



FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Adopted Budget for Fiscal Year
2023-2024

July 26, 2023

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Adopted Budget
Fishhawk Ranch Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Budget for 2023-2024
REVENUES	
Interest Earnings	
Interest Earnings	\$ 5,000
Special Assessments	
Tax Roll	\$ 4,190,715
Club Revenues	
Leagues, Classes & Lessons	\$ 20,000
Other Miscellaneous Revenues	
Facilities Rentals	\$ 50,000
Miscellaneous Revenues	\$ 14,000
HOA Landscape Maintenance Reimbursement	\$ 30,750
Special Events	\$ 40,000
TOTAL REVENUES	\$ 4,350,465
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 16,000
Financial & Administrative	
District Management	\$ 183,528
District Engineer	\$ 36,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 13,000
Auditing Services	\$ 4,485
Arbitrage Rebate Calculation	\$ 1,500
Property Taxes	\$ 9,200
Public Officials Liability Insurance	\$ 6,350
Legal Advertising	\$ 5,000
Miscellaneous Mailings	\$ 1,000
Bank Fees	\$ 5,000
Dues, Licenses & Fees	\$ 600
Miscellaneous Fees - Meeting Expenses	\$ 3,000
Website Hosting, Maintenance, Backup, Email	\$ 4,500
Legal Counsel	
District Counsel	\$ 72,000
Administrative Subtotal	\$ 367,163
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy - FHP	\$ 80,000
Security Operations	

**Adopted Budget
Fishhawk Ranch Community Development District
General Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023-2024
Security Services and Patrols	\$ 98,280
Electric Utility Services	
Utility Services	\$ 130,000
Utility - Recreation Facilities	\$ 23,000
Street Lights	\$ 432,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 21,000
Water-Sewer Combination Services	
Utility Services	\$ 123,000
Stormwater Control	
Aquatic Maintenance	\$ 123,900
Mitigation Area Monitoring & Maintenance	\$ 10,000
Fountain Service Repairs & Maintenance	\$ 3,000
Other Physical Environment	
Property Insurance	\$ 155,700
General Liability Insurance & Crime	\$ 17,000
Landscape Maintenance	\$ 765,000
Landscape Replacement Plants, Shrubs, Trees	\$ 75,000
Landscape - Annuals	\$ 63,000
Landscape - Mulch & Pine Straw	\$ 200,000
Irrigation Repairs	\$ 80,000
Irrigation Maintenance	\$ 122,400
Landscape Tree Services	\$ 30,000
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 2,000
Street Sign Repair & Replacement	\$ 8,000
Parks & Recreation	
Employee - Salaries & Payroll Taxes	\$ 900,000
Employee - Workers Comp	\$ 13,000
Employee - Expenses	\$ 8,000
Employee - ADP	\$ 10,150
Cable Television & Internet	\$ 21,000
Pool Permits	\$ 2,000
Pest Control	\$ 3,000
Facility Supplies	\$ 62,000
Facility A/C & Heating Maintenance & Repair	\$ 10,000
Pool Service Contract	\$ 109,175
Maintenance & Repair	\$ 55,000
Vehicle Maintenance	\$ 3,000
Janitorial Supplies	\$ 5,000
Computer Support, Maintenance & Repair	\$ 12,000
Security System Monitoring & Maintenance	\$ 4,000
Access Control Maintenance & Repair	\$ 20,000
Wildlife Management Services	\$ 17,000
Pool Repairs	\$ 15,000

**Adopted Budget
Fishhawk Ranch Community Development District
General Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023-2024
Trail/Bike Path Maintenance	\$ 13,000
Athletic/Park Court/Field Repairs	\$ 6,000
Fitness Equipment Maintenance & Repairs	\$ 12,000
Tennis Club Funding	\$ 55,000
Special Events	
Special Events	\$ 40,000
Contingency	
Miscellaneous Contingency	\$ 25,697
Field Operations Subtotal	\$ 3,983,302
TOTAL EXPENDITURES	\$ 4,350,465

Adopted Budget
Fishhawk Ranch Community Development District
Reserve Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Budget for 2023-2024
REVENUES	
Interest Earnings	
Interest Earnings	\$ 5,000
Special Assessments	
Tax Roll	\$ 571,499
TOTAL REVENUES	\$ 576,499
Balance Forward from Prior Year	\$ 107,721
TOTAL REVENUES AND BALANCE FORWARD	\$ 684,220
EXPENDITURES	
Contingency	
Capital Projects	\$ 684,220
TOTAL EXPENDITURES	\$ 684,220

