

South Fork Community Development District

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Kelly Barr | <input type="checkbox"/> Mark Vega, District Manager |
| <input type="checkbox"/> David Lowrie | <input type="checkbox"/> John Vericker, District Counsel |
| <input type="checkbox"/> Jason Amato | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Patrick Barr | |
| <input type="checkbox"/> Nick Bozzuto | |

Regular Meeting Agenda

Tuesday, April 11, 2023 – 6:45 p.m.

Workshop

Tuesday, April 11, 2023 – 7:15 p.m.

1. Roll Call

2. Audience Comments

3. Consent Agenda

- A. Approval of the Minutes of the March 14, 2023 MeetingP. 2
- B. Acceptance of February 2023 Financial ReportP. 4
- C. Acceptance of the First Quarter Website Audit for Fiscal Year 2023.....P. 11

4. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager
 - i. Acceptance of the Waterway Inspection Report - March 2023.....P. 23
 - ii. Acceptance of the Fiscal Year 2022 Final Audit ReportP. 31
 - iii. Consideration of Pond Evaluation by Advanced Aquatics.....P. 68
 - iv. Discussion of Proposed Aquatic Contract with Premier Lakes.....P. 77
 - v. Discussion of Insurance Claim

5. Supervisors' Requests

6. Adjournment

Note: The next meeting is scheduled for Tuesday May 9, 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, March 14, 2023 at 6:45 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
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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 February 14, 2023 Meeting**
- B. Acceptance of January 2023 Financial Report**

On MOTION by Mr. Bozzuto seconded by Ms. Barr with all in favor the Consent Agenda consisting of the Minutes of the February 14, 2023 Meeting was approved as presented and January 2023 Financial Report was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**
- None.

B. Engineer

Mr. Vega reported that Mr. Dvorak will be conducting inspections on two SWFWMD permits that are due in July. Additionally, no update from the County on the Silver Charm and Summer Star work request.

C. District Manager**i. Presentation of Proposed Budget for Fiscal Year 2024**

Mr. Vega presented and reviewed the Proposed Budget for Fiscal Year 2024 with the Board.

ii. Resolution 2023-04, Approving the Proposed Budget and Setting the Public Hearing

On MOTION by Ms. Barr seconded by Mr. Amato with all in favor Resolution 2023-04, Approving the Proposed Budget and Setting the Public Hearing for August 8, 2023 at 6:45 p.m. at the South Fork HOA Pool Building 10952 Ambleside Drive Riverview, FL 33579 was adopted. 5-0

iii. Discussion of the Waterway Inspection Report - February 2023

Discussion ensued regarding the Waterway Inspection Report for February 2023.

FIFTH ORDER OF BUSINESS**Supervisors' Requests**

The Board was in consensus with Mrs. Barr's request to have the 3-rail white vinyl fence be pressure washed.

SIXTH ORDER OF BUSINESS**Adjournment**

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

Mark Vega, Secretary

**South Fork
Community Development District**

*Financial Report
February 28, 2023*

Prepared by:



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**South Fork
Community Development District**

Financial Statements

(Unaudited)

February 28, 2023

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 176,678	\$ -	\$ 176,678
Due From Other Funds	-	2,671	2,671
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)	-	220,296	220,296
Revenue Fund (A-2)	-	91,280	91,280
Revenue Fund (A-3)	-	170,616	170,616
Prepaid Items	109	-	109
Deposits	4,941	-	4,941
TOTAL ASSETS	\$ 181,728	\$ 560,202	\$ 741,930
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,091	\$ -	\$ 10,091
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	2,671	-	2,671
TOTAL LIABILITIES	22,762	-	22,762
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	109	-	109
Deposits	4,941	-	4,941
Restricted for:			
Debt Service	-	560,202	560,202
Unassigned:	153,916	-	153,916
TOTAL FUND BALANCES	\$ 158,966	\$ 560,202	\$ 719,168
TOTAL LIABILITIES & FUND BALANCES	\$ 181,728	\$ 560,202	\$ 741,930

