



South Fork Community Development District

January 13, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork Community Development District

Board of Supervisors

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

Staff:

Mark Vega, District Manager
 Kathryn "KC" Hopkinson, District Counsel
 Robert Dvorak, District Engineer
 Jason Jasczak, Advanced Aquatics
 Mark Vega, Field Manager
 Elizabeth Coons, Accountant
 Diana Kapatsyna, Administrative Assistant

Workshop

Tuesday, January 13, 2026 – 6:00 p.m.

Regular Meeting Agenda

Tuesday, January 13, 2026 – 6:45 p.m.

1. Roll Call
2. Audience Comments – *Three- (3) Minute Time Limit*
3. Staff Reports
 - A. Accountant
 - B. Engineer
 - i. Update Labor Rates Pg. 3
 - C. Attorney
 - D. District Manager/Field Inspection
 - i. Waterway Inspection Report Pg. 4
4. Business Item
 - A. Consideration of Resolution 2026-02; Removing and Appointing Treasurer Pg. 15
5. Business Administration
 - A. Approval of December 9, 2025 Meeting Minutes Pg. 16
 - B. Acceptance of the November 2025 Financial Reports Pg. 18
6. Supervisor Requests
7. Adjournment

The next workshop meeting is scheduled for February 10, 2026, at 6:00 p.m.

The next regular meeting is scheduled for February 10, 2026, 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

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50



Southfork Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Prepared for:

Southfork Community Development District

Inspection Date:

12/12/25

Prepared by:

Jacob Adams, Project Manager & Biologist

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



Waterway Inspection Report | Page 1

TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Site 15	9
Site Map	10

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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Pond 1 continues to look good overall.

Slender Spike Rush that was observed previously on the exposed sediment around the shoreline perimeter was treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were also previously targeted along the exposed sediment and positive results were seen.



Pond 2

Comments:

Requires attention.

Treatments have continued to targeted both Algae and the decaying Slender Spike Rush growth. A reduction on both of these has been observed, however there is still some growth that remains. Treatments will targeted these on the upcoming visits. No issues were observed with shoreline weeds on this pond.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Pond 3 looks good.

The littoral shelf area has continued to look great since the Cattail treatments have reduced their growth. No issues were observed on this pond with algae, submersed weeds, or shoreline weeds. Shoreline weeds and Slender Spike Rush growth on the exposed sediment were previously targeted for treatment and positive results were seen. The water level is currently low.



Pond 4

Comments:

Pond 4 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds were targeted for treatment and have shown positive results. Any new growth observed will continue to be targeted for treatment. The water level has remained at a low level.



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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Pond 5 looks good overall.

A very minimal amount of algae was observed in the very shallow eastern corner of the pond. While the water level remains low, a minimal amount of algae growth can be expected from time to time in this location. Algae growth was limited to only this area. No other issues were observed with submersed weeds or shoreline weeds. Shoreline weed growth was previously targeted for treatment along the exposed sediment and positive results were seen.



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. The water level on this pond has remained at a low level.

The floating golf target in the pond is no longer present in this pond.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Pond 7 looks good overall.

The littoral shelf area was previously treated for Torpedograss, Primrose, and Cattails and positive results have been observed. Algae growth on this pond has been reduced. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 8

Comments:

Pond 8 looks good.

Previously pond 8 was treated for a minor amount of Slender Spike Rush growth that was observed around the shoreline perimeter and positive results was observed. A very minimal amount of this growth remains and will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds.



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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Previously, a minimal amount of algae along the shoreline perimeter was targeted for treatment and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



Pond 10

Comments:

Normal growth was observed.

A minimal amount of Cattails regrowth was observed in the littoral shelf area. These will be targeted for treatment during the upcoming visit. The newly planted vegetation around the shoreline perimeter appears to be doing well, however the newly planted vegetation in the littoral shelf area is experiencing mixed survivorship. This will continue to be monitored. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Pond 11 looks good.

