
<i>Water-Sewer Comb Services</i>							
Utility - Water & Sewer	13,376	8,904	13,200	14,456	2,891	17,347	13,860
Total Water-Sewer Comb Services	13,376	8,904	13,200	14,456	2,891	17,347	13,860
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Lake and Wetland	24,597	27,467	24,500	21,702	2,798	24,500	25,700
Contracts-Wetland Mitigation	-	-	2,000	-	2,000	2,000	2,000
R&M-Lake	329	5,999	6,000	12,969	-	12,969	6,000
Total Flood Control/Stormwater Mgmt	24,926	33,466	32,500	34,671	4,798	39,469	33,700

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	AUG -	PROJECTED	BUDGET
			FY 2023	JUL- 2023	SEP- 2023	FY 2023	FY 2024
Field							
ProfServ-Field Management	15,000	15,450	15,914	13,262	2,652	15,914	16,391
ProfServ-Wildlife Management Service	-	8,198	12,200	-	12,200	12,200	12,200
Contracts-Landscape	207,716	223,160	219,618	191,564	28,054	219,618	240,580
Insurance - General Liability	13,160	13,416	14,489	15,098	-	15,098	16,608
R&M-Entry Feature	-	-	1,000	-	1,000	1,000	1,000
R&M-Fences	-	-	-	-	-	-	10,000
R&M-Irrigation	6,795	3,736	14,400	3,756	10,644	14,400	20,400
R&M-Plant Replacement	7,578	24,200	30,000	-	30,000	30,000	30,000
Office Equipment Repairs	-	-	1,850	-	1,850	1,850	1,850
Misc-Contingency	-	44,707	69,500	13,109	56,391	69,500	69,500
Reserves-Rec Facilities	-	-	8,715	-	-	-	10,000
Reserve - Parking Lot	-	-	-	-	-	-	75,000
Reserve - Playground	-	-	26,000	26,480	-	26,480	45,000
Reserve - Parks	-	-	31,333	32,820	-	32,820	31,333
Reserve - Ponds	-	2,643	4,000	-	-	-	20,000
Reserve - Roof	-	-	7,000	-	-	-	7,000
Reserve - Signs/Monuments/Fence	-	-	30,759	-	-	-	30,759
Reserve - Security Cameras	-	6,000	6,000	550	-	550	6,000
Reserve - Swimming Pools	-	-	86,626	-	123,292	123,292	86,626
Reserves - Wall	-	-	-	-	-	-	2,000
Reserve - Contingency	-	2,779	5,000	-	-	-	5,000
Total Field	250,249	344,289	584,404	296,639	266,083	562,722	737,247
Parks and Recreation - General							
Payroll-Salaries	52,000	52,500	54,600	43,100	11,500	54,600	57,330
Payroll-Hourly	23,838	33,826	29,925	25,970	3,955	29,925	29,925
FICA Taxes	16,971	19,846	6,466	15,099	1,182	16,281	6,675
Payroll-Administrative	-	-	-	-	-	-	9,606
Contracts-Pools	11,766	12,875	18,000	11,850	3,000	14,850	18,000
Telephone/Fax/Internet Services	4,909	4,378	6,060	3,149	945	4,094	6,060
R&M-Facility	5,767	7,096	13,000	6,789	2,037	8,826	13,000
R&M-Parks	2,700	1,141	6,300	742	3,500	4,242	6,300
R&M-Pools	8,375	3,128	3,000	-	3,000	3,000	3,000
R&M-Lights	3,475	8,715	2,000	1,615	323	1,938	6,095
Pool Furniture	335	4,823	5,000	1,945	3,055	5,000	5,000
Misc-Security	2,230	1,050	5,000	-	5,000	5,000	5,000
Office Supplies	1,575	999	1,200	2,111	-	2,111	1,200
Total Parks and Recreation - General	133,941	150,377	150,551	112,370	37,497	149,867	167,191
TOTAL EXPENDITURES	726,361	878,630	1,132,279	781,961	374,343	1,156,304	1,438,705
Excess (deficiency) of revenues							
Over (under) expenditures	132,927	107,695	-	403,232	(356,833)	46,399	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	132,927	107,695	-	403,232	(356,833)	46,399	-
FUND BALANCE, BEGINNING	352,337	485,264	592,953	592,953	-	592,953	639,352
FUND BALANCE, ENDING	\$ 485,264	\$ 592,959	\$ 592,953	\$ 996,185	\$ (356,833)	\$ 639,352	\$ 639,352