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ 52	\$ -	\$ (52)	0.00%
Interest - Tax Collector	-	-	260	260	0.00%
Special Assmnts- Tax Collector	305,814	275,233	293,635	18,402	96.02%
Special Assmnts- Discounts	(12,233)	(11,010)	(11,682)	(672)	95.50%
Access Cards	-	-	25	25	0.00%
TOTAL REVENUES	293,706	264,275	282,238	17,963	96.10%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	25,836	10,765	8,612	2,153	33.33%
ProfServ-Engineering	15,000	6,250	2,790	3,460	18.60%
ProfServ-Field Management	16,710	6,963	6,963	-	41.67%
ProfServ-Legal Services	7,500	3,125	779	2,346	10.39%
ProfServ-Mgmt Consulting	37,106	15,461	15,461	-	41.67%
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	750	-	750	0.00%
Misc-Bank Charges	75	31	-	31	0.00%
Misc-Assessment Collection Cost	6,116	5,504	5,639	(135)	92.20%
Misc-Contingency	-	-	1,075	(1,075)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	125,652	62,058	54,146	7,912	43.09%
Electric Utility Services					
Utility - General	9,960	4,150	5,234	(1,084)	52.55%
Electricity - Streetlights	11,760	4,900	9,967	(5,067)	84.75%
Total Electric Utility Services	21,720	9,050	15,201	(6,151)	69.99%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	12,158	5,066	5,218	(152)	42.92%
R&M-Lake	5,000	2,083	-	2,083	0.00%
Total Flood Control/Stormwater Mgmt	17,158	7,149	5,218	1,931	30.41%
Other Physical Environment					
Contracts-Landscape	89,091	37,121	36,249	872	40.69%
Contracts-Mulch	2,500	1,042	-	1,042	0.00%
Insurance - Property	806	806	-	806	0.00%
R&M-Renewal and Replacement	16,605	6,919	2,800	4,119	16.86%
R&M-Irrigation	2,000	833	-	833	0.00%
R&M-Walls and Signage	250	104	-	104	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	46,825	47,248	(423)	42.28%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Wildlife Management Service	6,000	2,500	2,450	50	40.83%
Contracts-Security Services	11,424	4,760	3,809	951	33.34%
Total Field	<u>17,424</u>	<u>7,260</u>	<u>6,259</u>	<u>1,001</u>	<u>35.92%</u>
TOTAL EXPENDITURES	293,706	132,342	128,072	4,270	43.61%
Excess (deficiency) of revenues					
Over (under) expenditures	-	131,933	154,166	22,233	0.00%
Net change in fund balance	\$ -	\$ 131,933	\$ 154,166	\$ 22,233	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	4,800	4,800	4,800		
FUND BALANCE, ENDING	\$ 4,800	\$ 136,733	\$ 158,966		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ 63	\$ 3,473	\$ 3,410	2315.33%
Special Assmnts- Tax Collector	327,561	294,805	314,515	19,710	96.02%
Special Assmnts- Discounts	(13,102)	(11,792)	(12,512)	(720)	95.50%
TOTAL REVENUES	314,609	283,076	305,476	22,400	97.10%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,551	5,896	6,040	(144)	92.20%
Total Administration	6,551	5,896	6,040	(144)	92.20%
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	62,221	62,364	(143)	20.56%
Excess (deficiency) of revenues Over (under) expenditures	11,327	220,855	243,112	22,257	2146.31%
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	\$ 220,855	\$ 243,112	\$ 22,257	2146.31%
FUND BALANCE, BEGINNING (OCT 1, 2022)	317,090	317,090	317,090		
FUND BALANCE, ENDING	\$ 328,417	\$ 537,945	\$ 560,202		



Quarterly Compliance Audit Report

South Fork

Date: April 2023 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

A handwritten signature in black ink that reads "Jason C. Morgan".

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

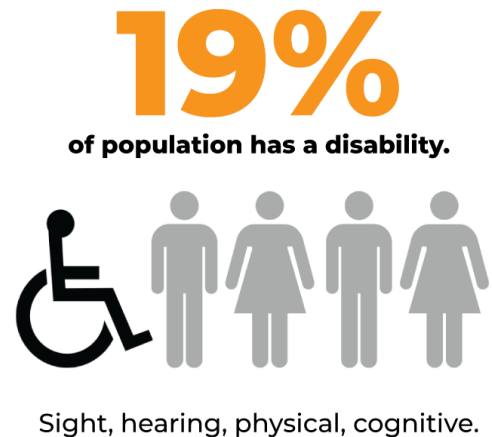
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

SOLITUDE

LAKE MANAGEMENT



South Fork CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-03-31

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

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1

Comments:

Normal growth observed
Exposed submersed vegetation
present around parts of the site.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



2

Comments:

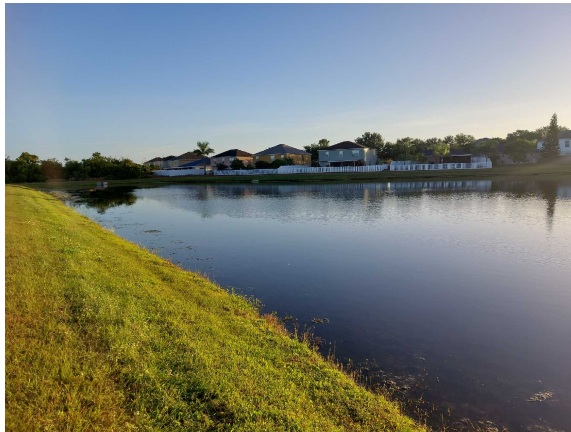
Treatment in progress
Patches of algae growth around
the perimeter of the site observed.
Minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



3

Comments:

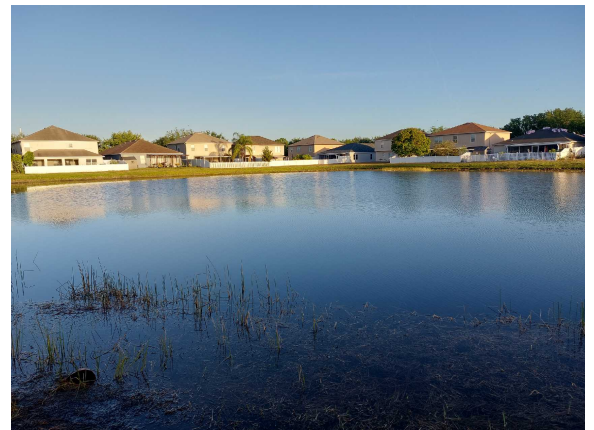
Treatment in progress
Water level pretty low, algae
growth around parts of the site
likely due to the vegetation
decomposing.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