**Adopted Budget
Fishhawk Ranch Community Development District
Reserve Fund - Capital Projects
Fiscal Year 2023/2024**

Capital Projects Fiscal Year 2023/2024	Budget Low Range	Budget High Range
SWFWMD Statement of Inspections Conversion Project	\$ 37,020	\$ 37,020
Comprehensive Stormwater Reporting Project	\$ 35,940	\$ 35,940
Pond 89 Mechanical Removal of Vegetation	\$ 46,875	\$ 46,875
Pond 88 Mechanical Removal of Vegetation - Lake Side Only	\$ 78,125	\$ 78,125
Pond 88 Mechanical Removal of Vegetation - Canal Side Only	\$ 37,500	\$ 37,500
Pond 86 Mechanical Removal of Vegetation	\$ 31,250	\$ 31,250
Heron Glen Bridge Repairs	\$ 24,950	\$ 24,950
Heron Glen Bridge Repairs - Eagleridge Section (3-5 years remaining)	\$ 77,963	\$ 77,963
Park Square Landscape Enhancement - Final Phase (Plants/Sod to Artificial Turf options)	\$ 12,397	\$ 41,290
Nature Trail Repairs	\$ 20,000	\$ 40,000
Garden District Alleyway Repaving Project Phase 2 & 3	\$ 275,000	\$ 375,000
Update Reserve Study	\$ 7,200	\$ 9,000
Capital Projects Subtotal	\$ 684,220	\$ 834,913
TOTAL EXPENDITURES	\$ 684,220	\$ 834,913

****Please note all the Capital Projects listed above are subject to change at the discretion of the Board of Supervisors.***

Adopted Budget
Fishhawk Ranch Community Development District
Enterprise Fund - Palmetto Club
Fiscal Year 2023/2024

Chart of Accounts Classification	Budget for 2023-2024
REVENUES	
Other Miscellaneous Revenues	
Premises Fee	\$ 61,200
TOTAL REVENUES	\$ 61,200
Balance Forward from Prior Year	\$ 25,200
TOTAL REVENUES AND BALANCE FORWARD	\$ 86,400
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Property Taxes	\$ 400
Administrative Subtotal	\$ 400
EXPENDITURES - FIELD OPERATIONS	
Security Operations	
Security Monitoring Services	\$ 710
Electric Utility Services	
Utility Services	\$ 50,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 2,000
Water-Sewer Combination Services	
Utility Services	\$ 5,500
Other Physical Environment	
Landscape Replacement Plants, Shrubs, Trees	\$ 3,000
Parks & Recreation	
Telephone Fax, Internet	\$ 4,500
Pest Control	\$ 1,000
Facility Supplies	\$ 3,500
Facility A/C & Heating Maintenance & Repair	\$ 8,000
Maintenance & Repair	\$ 5,000
Fountain Repairs	\$ 250
Computer Support, Maintenance & Repair	\$ 100
Contingency	
Miscellaneous Contingency	\$ 2,440
Field Operations Subtotal	\$ 86,000
TOTAL EXPENDITURES	\$ 86,400

**Adopted Budget
Fishhawk Ranch Community Development District
Enterprise Fund - Tennis Club
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023-2024
REVENUES	
Other Miscellaneous Revenues	
Tennis Club Fundning	\$ 55,000
Facility Rentals	\$ 12,000
Miscellaneous Revenues	\$ 10,000
Leagues, Classes & Lessons	\$ 75,000
TOTAL REVENUES	\$ 152,000
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Bank Fees	\$ 3,000
Administrative Subtotal	\$ 3,000
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility - Recreation Facilities	\$ 12,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 1,800
Water-Sewer Combination Services	
Utility Services	\$ 7,000
Parks & Recreation	
Tennis - Cost of Sales	\$ 15,000
Employee - Salaries & Payroll Taxes	\$ 48,000
Maintenance & Repair	\$ 15,000
Cable Television & Internet	\$ 2,200
Pest Control	\$ 700
Facility A/C & Heating Maintenance & Repair	\$ 5,000
Computer Support, Maintenance & Repair	\$ 4,500
Security System Monitoring & Maintenance	\$ 800
Tennis Court Maintenance & Supplies	\$ 10,000
Office Supplies	\$ 2,000
Contingency	
Miscellaneous Contingency	\$ 25,000
Field Operations Subtotal	\$ 149,000
TOTAL EXPENDITURES	\$ 152,000

