

**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 |   |

**Workshop**

Tuesday, January 9, 2024 – 5:30 p.m.

**Regular Meeting Agenda**

Tuesday, January 9, 2024 – 6:45 p.m.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
  - A. Acceptance of November 2023 Financial Report .....P. 2
- 4. Staff Reports**
  - A. Attorney
  - B. Engineer
  - C. District Manager
    - i. Discussion of the Waterway Inspection Report - December 2023.....P. 9
- 5. Supervisors' Requests**
- 6. Adjournment**

Note: The next meeting is scheduled for Tuesday February 13, 2024 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

**South Fork  
Community Development District**

*Financial Report*

*November 30, 2023*

**Prepared by:**



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**South Fork  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2023**

**Balance Sheet**  
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 87,259	\$ -	\$ 87,259
Due From Other Funds	-	41,447	41,447
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)	-	75,230	75,230
Revenue Fund (A-2)	-	63,943	63,943
Revenue Fund (A-3)	-	70,688	70,688
Deposits	2,562	-	2,562
<b>TOTAL ASSETS</b>	<b>\$ 89,821</b>	<b>\$ 326,647</b>	<b>\$ 416,468</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 38,984	\$ -	\$ 38,984
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	41,447	-	41,447
<b>TOTAL LIABILITIES</b>	<b>90,431</b>	<b>-</b>	<b>90,431</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	2,562	-	2,562
<b>Restricted for:</b>			
Debt Service	-	326,647	326,647
<b>Unassigned:</b>	(3,172)	-	(3,172)
<b>TOTAL FUND BALANCES</b>	<b>\$ (610)</b>	<b>\$ 326,647</b>	<b>\$ 326,037</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 89,821</b>	<b>\$ 326,647</b>	<b>\$ 416,468</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	504,442	100,888	51,122	(49,766)	10.13%
Special Assmnts- Discounts	(20,178)	(4,036)	(2,115)	1,921	10.48%
<b>TOTAL REVENUES</b>	<b>484,264</b>	<b>96,852</b>	<b>49,007</b>	<b>(47,845)</b>	<b>10.12%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	25,836	4,306	4,306	-	16.67%
ProfServ-Engineering	10,000	1,667	-	1,667	0.00%
ProfServ-Field Management	17,211	2,869	2,869	-	16.67%
ProfServ-Legal Services	5,000	833	868	(35)	17.36%
ProfServ-Mgmt Consulting	37,106	6,184	6,184	-	16.67%
ProfServ-Property Appraiser	16,000	2,667	-	2,667	0.00%
ProfServ-Trustee Fees	3,750	3,750	2,766	984	73.76%
Auditing Services	3,000	-	-	-	0.00%
Website Compliance	1,553	1,553	1,553	-	100.00%
Insurance - Risk Management	7,764	7,764	16,126	(8,362)	207.70%
Legal Advertising	1,800	300	-	300	0.00%
Misc-Assessment Collection Cost	10,089	1,682	1,062	620	10.53%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>139,284</b>	<b>33,750</b>	<b>35,909</b>	<b>(2,159)</b>	<b>25.78%</b>
<b><u>Electric Utility Services</u></b>					
Utility - General	9,800	1,633	1,015	618	10.36%
Electricity - Streetlights	14,500	2,417	951	1,466	6.56%
<b>Total Electric Utility Services</b>	<b>24,300</b>	<b>4,050</b>	<b>1,966</b>	<b>2,084</b>	<b>8.09%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
R&M-Lake	50,000	8,333	2,150	6,183	4.30%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>50,000</b>	<b>8,333</b>	<b>2,150</b>	<b>6,183</b>	<b>4.30%</b>
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	95,000	15,833	14,994	839	15.78%
Contracts-Mulch	2,500	417	-	417	0.00%
Insurance - Property	806	806	806	-	100.00%
R&M-Renewal and Replacement	15,000	2,500	-	2,500	0.00%
R&M-Irrigation	2,000	333	-	333	0.00%
R&M-Walls and Signage	250	42	-	42	0.00%
<b>Total Other Physical Environment</b>	<b>115,556</b>	<b>19,931</b>	<b>15,800</b>	<b>4,131</b>	<b>13.67%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Field</b>					
ProfServ-Wildlife Management Service	9,000	1,500	-	1,500	0.00%
Contracts-Security Services	11,424	1,904	-	1,904	0.00%
Misc-Contingency	14,700	2,450	476	1,974	3.24%
<b>Total Field</b>	<b>35,124</b>	<b>5,854</b>	<b>476</b>	<b>5,378</b>	<b>1.36%</b>
<b>TOTAL EXPENDITURES</b>	<b>364,264</b>	<b>71,918</b>	<b>56,301</b>	<b>15,617</b>	<b>15.46%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	120,000	24,934	(7,294)	(32,228)	-6.08%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	120,000	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>120,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 120,000	\$ 24,934	\$ (7,294)	\$ (32,228)	-6.08%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>6,684</b>	<b>6,682</b>	<b>6,684</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 126,684</b>	<b>\$ 31,616</b>	<b>\$ (610)</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 3,500	\$ 583	\$ 2,765	\$ 2,182	79.00%
Special Assmnts- Tax Collector	327,561	65,512	33,196	(32,316)	10.13%
Special Assmnts- Discounts	(13,102)	(2,620)	(1,373)	1,247	10.48%
<b>TOTAL REVENUES</b>	<b>317,959</b>	<b>63,475</b>	<b>34,588</b>	<b>(28,887)</b>	<b>10.88%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	6,552	1,092	690	402	10.53%
<b>Total Administration</b>	<b>6,552</b>	<b>1,092</b>	<b>690</b>	<b>402</b>	<b>10.53%</b>
<b>Debt Service</b>					
Principal Debt Retirement A-1	105,000	105,000	-	105,000	0.00%
Principal Debt Retirement A-2	20,000	20,000	-	20,000	0.00%
Principal Debt Retirement A-3	70,000	70,000	-	70,000	0.00%
Interest Expense Series A-1	50,223	25,249	25,249	-	50.27%
Interest Expense Series A-2	11,183	5,622	5,622	-	50.27%
Interest Expense Series A-3	43,107	21,671	21,671	-	50.27%
<b>Total Debt Service</b>	<b>299,513</b>	<b>247,542</b>	<b>52,542</b>	<b>195,000</b>	<b>17.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>306,065</b>	<b>248,634</b>	<b>53,232</b>	<b>195,402</b>	<b>17.39%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	11,894	(185,159)	(18,644)	166,515	-156.75%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	11,894	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,894</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 11,894	\$ (185,159)	\$ (18,644)	\$ 166,515	-156.75%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>345,291</b>	<b>345,291</b>	<b>345,291</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 357,185</b>	<b>\$ 160,132</b>	<b>\$ 326,647</b>		