4

Comments:

Normal growth observed

Fully exposed littoral area with grass growth in it. Lily pads more condensed with the water level being low.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



5

Comments:

Treatment in progress

Patches of algae around the site and a few foot band in the western corner of site. Minor shoreline weed growth present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



6

Comments:

Treatment in progress

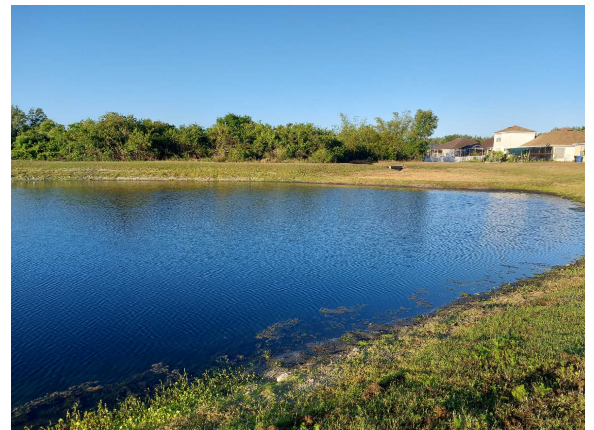
Littoral area dried out, algae observed around the site. Shoreline weeds at a minimal.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 7

Comments:

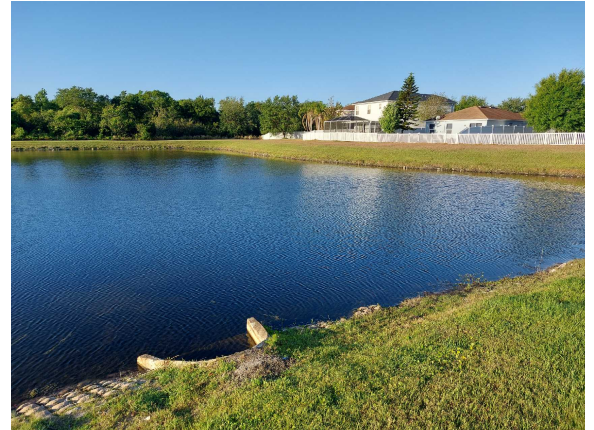
Normal growth observed
Minor growth of algae present in the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 8, 9

Comments:

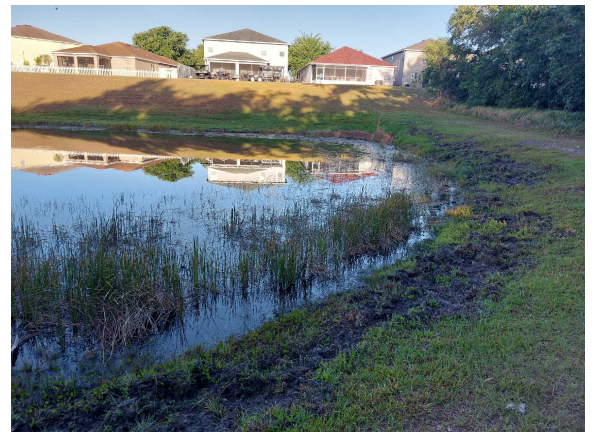
Treatment in progress
Site 8 has minor patches of algae growth around the site while site 9 has more algae growth. Shoreline ripped up likely from wild hogs.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 10, 11

Comments:

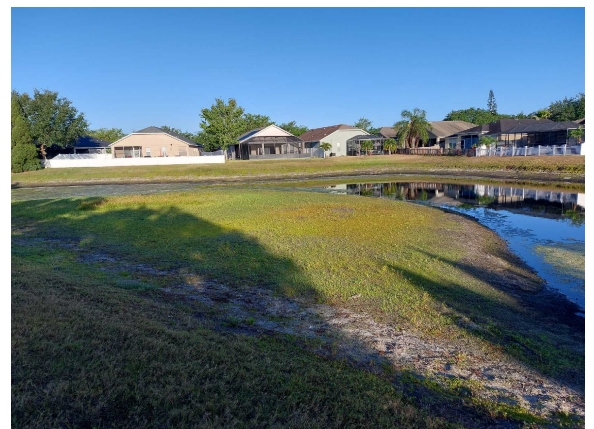
Treatment in progress
Site 10 looked good, biggest issue is the grate that has fallen off. I could not lift that out alone. Site 11 has exposed littoral and algae growth around site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 12, 13

Comments:

Treatment in progress

Site 12 has 90% algae coverage and site 13 looks good. Littoral has nice native coverage.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

The waterway inspection for South Fork CDD was completed on March 31st, for all sites.

Site 1: Exposed submersed vegetation present around parts of the site. Open water looks good.

Site 2: Patches of algae growth around the perimeter of the site observed. Minor shoreline weeds present.

Site 3: Water level pretty low, algae growth around parts of the site likely due to the vegetation decomposing.

Site 4: Fully exposed littoral area with grass growth in it. Lily pads more condensed with the water level being low.

