

South Fork Community Development District

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|---------------------------------------|---|
| <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 | |

Workshop

Tuesday, October 10, 2023 – 5:30 p.m.

Regular Meeting Agenda

Tuesday, October 10, 2023 – 6:45 p.m.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the September 12, 2023 MeetingP. 2
 - B. Acceptance of August 2023 Financial ReportP. 4
- 4. Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Acceptance of the Waterway Inspection Report - September 2023.....P. 11
- 5. Supervisors' Requests**
- 6. Adjournment**

Note: The next meeting is scheduled for Tuesday November 14, 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, September 12, 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 August 8, 2023 Meeting**
- B. Acceptance of July 2023 Financial Report**

On MOTION by Mr. Lowrie seconded by Ms. Barr with all in favor the Consent Agenda consisting of the Minutes of the August 8, 2023 Meeting was approved as presented, the July 2023 Financial Report was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**
- None.

B. Engineer

None.

C. District Manager

i. Acceptance of the Waterway Inspection Report - July 2023

The Board had no comments regarding the aquatic report.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Barr and Mr. Lowrie requested the landscaper trim the edge of the Ponds.

Mr. Bozzuto requested the accident report for the recent palm tree accident.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lowrie seconded by Ms. Barr with all in favor the meeting was adjourned. 5-0
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Mark Vega, Secretary

**South Fork
Community Development District**

Financial Report

August 31, 2023

Prepared by:



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**South Fork
Community Development District**

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 58,549	\$ -	\$ 58,549
Due From Other Funds	-	15,438	15,438
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)	-	97,349	97,349
Revenue Fund (A-2)	-	67,181	67,181
Revenue Fund (A-3)	-	86,121	86,121
Prepaid Items	2,766	-	2,766
Deposits	2,562	-	2,562
TOTAL ASSETS	\$ 63,877	\$ 341,428	\$ 405,305
<u>LIABILITIES</u>			
Accounts Payable	\$ 18,160	\$ -	\$ 18,160
Accrued Expenses	2,197	-	2,197
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	15,438	-	15,438
TOTAL LIABILITIES	45,795	-	45,795
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,766	-	2,766
Deposits	4,808	-	4,808
Restricted for:			
Debt Service	-	341,428	341,428
Unassigned:	10,508	-	10,508
TOTAL FUND BALANCES	\$ 18,082	\$ 341,428	\$ 359,510
TOTAL LIABILITIES & FUND BALANCES	\$ 63,877	\$ 341,428	\$ 405,305

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 125	\$ 115	\$ -	\$ (115)	0.00%
Interest - Tax Collector	-	-	592	592	0.00%
Special Assmnts- Tax Collector	305,814	305,814	305,814	-	100.00%
Special Assmnts- Discounts	(12,233)	(12,233)	(11,697)	536	95.62%
Other Miscellaneous Revenues	-	-	6,467	6,467	0.00%
Access Cards	-	-	25	25	0.00%
TOTAL REVENUES	293,706	293,696	301,201	7,505	102.55%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	25,836	23,683	22,822	861	88.33%
ProfServ-Engineering	15,000	13,750	6,230	7,520	41.53%
ProfServ-Field Management	16,710	15,318	15,318	-	91.67%
ProfServ-Legal Services	7,500	6,875	2,627	4,248	35.03%
ProfServ-Mgmt Consulting	37,106	34,014	34,014	-	91.67%
ProfServ-Trustee Fees	3,717	3,717	5,423	(1,706)	145.90%
Auditing Services	2,300	2,300	3,000	(700)	130.43%
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	1,650	2,740	(1,090)	152.22%
Misc-Bank Charges	75	69	-	69	0.00%
Misc-Assessment Collection Cost	6,116	6,116	5,885	231	96.22%
Misc-Contingency	-	-	4,986	(4,986)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	125,652	116,984	111,831	5,153	89.00%
Electric Utility Services					
Utility - General	9,960	9,130	13,707	(4,577)	137.62%
Electricity - Streetlights	11,760	10,780	24,818	(14,038)	211.04%
Total Electric Utility Services	21,720	19,910	38,525	(18,615)	177.37%
Flood Control/Stormwater Mgmt					
Contracts-Aquatic Control	12,158	11,145	11,479	(334)	94.42%
R&M-Lake	5,000	4,583	-	4,583	0.00%
Total Flood Control/Stormwater Mgmt	17,158	15,728	11,479	4,249	66.90%
Other Physical Environment					
Contracts-Landscape	89,091	81,667	81,756	(89)	91.77%
Contracts-Mulch	2,500	2,292	-	2,292	0.00%
Insurance - Property	806	806	-	806	0.00%
R&M-Renewal and Replacement	16,605	15,221	2,800	12,421	16.86%
R&M-Irrigation	2,000	1,833	-	1,833	0.00%
R&M-Walls and Signage	250	229	5,880	(5,651)	2352.00%
Capital Outlay	-	-	21,428	(21,428)	0.00%
Reserve - Irrigation/Landscape	250	-	-	-	0.00%
Reserve-Signs/Monuments/Fences	250	-	2,246	(2,246)	898.40%
Total Other Physical Environment	111,752	102,048	114,110	(12,062)	102.11%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Wildlife Management Service	6,000	5,500	2,450	3,050	40.83%
Contracts-Security Services	11,424	10,472	9,524	948	83.37%
Total Field	<u>17,424</u>	<u>15,972</u>	<u>11,974</u>	<u>3,998</u>	<u>68.72%</u>
TOTAL EXPENDITURES	293,706	270,642	287,919	(17,277)	98.03%
Excess (deficiency) of revenues					
Over (under) expenditures	-	23,054	13,282	(9,772)	0.00%
Net change in fund balance	\$ -	\$ 23,054	\$ 13,282	\$ (9,772)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	4,800	4,800	4,800		
FUND BALANCE, ENDING	\$ 4,800	\$ 27,854	\$ 18,082		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 150	\$ 138	\$ 12,340	\$ 12,202	8226.67%
Special Assmnts- Tax Collector	327,561	327,561	327,561	-	100.00%
Special Assmnts- Discounts	(13,102)	(13,102)	(12,528)	574	95.62%
TOTAL REVENUES	314,609	314,597	327,373	12,776	104.06%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,551	6,551	6,304	247	96.23%
Total Administration	6,551	6,551	6,304	247	96.23%
Debt Service					
Principal Debt Retirement A-1	100,000	100,000	100,000	-	100.00%
Principal Debt Retirement A-2	20,000	20,000	20,000	-	100.00%
Principal Debt Retirement A-3	65,000	65,000	65,000	-	100.00%
Interest Expense Series A-1	54,142	54,142	54,142	-	100.00%
Interest Expense Series A-2	11,964	11,964	11,964	-	100.00%
Interest Expense Series A-3	45,625	45,625	45,625	-	100.00%
Total Debt Service	296,731	296,731	296,731	-	100.00%
TOTAL EXPENDITURES	303,282	303,282	303,035	247	99.92%
Excess (deficiency) of revenues Over (under) expenditures	11,327	11,315	24,338	13,023	214.87%
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	\$ 11,315	\$ 24,338	\$ 13,023	214.87%
FUND BALANCE, BEGINNING (OCT 1, 2022)	317,090	317,090	317,090		
FUND BALANCE, ENDING	\$ 328,417	\$ 328,405	\$ 341,428		