# SOLITUDE

## LAKE MANAGEMENT



## South Fork CDD Waterway Inspection Report

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**Reason for Inspection:** Normal growth observed

**Inspection Date:** 2023-12-04

**Prepared for:**

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

**Prepared by:**

Mitchell Hartwig, Operations Manager

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## Site: 1

### Comments:

Normal growth observed  
Open water looks good, some algae growth around the perimeter as well as some submersed weeds.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



December, 2023



December, 2023

## Site: 2

### Comments:

Normal growth observed  
Algae has been reduced in the site, some bottom algae observed in the site and some shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



December, 2023



December, 2023

## Site: 3

### Comments:

Normal growth observed  
Littoral area dying off more, some native growth observed within the site. Open water looks good, some shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



December, 2023



December, 2023



## Site: 4

### Comments:

Normal growth observed  
Open water looks good. Positive treatment of shoreline weeds around the site.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



December, 2023



December, 2023

## Site: 5

### Comments:

Normal growth observed  
Some bottom algae and shoreline weeds observed in the site.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



December, 2023



December, 2023

## Site: 6

### Comments:

Normal growth observed  
Minor growth of shoreline weeds present in site, some algae around the perimeter observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



December, 2023



December, 2023



## Site: 7

### Comments:

Normal growth observed  
Algae observed around the site,  
open water looks good and minor  
shoreline weeds seen.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



December, 2023



December, 2023

## Site: 8

### Comments:

Site looks good  
Algae has been minimalized,  
open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



December, 2023



December, 2023

## Site: 9

### Comments:

Normal growth observed  
Waterway looks good, minor  
shoreline weeds present. Wild  
pig damage on other wild side  
banks seen on the western end of  
the site.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



December, 2023



December, 2023



## Site: 10

### Comments:

Normal growth observed  
Grate on structure still missing.  
Open water looks good, shoreline weeds kept to a minimal.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



December, 2023



December, 2023

## Site: 11

### Comments:

Treatment in progress  
Littoral area shows good growth.  
Open water looks good.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



December, 2023



December, 2023

## Site: 12

### Comments:

Normal growth observed  
Algae growth seen in the site.  
Minor growth of shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



December, 2023



December, 2023



## Site: 13

### Comments:

Normal growth observed

Some trash observed in the site, open water looks good and minor growth of shoreline weeds present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



December, 2023



December, 2023

## Site: 14

### Comments:

Site looks good

Drainage area is clear of vegetation going into the site.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



December, 2023

## Site: 15

### Comments:

Normal growth observed

Drain treated of vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



December, 2023

## Management Summary

South Fork CDD Waterway Inspection Report was completed on December 4th, 2023.

Site 1: Open water looks good, some algae growth around the perimeter as well as some submersed weeds.

Site 2: Algae has been reduced in the site, some bottom algae observed in the site and some shoreline weeds present.

Site 3: Littoral area dying off more, some native growth observed within the site. Open water looks good, some shoreline weeds present.

Site 4: Open water looks good. Positive treatment of shoreline weeds around the site.

Site 5: Some bottom algae and shoreline weeds observed in the site.

Site 6: Minor growth of shoreline weeds present in site, some algae around the perimeter observed.

Site 7: Algae observed around the site, open water looks good and minor shoreline weeds seen.

Site 8: Algae has been minimalized, open water looks good.

Site 9: Waterway looks good, minor shoreline weeds present. Wild pig damage on other wild side banks seen on the western end of the site.

Site 10: Grate on structure still missing. Open water looks good, shoreline weeds kept to a minimal.

Site 11: Littoral area shows good growth. Open water looks good.

Site 12: Algae growth seen in the site. Minor growth of shoreline weeds present.

Site 13: Some trash observed in the site, open water looks good and minor growth of shoreline weeds present.

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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2023-12-04

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