Site 5: Patches of algae around the site and a few foot band in the western corner of site. Minor shoreline weed growth present.

Site 6: Littoral area dried out, algae observed around the site. Shoreline weeds at a minimal.

Site 7: Minor growth of algae present in the site. Open water looks good.

Site 8/9: Site 8 has minor patches of algae growth around the site while site 9 has more algae growth. Shoreline ripped up likely from wild hogs.

Site 10/11: Site 10 looked good, biggest issue is the grate that has fallen off. I could not lift that out alone. Site 11 has exposed littoral and algae growth around site.

Site 12/13: Site 12 has 90% algae coverage and site 13 looks good. Littoral has nice native coverage.

Wildlife Observed: Ibis, Ducks, Gallinule, Turtles

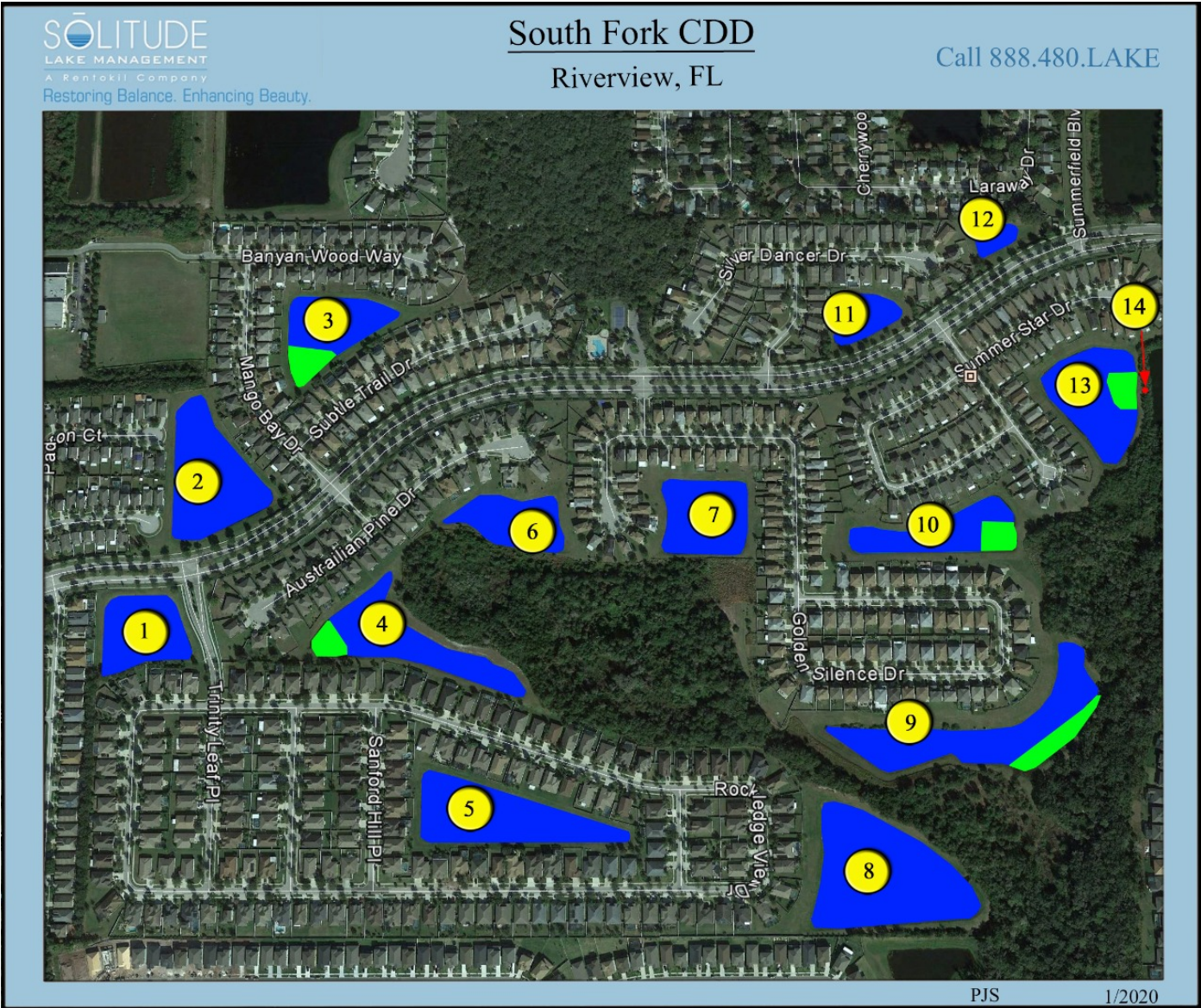
Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

South Fork CDD Waterway Inspection Report

Agenda Page 29
2023-03-31

Site	Comments	Target	Action Required
1	Normal growth observed	Species non-specific	Routine maintenance next visit
2	Treatment in progress	Surface algae	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	Treatment in progress	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	Treatment in progress	Surface algae	Routine maintenance next visit
12, 13	Treatment in progress	Species non-specific	Routine maintenance next visit



**South Fork Community
Development District
ANNUAL FINANCIAL REPORT
September 30, 2022**

South Fork Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
South Fork Community Development District
Hillsborough County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of South Fork Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of South Fork Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors
South Fork Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
South Fork Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 9, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering South Fork Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 9, 2023

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of South Fork Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including improvements and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(156,331) (net position). Unrestricted net position for Governmental Activities was \$4,800. Governmental Activities restricted net position was \$195,178 and net investment in capital assets was \$(356,309).
- ◆ Governmental activities revenues totaled \$611,270 while governmental activities expenses totaled \$737,161.