SOUTH FORK EAST
Community Development District

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 651,202
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	318,718
Total Funds Available (Estimated) - 09/30/2024	969,920
<u>ALLOCATION OF AVAILABLE FUNDS</u>	
<i>Nonspendable Fund Balance</i>	
Deposits	5,075
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	359,676 ⁽¹⁾
Reserves - Buildings (prior year)	12,875 ⁽²⁾
Reserves - Capital Reserves (prior year)	5,000 ⁽²⁾
Reserves - Contingency (prior year)	221 ⁽²⁾
Reserves - Contingency FY23	5,000
Reserves - Contingency FY24	<u>5,000</u>
	10,221
Reserves - Deferred Cost (prior year)	67,980 ⁽²⁾
Reserves - Park (prior year)	30,000 ⁽²⁾
Reserves - Park FY23	31,333
Reserves - Park FY23 Spending	(32,820)
Reserves - Park FY24	<u>31,333</u>
	59,846
Reserves - Ponds (prior year)	1,358 ⁽²⁾
Reserves - Ponds FY23	4,000
Reserves - Ponds FY24	<u>20,000</u>
	25,358
Reserves - Pools (prior year)	36,666 ⁽²⁾
Reserves - Pools FY23	86,626
Reserves - Pools FY23 Spending	(123,292)
Reserves - Pools FY24	<u>86,626</u>
	86,626
Reserves - Roof (prior year)	14,000 ⁽²⁾
Reserves - Roof FY23	7,000
Reserves - Roof FY24	<u>7,000</u>
	28,000
Reserves-Rec Facilities FY23	8,715
Reserves-Rec Facilities FY24	<u>10,000</u>
	18,715

SOUTH FORK EAST

Community Development District

Reserves - Playground FY23	26,000	
Reserves - Playground FY23 Spending	(26,480)	
Reserves - Playground FY24	<u>45,000</u>	44,520
Reserves - Signs/Monuments/Fence FY23	30,759	
Reserves - Signs/Monuments/Fence FY24	<u>30,759</u>	61,518
Reserves - Security Cameras FY23	6,000	
Reserves - Security Cameras FY23 Spending	(550)	
Reserves - Security Cameras FY24	<u>6,000</u>	11,450
Reserves - Wall FY24		2,000

Total Allocation of Available Funds	798,860
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Total Unassigned (undesignated) Cash	\$ 171,059
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Notes

- (1) Represents approximately 3 months of operating expenditures.
- (2) Ties to motion to assign fund balance 09.30.22.

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

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

Interest – Tax Collector

The District earns interest on the monthly average collected balance for their trust account.

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.

Other Miscellaneous Revenues

The District may earn unexpected revenues from residents from pool access key replacement or insurance reimbursement from incidents that may arise.

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 all supervisors attending all the meetings.

FICA Taxes

These are the payroll taxes for board members.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

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 Services - Legal Services

The District's Attorney 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.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Professional Services - Management Consulting Services

The District receives Management, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. 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 and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services – Trustee Fees

The District issued Series 2013, Series 2014 and Series 2017 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

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 contracted fees from an existing engagement letter.

Website Compliance

This is for website compliance, hosting, maintenance and updating of documents to the District's website. This includes making and keeping the website ADA compliant.

