

# South Fork Community Development District

## Board of Supervisors

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

## Staff:

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

## Workshop

Tuesday, October 14, 2025 – 5:30 p.m.

## Regular Meeting Agenda

Tuesday, October 14, 2025 – 6:45 p.m.

- 
1. Roll Call
  2. Audience Comments – *Three- (3) Minute Time Limit*
  3. Staff Reports
    - A. Engineer
    - B. Attorney
    - C. District Manager
    - D. Aquatics.....Page 2
  4. Business Items
  5. Business Administration
    - A. Approval of the September 9, 2025 Meeting Minutes.....Page 13
    - B. Acceptance of the August 2025 Financial Reports.....Page 15
  6. Supervisor Requests
  7. Adjournment

The next workshop meeting is scheduled for November 11, 2025, at 5:30 p.m.  
The next regular meeting is scheduled for November 11, 2025, at 6:45 p.m.

## District Office

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
813-873-7300

## Meeting Location:

South Fork HOA Pool Building  
10952 Ambleside Drive  
Riverview, FL 33578



## ***Southfork Community Development District***

### ***Waterway Inspection Report***

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#### **Reason for Inspection:**

Quality Assurance

#### **Prepared for:**

Southfork Community Development District

#### **Inspection Date:**

9/30/25

#### **Prepared by:**

Jacob Adams, Project Manager & Biologist

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## Waterway Inspection Report | Page 2

### Site Assessments

#### Pond 1

##### Comments:

Pond 1 looks good.

A very minimal amount of algae was observed. This new growth has been treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



#### Pond 2

##### Comments:

Treatment in progress.

Algae and Slender Spike Rush growth was observed. This new growth was treated recently and positive signs of treatment were observed. If a follow up treatment is required, it will be performed. No issues were observed with shoreline weeds.



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## Waterway Inspection Report | Page 3

### Site Assessments

#### Pond 3

##### Comments:

Pond 3 looks great.

The remaining cattails have been reduced and the littoral shelf area looks great.

Shoreline weeds were previously treated and positive results were seen.

No issues were observed with algae, submersed weeds, or shoreline weeds.



#### Pond 4

##### Comments:

Pond 4 looks good.

The lilies and shoreline weeds were recently treated and show positive results from treatments.

No issues were observed with algae, submersed weeds, or shoreline weeds



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## Waterway Inspection Report | Page 4

### Site Assessments

#### Pond 5

##### Comments:

Normal growth was observed.

A minor amount of algae was observed around the shoreline perimeter of the pond. This algae growth has been targeted for treatment and positive signs of treatment were observed.

No issues were observed with submersed weeds or shoreline weeds.



#### Pond 6

##### Comments:

Pond 6 looks good.

No issues were observed with algae, submersed weeds, or other invasive shoreline weeds.

Shoreline weeds were previously treated and positive results were seen.



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## Waterway Inspection Report | Page 5

### Site Assessments

#### Pond 7

##### Comments:

Normal growth was observed on pond 7.

The minor amount of algae was recently treated and shows positive results. Monitoring and treatment will continue to target algae when new growth is observed.

The littoral shelf was treated for invasive growth including Torpedograss and Primrose Willow.

No issues were observed with submersed weeds or shoreline weeds.



#### Pond 8

##### Comments:

Pond 8 looks good.

Previous shoreline weed treatments have shown positive results. A minor amount of algae and Slender Spike Rush were also treated and are showing positive results from treatment.

The water level low. The outflow structure has been compromised on the other side, opposite from the recently repaired side.



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## Waterway Inspection Report | Page 6

### Site Assessments

#### Pond 9

##### **Comments:**

Treatment in progress.

Algae and Torpedograss were treated recently and are showing positive signs of treatment are in the decomposition stage.

No issues were observed with submersed weeds.



#### Pond 10

##### **Comments:**

Treatment in progress.

Algae and Cattails were treated recently. Both are showing positive signs of treatment. No issues were observed with shoreline weeds.

An abundance of trash was observed on this pond.



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## Waterway Inspection Report | Page 7

### Site Assessments

#### Pond 11

##### Comments:

Pond 11 looks good.

Shoreline weeds, algae, and Pennywort were recently treated. These all show positive signs of treatment. No other issues were observed.



#### Pond 12

##### Comments:

Treatment in progress.

Pond 12 was treated recently for Planktonic algae and positive results were observed. No issues were observed with submersed weeds or shoreline weeds. A follow up treatment for Planktonic algae will be performed during the upcoming visits to continue reduction if needed.



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## Waterway Inspection Report | Page 8

### Site Assessments

#### Pond 13

##### **Comments:**

Pond 13 looks good.

A very minor amount of algae was observed and treated recently. Positive signs from this treatment were observed. Shoreline weeds were also treated recently and positive results were seen. No issues were observed with submersed weeds.

The littoral shelf area continues to look great.



#### Pond 14

##### **Comments:**

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.



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## Waterway Inspection Report | Page 9

**Site Assessments****Pond 15****Comments:**

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.