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 37,916	\$ 106,580
Restricted assets	310,291	294,035
Capital assets, net	2,249,066	2,493,501
Total Assets	<u>2,597,273</u>	<u>2,894,116</u>
Deferred Outflow of Resources	<u>74,650</u>	<u>81,203</u>
Current liabilities	258,254	250,759
Non-current liabilities	2,570,000	2,755,000
Total Liabilities	<u>2,828,254</u>	<u>3,005,759</u>
Net investment in capital assets	(356,309)	(285,321)
Net position - restricted	195,178	178,946
Net position - unrestricted	4,800	75,935
Total Net Position	<u>\$ (156,331)</u>	<u>\$ (30,440)</u>

The decrease in current assets is the result of expenditures exceeding revenues at the fund level in the current year.

The decrease in capital assets was due to depreciation in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt during the current year.

The decrease in net investment in capital assets is primarily due to depreciation in excess of principal payments on long-term debt during the current year.

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 609,700	\$ 610,887
General Revenues		
Miscellaneous revenues	596	45
Investment earnings	974	39
Total Revenues	<u>611,270</u>	<u>610,971</u>
Expenses		
General government	120,932	127,879
Physical environment	489,882	411,613
Interest and other charges	126,347	133,308
Total Expenses	<u>737,161</u>	<u>672,800</u>
Change in Net Position	(125,891)	(61,829)
Net Position - Beginning of Year	<u>(30,440)</u>	<u>31,389</u>
Net Position - End of Year	<u><u>\$ (156,331)</u></u>	<u><u>\$ (30,440)</u></u>

The increase in physical environment is primarily due to the major pond repair project in the current year.

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Infrastructure	\$ 6,435,856	\$ 6,435,856
Improvements	87,317	87,317
Accumulated depreciation	<u>(4,274,107)</u>	<u>(4,029,672)</u>
Total Capital Assets (Net)	<u>\$ 2,249,066</u>	<u>\$ 2,493,501</u>

The activity for the year consisted of depreciation of \$244,435.

General Fund Budgetary Highlights

The budget exceeded actual governmental expenditures primarily due to less reserve and repairs and maintenance expenditures than were anticipated.

The September 30, 2022 budget was amended for an increase in reserve and repair and maintenance expenditures.

Debt Management

Governmental Activities debt includes the following:

- ◆ On October 1, 2015, the District issued \$3,870,000 Series 2015 Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2003, 2004 A-1, and 2004 A-2 Bonds. The District issued Series 2015 A-1, A-2, and A-3 Bonds for \$1,930,000, \$415,000, and \$1,525,000, respectively. The balance outstanding at September 30, 2022 was \$2,755,000.

Economic Factors and Next Year's Budget

South Fork Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**South Fork Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of South Fork Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to South Fork Community Development District, Inframark Infrastructure Management Services, Inc., 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

South Fork Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 28,195
Due from other governments	4,780
Deposits	4,941
Total Current Assets	<u>37,916</u>
Non-current Assets	
Restricted assets	
Investments	310,291
Capital assets being depreciated	
Infrastructure - stormwater management	4,942,981
Infrastructure - landscaping and lights	1,492,875
Improvements other than buildings	87,317
Less: accumulated depreciation	<u>(4,274,107)</u>
Total Non-current Assets	<u>2,559,357</u>
Total Assets	<u>2,597,273</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding, net	<u>74,650</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	16,317
Unearned revenues	10,000
Accrued interest	46,937
Bonds payable	185,000
Total Current Liabilities	<u>258,254</u>
Non-current liabilities	
Bonds payable	<u>2,570,000</u>
Total Liabilities	<u>2,828,254</u>
NET POSITION	
Net investment in capital assets	(356,309)
Restricted for debt service	195,178
Unrestricted	4,800
Total Net Position	<u>\$ (156,331)</u>

See accompanying notes to financial statements.

South Fork Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (120,932)	\$ 97,255	\$ (23,677)
Physical environment	(489,882)	197,393	(292,489)
Interest and other charges	(126,347)	315,052	188,705
Total Governmental Activities	<u>\$ (737,161)</u>	<u>\$ 609,700</u>	<u>(127,461)</u>
General revenues:			
Investment earnings			974
Miscellaneous revenues			596
Total General Revenues			<u>1,570</u>
Change in Net Position			(125,891)
Net Position - October 1, 2021			<u>(30,440)</u>
Net Position - September 30, 2022			<u>\$ (156,331)</u>

See accompanying notes to financial statements.