Communication/Freight - General

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

Public Officials Insurance

The District's Public Officials Liability Insurance policy is with Egis Insurance & Risk Advisors 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 Services

This is for any miscellaneous services that may arise during the year.

Miscellaneous Bank Charges

This is for Chase Bank service fees, this bank is in the process of being closed.

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 fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Miscellaneous Contingency

Board approved 20% of assessment.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Dues, Licenses, Subscriptions

The District is to file with the County Tax Collector each year.

Electric Utility Services

Utilities – Electric

This is for the electric utility services for the streetlights, pool, recreation facility, etc.

Water-Sewer Combination Services

Utility - Water & Sewer

This is for the potable and non-potable water used for irrigation, recreation facility and the pool.

Flood Control/Stormwater Management

Contracts - Lake and Wetland

The District has a contract for the monthly maintenance of the lakes and wetlands throughout the District.

Contracts - Wetland Mitigation

The District has a contract for quarterly wetland mitigation maintenance.

R&M - Lake

This is for the repairs, maintenance and aquascaping of the lakes throughout the District.

Field

Professional Services - Field Management

This is for the field manager who oversees the daily activity of the field operations of the District.

Professional Services - Wildlife Management Service

The District has a contract for the removal of invasive wildlife around the District.

Contracts - Landscape

The District currently has a contract for landscaping services of the common areas around the District.

Insurance – General Liability

This is for the general liability insurance for the items owned by the District.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Field (continued)

R&M - Entry Feature

This is for the repairs and maintenance of the main entry feature and other common area walls.

R&M - Fences

This line item has been added for repairs and maintenance of the District's fences.

R&M - Irrigation

This is for the repairs and maintenance of the irrigation system of the District.

R&M - Plant Replacement

This is for the landscape replacement and installation including turf, trees, shrubs, etc. around the District.

Office Equipment Repairs

This is for the upgrade/repairs to the current computer needed by the Cabana facility.

Misc-Contingency

This for the miscellaneous items that may arise during the year that are needed.

Reserves-Rec Facilities

This is for Basketball & pickleball court improvements.

Reserve – Parking Lot

This fund is set aside for future Parking Lot projects.

Reserve – Playground

This is for the children's playground equipment, ADA swing for District and playground cover project.

Reserve - Parks

This is for the relocation of the park.

Reserve - Ponds

This is for non-routine maintenance.

Reserve - Roof

This is for the replacing the club house roof of the Cabana facility.

Reserve – Signs/Monuments/Fences

This is for the neighborhood monuments.

Reserve – Security Camera

This is for upgrading the security cameras.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Reserve – Swimming Pools

This is for the resurfacing of the pool of the Cabana facility.

Reserve – Wall

This is for the wall fund as per the Reserves Study.

Reserve - Contingency

This line item is for expenses related to miscellaneous projects that may arise in the future.

Parks and Recreation-General

Payroll - Salaries (Cabana Manager)

This is for the Cabana Manager who manages the club facilities and coordinates the maintenance staff on a fulltime basis.

Payroll - Hourly (Cabana Staff)

This is for the part-time individuals who staff the cabana facility during peak use events and season.

FICA Taxes

These are the payroll taxes and administrative fees for the Cabana Manager and Staff.

Payroll-Administrative

These are the payroll related administrative fees and risk management for the Cabana Manager and Staff.

Contracts - Pools

The District currently has a contract for monthly pool service.

Telephone/Fax/Internet Services

This is for the monthly phone and internet service for the Cabana facility.

R&M - Cabana Facility

This is for the repairs and maintenance of the Cabana facility.

R&M - Parks

This is for the repairs and maintenance of the tennis courts, volleyball court and other park infrastructure.

R&M - Pools

This is for the repairs and maintenance of the pool of the Cabana facility.

R&M - Cabana Lights

This is for the upgrade of the decorative Ballard lights around the District.

Pool Furniture - Cabana

This is for the repair and/or replacement of the pool furniture around the pool area. This includes reclining chairs and repair pool tables.

