

# South Fork Community Development District

## Board of Supervisors

Kelly Barr, Chairperson  
David Lowrie, Vice Chairman  
Jason Amato, Assistant Secretary  
Patrick Barr, Assistant Secretary  
Vacant

## Staff:

Mark Vega, District Manager  
Kathryn “KC” Hopkinson, District Counsel  
Robert Dvorak, District Engineer

## Meeting Agenda

**Workshop: Tuesday, September 9, 2025 – 5:30 p.m.**

**Regular Meeting: Tuesday, September 9, 2025 – 6:45 p.m.**

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- 1. Call to Order and Roll Call**
- 2. Motion to approve the agenda**
- 3. Audience Comments – *Three- (3) Minute Time Limit***
- 4. Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. District Manager
- 5. Business Items**
- 6. Business Administration**
  - A. Consideration of July 2025 Financial Statements and Check Register
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Tuesday, October 14, 2025, at 6:45 p.m.*

**South Fork  
Community Development District**

*Financial Report*

*July 31, 2025*

**Prepared by:**



**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 2 - 3
Debt Service Fund	.....	Page 4

**Balance Sheet**

July 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 491,926	\$ -	\$ 491,926
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)	-	132,126	132,126
Revenue Fund (A-2)	-	85,566	85,566
Revenue Fund (A-3)	-	111,114	111,114
Prepaid Items	600	-	600
Deposits	2,079	-	2,079
<b>TOTAL ASSETS</b>	<b>\$ 494,605</b>	<b>\$ 404,145</b>	<b>\$ 898,750</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 18	\$ -	\$ 18
Accrued Expenses	905	-	905
Other Current Liabilities	11,133	-	11,133
<b>TOTAL LIABILITIES</b>	<b>12,056</b>	<b>-</b>	<b>12,056</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	600	-	600
Deposits	2,079	-	2,079
<b>Restricted for:</b>			
Debt Service	-	404,145	404,145
<b>Unassigned:</b>	479,870	-	479,870
<b>TOTAL FUND BALANCES</b>	<b>\$ 482,549</b>	<b>\$ 404,145</b>	<b>\$ 886,694</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 494,605</b>	<b>\$ 404,145</b>	<b>\$ 898,750</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 20,213	\$ 20,213
Interest - Tax Collector	-	-	1,175	1,175
Special Assmnts- Tax Collector	504,442	504,442	508,397	3,955
Special Assmnts- Other	1,915	1,915	1,915	-
Special Assmnts- Discounts	(20,254)	(20,254)	(19,357)	897
<b>TOTAL REVENUES</b>	<b>486,103</b>	<b>486,103</b>	<b>512,343</b>	<b>26,240</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	25,836	21,530	15,040	6,490
ProfServ-Engineering	10,000	8,333	3,225	5,108
ProfServ-Field Management	17,727	14,773	14,773	-
ProfServ-Legal Services	5,000	4,167	3,421	746
ProfServ-Mgmt Consulting	37,106	30,922	30,922	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	3,150	3,365	(215)
Website Compliance	1,553	1,553	1,553	-
Postage and Freight	-	-	21	(21)
Insurance - Risk Management	7,764	7,764	7,655	109
Legal Advertising	1,800	1,500	1,326	174
Misc-Assessment Collection Cost	10,127	10,127	9,819	308
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>123,988</b>	<b>107,744</b>	<b>95,336</b>	<b>12,408</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	10,782	8,985	10,347	(1,362)
Electricity - Streetlights	10,038	8,365	-	8,365
<b>Total Electric Utility Services</b>	<b>20,820</b>	<b>17,350</b>	<b>10,347</b>	<b>7,003</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	16,000	13,333	11,700	1,633
R&M-Lake	50,000	41,667	49,420	(7,753)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>66,000</b>	<b>55,000</b>	<b>61,120</b>	<b>(6,120)</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	97,850	81,542	76,086	5,456
Contracts-Mulch	2,500	2,083	-	2,083
Insurance - Property	11,463	11,463	10,421	1,042

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

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Renewal and Replacement	15,000	12,500	-	12,500
R&M-Irrigation	2,000	1,667	2,310	(643)
R&M-Walls and Signage	250	208	-	208
Shared Maintenance Costs	3,600	3,000	3,000	-
Reserve - Ponds	120,000	100,000	4,200	95,800
<b>Total Other Physical Environment</b>	<b>252,663</b>	<b>212,463</b>	<b>96,017</b>	<b>116,446</b>
<b>Field</b>				
ProfServ-Wildlife Management Service	9,000	7,500	-	7,500
Contracts-Security Services	11,424	9,520	-	9,520
Misc-Contingency	292	292	5,081	(4,789)
<b>Total Field</b>	<b>20,716</b>	<b>17,312</b>	<b>5,081</b>	<b>12,231</b>
<b>TOTAL EXPENDITURES</b>	<b>484,187</b>	<b>409,869</b>	<b>267,901</b>	<b>141,968</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,916	76,234	244,442	168,208
Net change in fund balance	\$ 1,916	\$ 76,234	\$ 244,442	\$ 168,208
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>238,107</b>	<b>238,107</b>	<b>238,107</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 240,023</b>	<b>\$ 314,341</b>	<b>\$ 482,549</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 2,917	\$ 14,325	\$ 11,408
Special Assmnts- Tax Collector	327,561	327,561	327,561	-
Special Assmnts- Discounts	(13,102)	(13,102)	(12,425)	677
<b>TOTAL REVENUES</b>	<b>317,959</b>	<b>317,376</b>	<b>329,461</b>	<b>12,085</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,551	6,551	6,303	248
<b>Total Administration</b>	<b>6,551</b>	<b>6,551</b>	<b>6,303</b>	<b>248</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	105,000	105,000	105,000	-
Principal Debt Retirement A-2	20,000	20,000	20,000	-
Principal Debt Retirement A-3	75,000	75,000	75,000	-
Interest Expense Series A-1	45,828	45,828	45,828	-
Interest Expense Series A-2	10,341	10,341	10,342	(1)
Interest Expense Series A-3	40,150	40,150	40,150	-
<b>Total Debt Service</b>	<b>296,319</b>	<b>296,319</b>	<b>296,320</b>	<b>(1)</b>
<b>TOTAL EXPENDITURES</b>	<b>302,870</b>	<b>302,870</b>	<b>302,623</b>	<b>247</b>
Excess (deficiency) of revenues Over (under) expenditures	15,089	14,506	26,838	12,332
Net change in fund balance	\$ 15,089	\$ 14,506	\$ 26,838	\$ 12,332
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>377,307</b>	<b>377,307</b>	<b>377,307</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 392,396</b>	<b>\$ 391,813</b>	<b>\$ 404,145</b>	