South Fork Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 28,195	\$ -	\$ 28,195
Due from other funds	-	4,329	4,329
Due from other governments	2,310	2,470	4,780
Deposits	4,941	-	4,941
Restricted assets:			
Investments, at fair value	-	310,291	310,291
Total Assets	<u>\$ 35,446</u>	<u>\$ 317,090</u>	<u>\$ 352,536</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 16,317	\$ -	\$ 16,317
Due to other funds	4,329	-	4,329
Unearned revenues	10,000	-	10,000
Total Liabilities	<u>30,646</u>	<u>-</u>	<u>30,646</u>
FUND BALANCES			
Nonspendable:			
Prepays/Deposits	4,941	-	4,941
Restricted:			
Debt service	-	317,090	317,090
Unassigned	(141)	-	(141)
Total Fund Balances	<u>4,800</u>	<u>317,090</u>	<u>321,890</u>
Total Liabilities and Fund Balances	<u>\$ 35,446</u>	<u>\$ 317,090</u>	<u>\$ 352,536</u>

See accompanying notes to financial statements.

**South Fork Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022**

Total Governmental Fund Balances	\$ 321,890
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$6,435,856, improvements other than building, \$87,317, net of accumulated depreciation, \$(4,274,107), used in governmental activities are not current financial resources and therefore, are not reported at the governmental fund level.	2,249,066
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the governmental fund level.	(2,755,000)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	74,650
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(46,937)</u>
Net Position of Governmental Activities	<u><u>\$ (156,331)</u></u>

See accompanying notes to financial statements.

South Fork Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 294,648	\$ 315,052	\$ 609,700
Investment earnings	-	974	974
Miscellaneous revenues	596	-	596
Total Revenues	<u>295,244</u>	<u>316,026</u>	<u>611,270</u>
Expenditures			
Current			
General government	120,932	-	120,932
Physical environment	245,447	-	245,447
Debt service			
Principal	-	180,000	180,000
Interest	-	119,030	119,030
Other	-	3,831	3,831
Total Expenditures	<u>366,379</u>	<u>302,861</u>	<u>669,240</u>
Net change in fund balances	(71,135)	13,165	(57,970)
Fund Balances - October 1, 2021	<u>75,935</u>	<u>303,925</u>	<u>379,860</u>
Fund Balances - September 30, 2022	<u>\$ 4,800</u>	<u>\$ 317,090</u>	<u>\$ 321,890</u>

See accompanying notes to financial statements.

**South Fork Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$ (57,970)
--	-------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(244,435)
--	-----------

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	180,000
--	---------

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(6,553)
--	---------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	3,067
--	-------

Change in Net Position of Governmental Activities	<u>\$ (125,891)</u>
---	---------------------

See accompanying notes to financial statements.

**South Fork Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 294,601	\$ 294,601	\$ 294,648	\$ 47
Investment earnings	350	350	-	(350)
Miscellaneous revenues	-	-	596	596
Total Revenues	<u>294,951</u>	<u>294,951</u>	<u>295,244</u>	<u>293</u>
Expenditures				
Current				
General government	124,976	124,976	120,932	4,044
Physical environment	169,975	259,975	245,447	14,528
Total Expenditures	<u>294,951</u>	<u>384,951</u>	<u>366,379</u>	<u>18,572</u>
Net change in fund balances	<u>-</u>	<u>(90,000)</u>	<u>(71,135)</u>	<u>18,865</u>
Fund Balances - October 1, 2021	<u>117,452</u>	<u>75,937</u>	<u>75,935</u>	<u>(2)</u>
Fund Balances - September 30, 2022	<u>\$ 117,452</u>	<u>\$ (14,063)</u>	<u>\$ 4,800</u>	<u>\$ 18,863</u>

See accompanying notes to financial statements.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of South Fork Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 29, 2003 by Hillsborough County Ordinance 03-19 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the South Fork Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the South Fork Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-30 years
Improvements	15-20 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$321,890, differs from “net position” of governmental activities, \$(156,331), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance.

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 6,435,856
Improvements other than buildings	87,317
Accumulated depreciation	<u>(4,274,107)</u>
Total	<u>\$ 2,249,066</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	<u>\$ (2,755,000)</u>
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**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred outflow of resources

Deferred outflow of resources applicable to the District's governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding	\$ <u>74,650</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(46,937)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(57,970), differs from the "change in net position" for governmental activities, \$(125,891), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(244,435)</u>
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**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ <u>180,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 3,067
Decrease in deferred amount on refunding	<u>(6,553)</u>
Total	<u>\$ (3,486)</u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$37,427 and the carrying value was \$28,195. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
First American Government Obligations Fund	18 days*	<u>\$ 310,291</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the First American Government Obligations Fund is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Government Obligations Fund were rated AAAM by Standard & Poor's.

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in First American Government Obligations Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in August 2021. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 6,435,856	\$ -	\$ -	\$ 6,435,856
Improvements other than buildings	87,317	-	-	87,317
Total Capital Assets, Being Depreciated	<u>6,523,173</u>	<u>-</u>	<u>-</u>	<u>6,523,173</u>
Less accumulated depreciation for:				
Infrastructure	(4,009,206)	(239,410)	-	(4,248,616)
Improvements other than buildings	(20,466)	(5,025)	-	(25,491)
Total Accumulated Depreciation	<u>(4,029,672)</u>	<u>(244,435)</u>	<u>-</u>	<u>(4,274,107)</u>
Total Capital Assets Depreciated, Net	<u>\$ 2,493,501</u>	<u>\$ (244,435)</u>	<u>\$ -</u>	<u>\$ 2,249,066</u>

Depreciation of \$244,435 was charged to physical environment.