Budget Narrative
Fiscal Year 2024

Miscellaneous - Security Equipment

This for the alarm system and security monitoring around the Cabana facility including the upgrade of the video retention system and security cameras.

Office Supplies - Cabana

This is for the miscellaneous office supplies needed by the Cabana facility.

South Fork East
Community Development District

Debt Service Budgets
Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL- 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 41	\$ 937	\$ -	\$ 4,825	\$ 965	\$ 5,790	\$ 4,695
Interest - Tax Collector	-	-	150	-	-	-	-
Special Assmnts- Tax Collector	187,813	187,813	187,813	187,813	-	187,813	187,813
Special Assmnts- Discounts	(7,175)	(7,141)	(7,513)	(7,217)	-	(7,217)	(7,513)
TOTAL REVENUES	180,679	181,609	180,450	185,421	965	186,386	184,995
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	2,139	3,613	3,756	3,613	143	3,756	3,756
Total Administrative	2,139	3,613	3,756	3,613	143	3,756	3,756
<i>Debt Service</i>							
Principal Debt Retirement	40,000	40,000	40,000	40,000	-	40,000	45,000
Principal Prepayments	15,000	20,000	-	25,000	-	25,000	-
Interest Expense	121,356	118,191	115,181	114,802	-	114,802	111,691
Total Debt Service	176,356	178,191	155,181	179,802	-	179,802	156,691
TOTAL EXPENDITURES	178,495	181,804	158,937	183,415	143	183,558	160,447
Excess (deficiency) of revenues Over (under) expenditures	2,184	(195)	21,513	2,006	822	2,828	24,549
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	21,513	-	-	-	24,549
TOTAL OTHER SOURCES (USES)	-	-	21,513	-	-	-	24,549
Net change in fund balance	2,184	(195)	21,513	2,006	822	2,828	24,549
FUND BALANCE, BEGINNING	205,533	207,717	207,522	207,522	-	207,522	210,350
FUND BALANCE, ENDING	\$ 207,717	\$ 207,522	\$ 229,035	\$ 209,528	\$ 822	\$ 210,350	\$ 234,899

SOUTH FORK EAST

Community Development District

2014 Debt Service Fund

**Debt Amortization Schedule
Series 2014 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Extraordinary Redemption	Rate	Interest	Annual Debt Service	Total Annual Debt Service
11/1/2023	1,840,000	45,000		5.375%	56,450	101,450	156,691
5/1/2024	1,795,000				55,241	55,241	
11/1/2024	1,795,000	45,000		5.375%	55,241	100,241	154,272
5/1/2025	1,750,000				54,031	54,031	
11/1/2025	1,750,000	45,000		5.375%	54,031	99,031	151,853
5/1/2026	1,705,000				52,822	52,822	
11/1/2026	1,705,000	50,000		5.375%	52,822	102,822	154,300
5/1/2027	1,655,000				51,478	51,478	
11/1/2027	1,655,000	55,000		5.375%	51,478	106,478	156,478
5/1/2028	1,600,000				50,000	50,000	
11/1/2028	1,600,000	55,000		6.250%	50,000	105,000	153,281
5/1/2029	1,545,000				48,281	48,281	
11/1/2029	1,545,000	60,000		6.250%	48,281	108,281	154,688
5/1/2030	1,485,000				46,406	46,406	
11/1/2030	1,485,000	65,000		6.250%	46,406	111,406	155,781
5/1/2031	1,420,000				44,375	44,375	
11/1/2031	1,420,000	65,000		6.250%	44,375	109,375	151,719
5/1/2032	1,355,000				42,344	42,344	
11/1/2032	1,355,000	70,000		6.250%	42,344	112,344	152,500
5/1/2033	1,285,000				40,156	40,156	
11/1/2033	1,285,000	75,000		6.250%	40,156	115,156	152,969
5/1/2034	1,210,000				37,813	37,813	
11/1/2034	1,210,000	80,000		6.250%	37,813	117,813	153,125
5/1/2035	1,130,000				35,313	35,313	
11/1/2035	1,130,000	85,000		6.250%	35,313	120,313	152,969
5/1/2036	1,045,000				32,656	32,656	
11/1/2036	1,045,000	90,000		6.250%	32,656	122,656	152,500
5/1/2037	955,000				29,844	29,844	
11/1/2037	955,000	95,000		6.250%	29,844	124,844	151,719
5/1/2038	860,000				26,875	26,875	
11/1/2038	860,000	100,000		6.250%	26,875	126,875	150,628
5/1/2039	760,000				23,753	23,753	
11/1/2039	760,000	110,000		6.250%	23,750	133,750	154,063
5/1/2040	650,000				20,313	20,313	
11/1/2040	650,000	115,000		6.250%	20,313	135,313	152,031
5/1/2041	535,000				16,719	16,719	
11/1/2041	535,000	120,000		6.250%	16,719	136,719	149,688
5/1/2042	415,000				12,969	12,969	
11/1/2042	415,000	130,000		6.250%	12,969	142,969	151,875
5/1/2043	285,000				8,906	8,906	
11/1/2043	285,000	140,000		6.250%	8,906	148,906	153,438
5/1/2044	145,000				4,531	4,531	
11/1/2044	145,000	145,000		6.250%	4,531	149,531	149,531
Total		1,840,000			1,526,097	3,366,097	3,366,097