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## Waterway Inspection Report | Page 10

## Map



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**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 9, 2025 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

Also present were:

Mark Vega	District Manager
Jerry Whited	District Engineer

*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**

**Motion to approve the Agenda**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the agenda was approved. 4-0

**THIRD ORDER OF BUSINESS**

**Audience Comments Consent Agenda**

None.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

None.

**B. Engineer**

None.

**C. Manager**

None.

**FIFTH ORDER OF BUSINESS**

**Business Items**

None.

Unapproved

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of July 2025 Financial Statements and Check Register**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the consent agenda was approved. 4-0

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

None.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the meeting was adjourned at 7:22 p.m. 4-0

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Mark Vega, Secretary



**South Fork  
Community Development District**

*Financial Report*

*August 31, 2025*

**Prepared by:**



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**FINANCIAL STATEMENTS**

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**Balance Sheet**  
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 476,459	\$ -	\$ 476,459
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)	-	132,686	132,686
Revenue Fund (A-2)	-	85,877	85,877
Revenue Fund (A-3)	-	111,572	111,572
Prepaid Items	1,700	-	1,700
Deposits	2,079	-	2,079
<b>TOTAL ASSETS</b>	<b>\$ 480,238</b>	<b>\$ 405,474</b>	<b>\$ 885,712</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 1,409	\$ -	\$ 1,409
Accrued Expenses	868	-	868
Other Current Liabilities	11,133	-	11,133
<b>TOTAL LIABILITIES</b>	<b>13,410</b>	<b>-</b>	<b>13,410</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	1,700	-	1,700
Deposits	2,079	-	2,079
<b>Restricted for:</b>			
Debt Service	-	405,474	405,474
<b>Unassigned:</b>	463,049	-	463,049
<b>TOTAL FUND BALANCES</b>	<b>\$ 466,828</b>	<b>\$ 405,474</b>	<b>\$ 872,302</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 480,238</b>	<b>\$ 405,474</b>	<b>\$ 885,712</b>

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 21,958	\$ 21,958
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>514,088</b>	<b>27,985</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	25,836	23,683	16,763	6,920
ProfServ-Engineering	10,000	9,167	3,765	5,402
ProfServ-Field Management	17,727	16,250	16,250	-
ProfServ-Legal Services	5,000	4,583	3,421	1,162
ProfServ-Mgmt Consulting	37,106	34,014	34,014	-
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	-	-	22	(22)
Insurance - Risk Management	7,764	7,764	7,655	109
Legal Advertising	1,800	1,650	1,326	324
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>115,866</b>	<b>102,169</b>	<b>13,697</b>
<b>Electric Utility Services</b>				
Utility - General	10,782	9,884	10,589	(705)
Electricity - Streetlights	10,038	9,202	-	9,202
<b>Total Electric Utility Services</b>	<b>20,820</b>	<b>19,086</b>	<b>10,589</b>	<b>8,497</b>
<b>Flood Control/Stormwater Mgmt</b>				
Contracts-Aquatic Control	16,000	14,667	13,100	1,567
R&M-Lake	50,000	45,833	49,420	(3,587)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>66,000</b>	<b>60,500</b>	<b>62,520</b>	<b>(2,020)</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	97,850	89,696	83,954	5,742
Contracts-Mulch	2,500	2,292	-	2,292
Insurance - Property	11,463	11,463	10,421	1,042
R&M-Renewal and Replacement	15,000	13,750	-	13,750
R&M-Irrigation	2,000	1,833	2,310	(477)
R&M-Walls and Signage	250	229	-	229
Shared Maintenance Costs	3,600	3,300	3,300	-
Reserve - Ponds	120,000	110,000	4,200	105,800
<b>Total Other Physical Environment</b>	<b>252,663</b>	<b>232,563</b>	<b>104,185</b>	<b>128,378</b>
<b><u>Field</u></b>				
ProfServ-Wildlife Management Service	9,000	8,250	-	8,250
Contracts-Security Services	11,424	10,472	-	10,472
Misc-Contingency	292	292	5,352	(5,060)
<b>Total Field</b>	<b>20,716</b>	<b>19,014</b>	<b>5,352</b>	<b>13,662</b>
<b>TOTAL EXPENDITURES</b>	<b>484,187</b>	<b>447,029</b>	<b>284,815</b>	<b>162,214</b>
Excess (deficiency) of revenues Over (under) expenditures	1,916	39,074	229,273	190,199
Net change in fund balance	\$ 1,916	\$ 39,074	\$ 229,273	\$ 190,199
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>237,519</b>	<b>237,519</b>	<b>237,519</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 239,435</b>	<b>\$ 276,593</b>	<b>\$ 466,828</b>	



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 3,500	\$ 3,208	\$ 15,654	\$ 12,446
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>317,667</b>	<b>330,790</b>	<b>13,123</b>
<b>EXPENDITURES</b>				
<b>Administration</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>Debt Service</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	14,797	28,167	13,370
Net change in fund balance	\$ 15,089	\$ 14,797	\$ 28,167	\$ 13,370
<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>\$ 392,104</b>	<b>\$ 405,474</b>	