The water level is currently very low. The Pennywort growth was targeted for treatment and positive results were seen. Any remaining or new growth of Pennywort will be targeted for treatment. No issues were observed with algae, submersed weeds, or other shoreline weeds.



Pond 12

Comments:

Pond 12 looks good.

This pond was previously treated for shoreline weeds and positive results have been observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



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Waterway Inspection Report | Page 8

Site Assessments

Pond 13

Comments:

Pond 13 looks good.

A minimal amount of algae was targeted for treatment previously and positive results from this treatment were observed. Shoreline weeds were also treated recently and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.

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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RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the South Fork Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 13th day of January, 2026

Kelly Barr
Chairman

Mark Vega
Secretary

**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, December 9, 2025 at 6:45 p.m. at the South Fork HOA Pool Building 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
Nicholas Bozzuto	Assistant Secretary

Also present was:

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 Consent Agenda

None.

THIRD ORDER OF BUSINESS

Staff Reports

A. Accountant

It was noted that accounting matters are not required until Budget Season.

B. Engineer

i. Consideration of Pond 8 Weir Repair Bids

Unapproved

On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the Pond 8 Weir Repair Bids from Finn Outdoors in the amount of \$20,250.00, subject to legal review, were approved. 5-0

C. Attorney

- i. Update Easement letters

None.

- ii. Update Cease-and-Desist Letter for Unauthorized Floating Golf

None.

D. District Manager/Field Inspection

- i. Waterway Inspection Report

There was no discussion. The ponds were reported to be in good condition.

Mr. Vega stated that sod installation on the center islands will be completed on Thursday.

Mr. Vega noted that pressure washing will begin on Friday so as not to interfere with landscaping.

FOURTH ORDER OF BUSINESS**Business Administration**

- A. Approval of November 11, 2025, Meeting Minutes**
- B. Acceptance of the October 2025 Financial Reports**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the Meeting Minutes and the Financial Statements were accepted. 5-0

FIFTH ORDER OF BUSINESS**Supervisors' Requests**

None.

SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Amato seconded by Mr. Lowrie, with all in favor, the meeting was adjourned at 7:07 p.m. 5-0

Mark Vega, Secretary

Kelly Barr, Chairperson

**South Fork
Community Development District**

Financial Report

November 30, 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
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND		TOTAL
ASSETS				
Cash - Checking Account	\$ 433,707	\$ -	\$ -	\$ 433,707
Due From Other Funds	-		28,719	28,719
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)	-		113,389	113,389
Revenue Fund (A-2)	-		81,988	81,988
Revenue Fund (A-3)	-		94,223	94,223
Prepaid Items	1,756		-	1,756
Deposits	874		-	874
TOTAL ASSETS	\$ 436,337	\$ 393,658	\$ 829,995	
LIABILITIES				
Accounts Payable	\$ 15,744	\$ -	\$ -	\$ 15,744
Other Current Liabilities	11,503		-	11,503
Due To Other Funds	1		-	1
TOTAL LIABILITIES	27,248		-	27,248
FUND BALANCES				
Nonspendable:				
Prepaid Items	1,756		-	1,756
Deposits	874		-	874
Restricted for:				
Debt Service	-		393,658	393,658
Unassigned:	406,459		-	406,459
TOTAL FUND BALANCES	\$ 409,089	\$ 393,658	\$ 802,747	
TOTAL LIABILITIES & FUND BALANCES	\$ 436,337	\$ 393,658	\$ 829,995	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 2,854	\$ 2,854
Special Assmnts- Tax Collector	504,442	100,888	38,238	(62,650)
Special Assmnts- Other	1,915	1,915	145	(1,770)
Special Assmnts- Discounts	(20,254)	(4,051)	(1,581)	2,470
TOTAL REVENUES	486,103	98,752	39,656	(59,096)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	25,836	4,306	5,167	(861)
ProfServ-Engineering	10,000	1,667	1,725	(58)
ProfServ-Field Management	17,727	2,955	2,955	-
ProfServ-Legal Services	5,000	833	507	326
ProfServ-Mgmt Consulting	37,106	6,184	6,184	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	-	-	-
Website Compliance	1,553	1,553	217	1,336
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	300	-	300
Miscellaneous Services	-	-	61	(61)
Misc-Records Storage	-	-	210	(210)
Misc-Assessment Collection Cost	10,127	2,025	736	1,289
Annual District Filing Fee	175	175	175	-
Total Administration	123,988	31,512	29,742	1,770
<u>Electric Utility Services</u>				
Utility - General	10,782	1,797	2,012	(215)
Electricity - Streetlights	10,038	1,673	-	1,673
Total Electric Utility Services	20,820	3,470	2,012	1,458
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	16,000	2,667	2,800	(133)
R&M-Lake	50,000	8,333	8,925	(592)
Total Flood Control/Stormwater Mgmt	66,000	11,000	11,725	(725)
<u>Other Physical Environment</u>				
Contracts-Landscape	103,155	17,193	15,738	1,455
Contracts-Mulch	2,500	417	-	417
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	1,667	-	1,667