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL- 2023	AUG - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 39	\$ 39	\$ -	\$ 6,940	\$ 1,388	\$ 8,328	\$ 39
Interest - Tax Collector	-	-	150	-	-	-	-
Special Assmnts- Tax Collector	772,344	772,334	772,344	772,344	-	772,344	772,344
Special Assmnts- Discounts	(29,507)	(29,365)	(30,894)	(29,679)	-	(29,679)	(30,894)
TOTAL REVENUES	742,876	743,008	741,600	749,605	1,388	750,993	741,489
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	8,795	14,860	15,447	14,859	588	15,447	15,447
Total Administrative	8,795	14,860	15,447	14,859	588	15,447	15,447
<i>Debt Service</i>							
Principal Debt Retirement	395,000	405,000	420,000	420,000	-	420,000	435,000
Principal Prepayments	10,000	10,000	-	5,000	-	5,000	-
Interest Expense	317,256	306,474	294,521	294,421	-	294,421	281,721
Total Debt Service	722,256	721,474	714,521	719,421	-	719,421	716,721
TOTAL EXPENDITURES	731,051	736,334	729,968	734,280	588	734,868	732,168
Excess (deficiency) of revenues Over (under) expenditures	11,825	6,684	11,632	15,325	800	16,125	9,321
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	11,632	-	-	-	9,321
TOTAL OTHER SOURCES (USES)	-	-	11,632	-	-	-	9,321
Net change in fund balance	11,825	6,684	11,632	15,325	800	16,125	9,321
FUND BALANCE, BEGINNING	672,858	684,683	691,367	697,023	-	697,023	713,148
FUND BALANCE, ENDING	\$ 684,683	\$ 691,367	\$ 702,999	\$ 712,348	\$ 800	\$ 713,148	\$ 722,469