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024 DEBT SERVICE BUDGET**

	SERIES 2013	SERIES 2017	SERIES 2020	TOTAL
REVENUES				
Expected Net Debt Service Revenue	\$701,072.79	\$160,740.90	\$429,599.99	\$1,291,413.69
TOTAL REVENUES	\$701,072.79	\$160,740.90	\$429,599.99	\$1,291,413.69
EXPENDITURES (1)				
May 1, 2024 Interest	\$126,084.38	\$26,884.00	\$77,828.13	\$230,796.51
May 1, 2024 Scheduled Principal Payment	\$435,000.00	\$105,000.00	\$0.00	\$540,000.00
November 1, 2024 Interest	\$117,384.38	\$24,910.00	\$77,828.13	\$220,122.51
November 1, 2024 Scheduled Principal Payment	\$0.00	\$0.00	\$270,000.00	\$270,000.00
TOTAL EXPENDITURES	\$678,468.76	\$156,794.00	\$425,656.26	\$1,260,919.02
EXCESS REVENUE OVER EXPENDITURES	\$22,604.03	\$3,946.90	\$3,943.73	\$30,494.67

(1) Scheduled Fiscal Year 2024 Debt Service Payments Per Trustee as of May 1, 2023.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2024 ASSESSMENTS TO FY 2023 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2023	FISCAL YEAR 2024	\$	%
Single Family (I)				
Debt Service	\$0.00	\$0.00	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,008.00	\$1,008.00	\$0.00	0.00%
Single Family (II - 03)				
Debt Service	\$388.28	\$388.28	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,396.28	\$1,396.28	\$0.00	0.00%
Single Family (II - 04)				
Debt Service	\$382.98	\$382.98	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,390.98	\$1,390.98	\$0.00	0.00%
Single Family (II -17)				
Debt Service	\$402.72	\$402.72	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,410.72	\$1,410.72	\$0.00	0.00%
Townhome (II -03)				
Debt Service	\$292.82	\$292.82	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,300.82	\$1,300.82	\$0.00	0.00%
Townhome (II -04)				
Debt Service	\$287.23	\$287.23	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,295.23	\$1,295.23	\$0.00	0.00%
Townhome (II -17)				
Debt Service	\$302.05	\$302.05	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,310.05	\$1,310.05	\$0.00	0.00%
Commercial (II)				
Debt Service	\$153.51	\$153.51	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,161.51	\$1,161.51	\$0.00	0.00%
Villa/Cottage (III)				
Debt Service	\$529.66	\$529.66	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,537.66	\$1,537.66	\$0.00	0.00%

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2024 ASSESSMENTS TO FY 2023 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2023	FISCAL YEAR 2024	\$	%
Single Family 50'/55' (III)				
Debt Service	\$577.67	\$577.67	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,585.67	\$1,585.67	\$0.00	0.00%
Single Family 60' (III)				
Debt Service	\$673.78	\$673.78	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,681.78	\$1,681.78	\$0.00	0.00%
Single Family 70' (III)				
Debt Service	\$802.55	\$802.55	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,810.55	\$1,810.55	\$0.00	0.00%
Single Family 80' (III)				
Debt Service	\$898.81	\$898.81	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,906.81	\$1,906.81	\$0.00	0.00%
Custom Lots (III)				
Debt Service	\$898.44	\$898.44	\$0.00	0.00%
Operations & Maintenance	\$1,008.00	\$1,008.00	\$0.00	0.00%
Total	\$1,906.44	\$1,906.44	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2024 budget and includes Hillsborough County collection costs and early payment discount costs.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2024 OPERATIONS & MAINTENANCE BUDGET	\$4,762,214.00
COUNTY COLLECTION COSTS AND EARLY PAYMENT DISCOUNT @ 6.0%	\$303,971.11
TOTAL GROSS FY 2024 O&M ASSESSMENT	\$5,066,185.11