South Fork CDD Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-09-15

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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Site: 1

Comments:

Normal growth observed
Routine algae growth within the site observed. Minimal shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: 2

Comments:

Treatment in progress
Algae growth seen in site, will continue aggressive treatments to minimize.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: 3

Comments:

Normal growth observed
Continued die off of Cattails within the site. Open water looks good. Minimal algae around the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: 4

Comments:

Normal growth observed
Positive treatment of shoreline weeds and the littoral shelf observed. Continuation of this on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 5

Comments:

Normal growth observed
Shoreline weeds present in the site to be treated on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



September, 2023

Site: 6

Comments:

Normal growth observed
Algae observed around parts of the site. Minimal shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: 7

Comments:

Treatment in progress
Littoral shelf shows continued treatments. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 8

Comments:

Normal growth observed
Algae within the site has been reduced but still needs work.
Shoreline weeds appear to be at a minimal.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Site: 9

Comments:

Normal growth observed
Good littoral growth, some cattails observed in it which will be targeted on next routine visit.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



September, 2023

Site: 10

Comments:

Normal growth observed

Algae has been reduced in the site. Open water looks good. Grate on spillway still missing.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



September, 2023

Site: 11

Comments:

Treatment in progress

Patches of algae seen around the site and minor growth of shoreline weeds. Continued treatment of the littoral area will commence on next routine visit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 12

Comments:

Normal growth observed

Shoreline weeds present in the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 13

Comments:

Normal growth observed

Shoreline weeds kept to a minimal around the site. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



September, 2023

Site: 14

Comments:

Site looks good

Drainage area is clear of vegetation going into the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023

Site: 15

Comments:

Normal growth observed

Drain treated of vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023

Management Summary

South Fork CDD Waterway Inspection Report was completed on September 15th, 2023.

Site 1: Routine algae growth within the site observed. Minimal shoreline weeds present.

Site 2: Algae growth seen in site, will continue aggressive treatments to minimize.

Site 3: Continued die off of Cattails within the site. Open water looks good. Minimal algae around the site.

Site 4: Positive treatment of shoreline weeds and the littoral shelf observed. Continuation of this on next routine visit.

Site 5: Shoreline weeds present in the site to be treated on next routine visit.

Site 6: Algae observed around parts of the site. Minimal shoreline weeds present.

Site 7: Littoral shelf shows continued treatments. Open water looks good.

Site 8: Algae within the site has been reduced but still needs work. Shoreline weeds appear to be at a minimal.

Site 9: Good littoral growth, some cattails observed in it which will be targeted on next routine visit. Open water looks good.

Site 10: Algae has been reduced in the site. Open water looks good. Grate on spillway still missing.

Site 11: Patches of algae seen around the site and minor growth of shoreline weeds. Continued treatment of the littoral area will commence on next routine visit.

Site 12: Shoreline weeds present in the site. Open water looks good.

Site 13: Shoreline weeds kept to a minimal around the site. Open water looks good.

Site 14: Drainage area is clear of vegetation going into the site.

Site 15: Drain treated of vegetation.

Wildlife observed: Turtles, Ducks, Gallinules, Cormorant

Water Clarity: 1' - 3'

Thank you for choosing SOLitude Lake Management!

South Fork CDD Waterway Inspection Report

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2023-09-15

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