SOUTH FORK EAST

Community Development District

2017 Debt Service Fund

**Debt Amortization Schedule
Series 2017 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Extraordinary Redemption	Rate	Interest	Annual Debt Service	Total Annual Debt Service
11/1/2023	7,130,000.00				140,861	140,861	
5/1/2024	7,130,000.00	435,000		3.250%	140,861	575,861	716,721
11/1/2024	6,695,000.00				133,792	133,792	
5/1/2025	6,695,000.00	445,000		3.450%	133,792	578,792	712,584
11/1/2025	6,250,000.00				126,116	126,116	
5/1/2026	6,250,000.00	465,000		3.625%	126,116	591,116	717,231
11/1/2026	5,785,000.00				117,688	117,688	
5/1/2027	5,785,000.00	480,000		4.000%	117,688	597,688	715,375
11/1/2027	5,305,000.00				108,088	108,088	
5/1/2028	5,305,000.00	500,000		4.000%	108,088	608,088	716,175
11/1/2028	4,805,000.00				98,088	98,088	
5/1/2029	4,805,000.00	520,000		4.000%	98,088	618,088	716,175
11/1/2029	4,285,000.00				87,688	87,688	
5/1/2030	4,285,000.00	540,000		4.000%	87,688	627,688	715,375
11/1/2030	3,745,000.00				76,888	76,888	
5/1/2031	3,745,000.00	565,000		4.000%	76,888	641,888	718,775
11/1/2031	3,180,000.00				65,588	65,588	
5/1/2032	3,180,000.00	585,000		4.125%	65,588	650,588	716,175
11/1/2032	2,595,000.00				53,522	53,522	
5/1/2033	2,595,000.00	610,000		4.125%	53,522	663,522	717,044
11/1/2033	1,985,000.00				40,941	40,941	
5/1/2034	1,985,000.00	635,000		4.125%	40,941	675,941	716,881
11/1/2034	1,350,000.00				27,844	27,844	
5/1/2035	1,350,000.00	660,000		4.125%	27,844	687,844	715,688
11/1/2035	690,000.00				14,231	14,231	
5/1/2036	690,000.00	690,000		4.125%	14,231	704,231	718,463
Total		7,130,000			2,182,661	9,312,661	9,312,661

SOUTH FORK EAST

Community Development District

2021 Debt Service Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUL- 2023	AUG - SEP- 2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 5	\$ -	\$ 178	\$ 36	\$ 214	\$ 214
Interest - Tax Collector	-	150	-	-	-	-
Special Assmnts- Tax Collector	253,085	253,085	252,097	988	253,085	251,109
Special Assmnts-Prepayment	11,617	-	10,997	-	-	-
Special Assmnts- Discounts	(9,622)	(10,123)	(9,687)	-	(9,687)	(10,044)
TOTAL REVENUES	255,085	243,112	253,585	1,024	243,612	241,278
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	4,869	5,062	4,850	212	5,062	5,022
Total Administrative	4,869	5,062	4,850	212	5,062	5,022
<i>Debt Service</i>						
Principal Debt Retirement	145,000	147,000	147,000	-	147,000	151,000
Principal Prepayments			23,000	-	-	-
Interest Expense	87,128	89,280	89,100	-	89,100	84,510
Total Debt Service	232,128	236,280	259,100	-	236,100	235,510
TOTAL EXPENDITURES	236,997	241,342	263,950	212	241,162	240,532
Excess (deficiency) of revenues Over (under) expenditures	18,088	1,770	(10,365)	812	2,450	746
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	-	-	-
Debt Proceeds	-					
Pymt Escrow Acct-Refunding	-					
Contribution to (Use of) Fund Balance	-	1,770	-	-	-	746
TOTAL OTHER SOURCES (USES)	-	1,770	-	-	-	746
Net change in fund balance	18,088	1,770	(10,365)	812	2,450	746
FUND BALANCE, BEGINNING	-	85,126	98,572	-	98,572	101,022
FUND BALANCE, ENDING	\$ 78,574	\$ 86,896	\$ 88,207	\$ 812	\$ 101,022	\$ 101,768