		TOTAL # OF LOTS ASSESSED				ALLOCATION OF O&M ASSESSMENT				TOTAL DEBT SERVICE REVENUE COLLECTED			PER UNIT ANNUAL ASSESSMENTS				
LOT SIZE REFERENCE	LOT SIZE	O&M	DEBT SERVICE			EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2013	SERIES 2017	SERIES 2020	DEBT SERVICE (1)				TOTAL (2)
			SERIES 2013	SERIES 2017	SERIES 2020								SERIES 2013	SERIES 2017	SERIES 2020	FY 2024 O&M	
SF	Single Family (I)	1,810	0	0	0	1.00	1,810	36.01%	\$1,824,471.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,008.00	\$1,008.00
SF.3	Single Family (II - 03)	742	738	0	0	1.00	742	14.76%	\$747,932.62	\$286,550.64	\$0.00	\$0.00	\$388.28	\$0.00	\$0.00	\$1,008.00	\$1,396.28
SF.4	Single Family (II - 04)	830	829	0	0	1.00	830	16.51%	\$836,636.22	\$317,490.42	\$0.00	\$0.00	\$382.98	\$0.00	\$0.00	\$1,008.00	\$1,390.98
SF.7	Single Family (II -17)	305	0	305	0	1.00	305	6.07%	\$307,438.61	\$0.00	\$122,829.60	\$0.00	\$0.00	\$402.72	\$0.00	\$1,008.00	\$1,410.72
TH.3	Townhome (II -03)	340	340	0	0	1.00	340	6.76%	\$342,718.45	\$99,558.80	\$0.00	\$0.00	\$292.82	\$0.00	\$0.00	\$1,008.00	\$1,300.82
TH.4	Townhome (II -04)	117	116	0	0	1.00	117	2.33%	\$117,935.47	\$33,318.68	\$0.00	\$0.00	\$287.23	\$0.00	\$0.00	\$1,008.00	\$1,295.23
TH.7	Townhome (II -17)	159	0	159	0	1.00	159	3.16%	\$160,271.28	\$0.00	\$48,025.95	\$0.00	\$0.00	\$302.05	\$0.00	\$1,008.00	\$1,310.05
C	Commercial (II)	58	58	0	0	1.00	58	1.15%	\$58,463.74	\$8,903.58	\$0.00	\$0.00	\$153.51	\$0.00	\$0.00	\$1,008.00	\$1,161.51
Villa/Cottage	Villa/Cottage (III)	112	0	0	112	1.00	112	2.23%	\$112,895.49	\$0.00	\$0.00	\$59,321.92	\$0.00	\$0.00	\$529.66	\$1,008.00	\$1,537.66
50'/55'	Single Family 50'/55' (III)	201	0	0	200	1.00	201	4.00%	\$202,607.08	\$0.00	\$0.00	\$115,534.00	\$0.00	\$0.00	\$577.67	\$1,008.00	\$1,585.67
60'	Single Family 60' (III)	105	0	0	105	1.00	105	2.09%	\$105,839.52	\$0.00	\$0.00	\$70,746.90	\$0.00	\$0.00	\$673.78	\$1,008.00	\$1,681.78
70'	Single Family 70' (III)	92	0	0	91	1.00	92	1.83%	\$92,735.58	\$0.00	\$0.00	\$73,032.05	\$0.00	\$0.00	\$802.55	\$1,008.00	\$1,810.55
80'	Single Family 80' (III)	73	0	0	72	1.00	73	1.45%	\$73,583.67	\$0.00	\$0.00	\$64,714.32	\$0.00	\$0.00	\$898.81	\$1,008.00	\$1,906.81
CST	Custom Lots (III)	82	0	0	82	1.00	82	1.63%	\$82,655.63	\$0.00	\$0.00	\$73,672.08	\$0.00	\$0.00	\$898.44	\$1,008.00	\$1,906.44
TOTAL		5,026	2,081	464	662		5,026	100.00%	\$5,066,185.11	\$745,822.12	\$170,855.55	\$457,021.27					
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)									(\$303,971.11)	(\$44,749.33)	(\$10,114.65)	(\$27,421.28)					
NET REVENUE TO BE COLLECTED									\$4,762,214.00	\$701,072.79	\$160,740.90	\$429,599.99					

(1) Annual debt service assessment per lot adopted in connection with the Fishhawk II Series 2017 , Fishhawk II Series 2013 and Fishhawk Ranch Series 2020 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.