South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – INTERFUND BALANCES

Interfund balances at September 30, 2022, consisted of the following:

<u>Interfund Receivable</u>	<u>Interfund Payable</u>
	<u>General Fund</u>
Debt Service Fund	<u>\$ 4,329</u>

Interfund balances are due to receipts collected by one fund on behalf of another fund and were not repaid as of year-end.

NOTE G – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 2,935,000
Principal payments	<u>(180,000)</u>
Long-term debt at September 30, 2022	<u>\$ 2,755,000</u>

Special Assessment Debt with Governmental Commitment

Long-term debt is comprised of the following:

\$3,870,000 Series 2015 A-1, A-2 and A-3 Special Assessment Revenue Refunding Bond due in annual principal installments beginning May 1, 2016, maturing in May 2035. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2015, at a 4% interest rate. Current portion is \$185,000. \$ 2,755,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 185,000	\$ 111,731	\$ 296,731
2024	195,000	104,513	299,513
2025	200,000	96,319	296,319
2026	205,000	88,208	293,208
2027	220,000	79,894	299,894
2028-2032	1,225,000	259,838	1,484,838
2033-2035	<u>525,000</u>	<u>35,690</u>	<u>560,690</u>
Totals	<u>\$ 2,755,000</u>	<u>\$ 776,193</u>	<u>\$ 3,531,193</u>

**South Fork Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE G – LONG-TERM DEBT (CONTINUED)

Special Assessment Debt with Governmental Commitment (Continued)

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. However, payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts and an order in which revenues are to be deposited into these accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2015 A-1	\$ 38,408	\$ 38,269
Series 2015 A-2	\$ 8,507	\$ 8,302
Series 2015 A-3	\$ 28,424	\$ 28,404

The Series 2015 bonds were issued to refund the outstanding Series 2003, 2004 A-1, and 2004 A-2 Special Assessment Bonds. The Series 2015 Bonds bear an interest rate of 4% with the Series 2015 A-1 of \$1,930,000 due from November 1, 2015 to May 1, 2033, the Series 2015 A-2 of \$415,000 due from November 1, 2015 to May 1, 2034, and the Series 2015 A-3 of \$1,525,000 due from November 1, 2015 to May 1, 2035.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
South Fork Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of South Fork Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 9, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered South Fork Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of South Fork Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of South Fork Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Fort Pierce / Stuart



To the Board of Supervisors
South Fork Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether South Fork Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 9, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
South Fork Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the South Fork Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated March 9, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 9, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not South Fork Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific conditions met. In connection with our audit, we determined that the South Fork Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
South Fork Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for South Fork Community Development District. It is management's responsibility to monitor the South Fork Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the South Fork Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: N/A.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$125,395
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see schedule below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the South Fork Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$470.12 -\$611.16.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$609,700.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$2,755,000, See Note G.



To the Board of Supervisors
South Fork Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 294,601	\$ 294,648	\$ 47
Investment earnings	350	-	(350)
Miscellaneous revenues	-	596	596
Total Revenues	<u>294,951</u>	<u>295,244</u>	<u>293</u>
Expenditures			
Current			
General government	124,976	120,932	4,044
Physical environment	<u>169,975</u>	<u>245,447</u>	<u>(75,472)</u>
Total Expenditures	<u>294,951</u>	<u>366,379</u>	<u>(71,428)</u>
Net changes in fund balance	-	(71,135)	(71,135)
Fund Balances - October 1, 2021	<u>117,452</u>	<u>75,935</u>	<u>(41,517)</u>
Fund Balances - September 30, 2022	<u>\$ 117,452</u>	<u>\$ 4,800</u>	<u>\$ (112,652)</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 9, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
South Fork Community Development District
Hillsborough County, Florida

We have examined South Fork Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for South Fork Community Development District's compliance with those requirements. Our responsibility is to express an opinion on South Fork Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about South Fork Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on South Fork Community Development District's compliance with the specified requirements.

In our opinion, South Fork Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 9, 2023



Waterway Management Proposal

For

South Fork

Community Development District

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



April 3, 2023

South Fork Community Development District
C/O Inframark Management Services
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
Attn: Mr. Mark A. Vega | CDM | District Manager

Dear Mark,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at South Fork Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 30 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Doug Agnew

Doug Agnew,
Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

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lakes@advancedaquatic.com

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Banyan Wood Way

Silver Dancer Dr

Summer Star Dr

Mango Bay Dr

Subtle Trail Dr

Australian Pine Dr

Golden Silence Dr

Trinity Leaf Pl

Sanford Hill Pl

Rockledge View Dr



South Fork CDD

Riverview, Florida



Pond #1

Trace amounts of Algae of submersed aquatic weeds.