SOUTH FORK EAST

Community Development District

2021 Debt Service Fund

**Debt Amortization Schedule
Series 2021 Special Assessment Bonds**

Date	Outstanding Par Balance	Principal	Extraordinary Redemption	Rate	Interest	Annual Debt Service	Total Annual Debt Service
11/1/2023	2,817,000				42,255	42,255	235,510
5/1/2024	2,817,000	151,000		3.000%	42,255	193,255	
11/1/2024	2,666,000				39,990	39,990	235,980
5/1/2025	2,666,000	156,000		3.000%	39,990	195,990	
11/1/2025	2,510,000				37,650	37,650	236,300
5/1/2026	2,510,000	161,000		3.000%	37,650	198,650	
11/1/2026	2,349,000				35,235	35,235	235,470
5/1/2027	2,349,000	165,000		3.000%	35,235	200,235	
11/1/2027	2,184,000				32,760	32,760	236,520
5/1/2028	2,184,000	171,000		3.000%	32,760	203,760	
11/1/2028	2,013,000				30,195	30,195	236,390
5/1/2029	2,013,000	176,000		3.000%	30,195	206,195	
11/1/2029	1,837,000				27,555	27,555	236,110
5/1/2030	1,837,000	181,000		3.000%	27,555	208,555	
11/1/2030	1,656,000				24,840	24,840	236,680
5/1/2031	1,656,000	187,000		3.000%	24,840	211,840	
11/1/2031	1,469,000				22,035	22,035	236,070
5/1/2032	1,469,000	192,000		3.000%	22,035	214,035	
11/1/2032	1,277,000				19,155	19,155	236,310
5/1/2033	1,277,000	198,000		3.000%	19,155	217,155	
11/1/2033	1,079,000				16,185	16,185	236,370
5/1/2034	1,079,000	204,000		3.000%	16,185	220,185	
11/1/2034	875,000				13,125	13,125	236,250
5/1/2035	875,000	210,000		3.000%	13,125	223,125	
11/1/2035	665,000				9,975	9,975	234,950
5/1/2036	665,000	215,000		3.000%	9,975	224,975	
11/1/2036	450,000				6,750	6,750	236,500
5/1/2037	450,000	223,000		3.000%	6,750	229,750	
11/1/2037	227,000				3,405	3,405	233,810
5/1/2038	227,000	227,000		3.000%	3,405	230,405	
11/1/2038	-						
		2,817,000			722,220	3,539,220	3,539,220

South Fork East
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			Debt Service			Total Assessments per Unit			Total Units
	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	
Enclave & Stillwater										
Series 2014										
Single Family 60'	\$1,237.62	\$1,031.49	20.0%	\$1,350.36	\$1,350.36	0.0%	\$2,587.98	\$2,381.85	8.7%	90
Single Family 65'	\$1,340.75	\$1,117.45	20.0%	\$1,462.89	\$1,462.89	0.0%	\$2,803.64	\$2,580.34	8.7%	32
Single Family 70'	\$1,443.89	\$1,203.40	20.0%	\$1,575.42	\$1,575.42	0.0%	\$3,019.31	\$2,778.82	8.7%	17
<i>Savanna, Windrose, Flagstone</i>										
Cordova, & Highlands										
Series 2017										
Single Family 50'	\$1,031.35	\$859.57	20.0%	\$887.75	\$887.75	0.0%	\$1,919.10	\$1,747.32	9.8%	391
Single Family 65'	\$1,340.75	\$1,117.45	20.0%	\$1,154.08	\$1,154.08	0.0%	\$2,494.83	\$2,271.53	9.8%	321
Single Family 70'	\$1,443.89	\$1,203.40	20.0%	\$1,242.85	\$1,242.85	0.0%	\$2,686.74	\$2,446.25	9.8%	45
Reserve & Ibis Cove										
Series 2021										
Single Family 50'	\$1,031.35	\$859.57	20.0%	\$823.31	\$823.31	0.0%	\$1,854.66	\$1,682.88	10.2%	99
Single Family 60'	\$1,237.62	\$1,031.49	20.0%	\$987.97	\$987.97	0.0%	\$2,225.59	\$2,019.46	10.2%	165
Single Family 70'	\$1,443.89	\$1,203.40	20.0%	\$1,152.63	\$1,152.63	0.0%	\$2,596.52	\$2,356.03	10.2%	16
										1,176