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	2,000	333	1,180	(847)
R&M-Pressure Washing	-	-	6,750	(6,750)
Shared Maintenance Costs	3,600	600	600	-
Reserve - Ponds	120,000	20,000	-	20,000
Total Other Physical Environment	252,718	51,673	35,777	15,896
Field				
ProfServ-Wildlife Management Service	9,000	1,500	-	1,500
Contracts-Security Services	11,424	1,904	-	1,904
Misc-Contingency	238	238	-	238
Total Field	20,662	3,642	-	3,642
TOTAL EXPENDITURES	484,188	101,297	79,256	22,041
Excess (deficiency) of revenues Over (under) expenditures	1,915	(2,545)	(39,600)	(37,055)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1,915	-	-	-
TOTAL FINANCING SOURCES (USES)	1,915	-	-	-
Net change in fund balance	\$ 1,915	\$ (2,545)	\$ (39,600)	\$ (37,055)
FUND BALANCE, BEGINNING (OCT 1, 2025)	448,689	448,689	448,689	
FUND BALANCE, ENDING	\$ 450,604	\$ 446,144	\$ 409,089	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,500	\$ 583	\$ 2,584	\$ 2,001
Special Assmnts- Tax Collector	327,561	65,512	24,829	(40,683)
Special Assmnts- Discounts	(13,102)	(2,620)	(1,023)	1,597
TOTAL REVENUES	317,959	63,475	26,390	(37,085)
EXPENDITURES				
<i>Administration</i>				
Misc-Assessment Collection Cost	6,551	1,310	476	834
Total Administration	6,551	1,310	476	834
<i>Debt Service</i>				
Principal Debt Retirement A-1	110,000	-	-	-
Principal Debt Retirement A-2	20,000	-	-	-
Principal Debt Retirement A-3	75,000	-	-	-
Interest Expense Series A-1	41,569	20,785	20,956	(171)
Interest Expense Series A-2	9,531	4,766	4,804	(38)
Interest Expense Series A-3	37,108	18,554	18,707	(153)
Total Debt Service	293,208	44,105	44,467	(362)
TOTAL EXPENDITURES	299,759	45,415	44,943	472
Excess (deficiency) of revenues				
Over (under) expenditures	18,200	18,060	(18,553)	(36,613)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	18,200	-	-	-
TOTAL FINANCING SOURCES (USES)	18,200	-	-	-
Net change in fund balance	\$ 18,200	\$ 18,060	\$ (18,553)	\$ (36,613)
FUND BALANCE, BEGINNING (OCT 1, 2025)	412,211	412,211	412,211	
FUND BALANCE, ENDING	\$ 430,411	\$ 430,271	\$ 393,658	