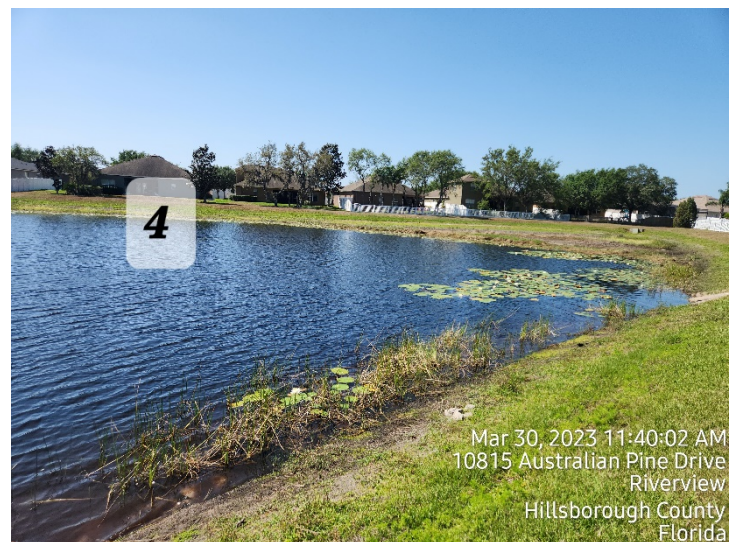
Pond #2

Trace amounts of Algae of submersed aquatic weeds.



Pond #3

Submersed aquatic weeds - needs attention.



Pond #4

Trace amounts of grasses and spatterdock.

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South Fork CDD

Riverview, Florida



Pond #5

Overabundance of algae - needs attention.



Pond #6

Overabundance of algae and submersed aquatic weeds - needs attention.



Pond #7

Minor amounts of algae and aquatic weeds.



Pond #8

Trace amounts of algae of submersed aquatic weeds.

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South Fork CDD

Riverview, Florida



Pond #9

Overabundance of algae and submersed aquatic weeds.



Pond #10

Minor amounts of algae and aquatic weeds.



Pond #11

Overabundance of algae - needs attention.



Pond #12

Overabundance of algae - needs attention.

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South Fork CDD

Riverview, Florida



Pond #13

Minor amounts of algae and aquatic weeds.



Pond #14

Shoreline grasses, cattails and Primrose Willow
- need attention.

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WATERWAY CHART

Client: South Fork Community Development District

Survey Date: March 2023

WATERWAYS : 14	TOTAL PERIMETER : 18,501'	TOTAL ACREAGE : 24.40	TOTAL LITTORAL ACREAGE : 1.90
Pond 1	1,048	1.61	
Pond 2	1,478	2.76	
Pond 3	1,073	1.52	0.36
Pond 4	1,843	1.84	0.33
Pond 5	1,506	1.93	
Pond 6	1,111	1.34	
Pond 7	1,089	1.75	
Pond 8	1,741	3.86	
Pond 9	2,594	2.52	0.61
Pond 10	1,444	1.28	0.36
Pond 11	711	0.69	
Pond 12	614	0.44	
Pond 13	1,490	2.17	0.24
Pond 14	759	0.69	

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Annual Management Program Agreement

Customer Name: South Fork CDD
Management Company (if applicable): Inframark
Agreement Effective Date: October 1, 2023
Program Description: Lake Management
Premier Lakes Consultant: Dustin Hormann
Consultant Phone Number: 239-229-5742

This Agreement, dated **March 23, 2023** is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes" and **South Fork CDD**, hereinafter known as "Customer".

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer in accordance with the terms and conditions of this Agreement, and Customer agrees to pay Premier Lakes for those services as enumerated below in accordance with the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as Lakes 1-14 as shown on the attached map.
3. **Contract Services:** Premier Lakes will perform **twelve** inspections per year of the Service Area, and will provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification through the application of aquatic herbicides and adjuvants. Most of the time these treatments will occur immediately upon inspection, however, timing may be adjusted to ensure the best results. All efforts will be made to be certain that control of unwanted vegetation is achieved before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by the application of algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides and surfactants, and hand pulling where appropriate. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be



controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - e. **Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - f. **Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a three (3%) increase in the Annual Agreement Price each year, under the same terms, specifications, and conditions as set forth by this Agreement.
 5. **Payment Terms:** No payment shall be due and payable upon the execution of this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$1,070.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. Customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to customer by Premier Lakes on balances not paid with the sixty (60) days.
 6. **Forms of Payment:** Premier Lakes accepts payment by Check, ACH, Debit, and Credit Cards.
 7. **Credit & Debit Card Fees:** Premier Lakes will charge customer a 3% processing fee for invoices paid by Credit or Debit card.
 8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of Service Area has materially declined between the date of this Agreement and commencement date of the Agreement. If Premier Lakes commences services under this Agreement, then this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information including, but not limited to, billing address, email addresses, and phone numbers within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month in which the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at P.O. Box 3483, North Fort Myers, FL 33918. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days' written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants on account of disease, pestilence, flood, weather or any other means unrelated to Premier Lakes activities. In addition, some collateral damage to beneficial plants might be necessary in order to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately by Premier Lakes in accordance with a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct. In no event will any party to this agreement be liable to the other for incidental, consequential or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law, and acknowledge all the provisions of

Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: \$12,840.00

Monthly Agreement Amount: \$1,070.00

Invoicing Frequency: Monthly

Accepted and Approved:

South Fork CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 25551 Technology Blvd, Unit 6, Punta Gorda, FL
33950

South Fork CDD

Lake Maintenance Map

Agenda Page 82

