



# ***South Fork Community Development District***

**February 10, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

**CLEAR PARTNERSHIPS**



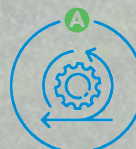
COLLABORATION



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 Jaszczak, Advanced Aquatics  
Mark Vega, Field Manager  
Elizabeth Coons, Accountant  
Diana Kapatsyna, Administrative Assistant

## Workshop

**Tuesday, February 10, 2026 – 6:00 p.m.**

## Regular Meeting Agenda

**Tuesday, February 10, 2026 – 6:45 p.m.**

- 
- 1. Roll Call**
  - 2. Audience Comments – *Three- (3) Minute Time Limit***
  - 3. Business Administration**
    - A. Approval of January 13, 2026 Meeting Minutes ..... Pg. 3
    - B. Acceptance of the December 2025 Financial Reports ..... Pg. 5
  - 4. Staff Reports**
    - A. Accountant
    - B. Engineer
    - C. Attorney
    - D. District Manager/Field Inspection
      - i. Waterway Inspection Report ..... Pg. 11
  - 5. Supervisor Requests**
  - 6. Adjournment**

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

**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, January 13, 2026 at 7:00 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

Also present was:	
Mark Vega	District Manager

*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 the accountant is not required until Budget Season.

**B. Engineer**

**i. Update Labor Rates**

On MOTION by Mr. Amato seconded by Mr. Lowrie, with all in favor, the new engineering rates were approved. 4-0.
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Unapproved

**C. Attorney**

Mr. Vega & Ms. Hopkinson are sending letters out to easement violators this month.

**D. District Manager/Field Inspection**

No comment.

**FOURTH ORDER OF BUSINESS**

**Business Item**

**A. Consideration of Resolution 2026-02; Removing and Appointing Treasurer**

On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the Resolution 2026-02; Removing and Appointing Treasurer was adopted. 4-0

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of December 9, 2025, Meeting Minutes**

**B. Acceptance of the November 2025 Financial Reports**

On MOTION by Mr. Lowrie seconded by Ms. Barr, with all in favor, the Business Administration Items were approved. 4-0

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

None.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the meeting was adjourned at 7:17 p.m. 5-0

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Mark Vega, Secretary

# *South Fork Community Development District*

## *Financial Report*

*December 31, 2025*

### CLEAR PARTNERSHIPS



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**SOUTH FORK**

Community Development District

**Governmental Funds**

**Balance Sheet**  
December 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	\$ 1,075,871	\$ -	\$ 1,075,871
Due From Other Funds	-	264,056	264,056
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)	-	128,481	128,481
Revenue Fund (A-2)	-	85,498	85,498
Revenue Fund (A-3)	-	105,423	105,423
Deposits	874	-	874
<b>TOTAL ASSETS</b>	<b>\$ 1,076,745</b>	<b>\$ 658,797</b>	<b>\$ 1,735,542</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 5,101	\$ -	\$ 5,101
Other Current Liabilities	11,872	-	11,872
Due To Other Funds	264,056	-	264,056
<b>TOTAL LIABILITIES</b>	<b>281,029</b>	<b>-</b>	<b>281,029</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	874	-	874
<b>Restricted for:</b>			
Debt Service	-	658,797	658,797
<b>Unassigned:</b>	794,842	-	794,842
<b>TOTAL FUND BALANCES</b>	<b>\$ 795,716</b>	<b>\$ 658,797</b>	<b>\$ 1,454,513</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,076,745</b>	<b>\$ 658,797</b>	<b>\$ 1,735,542</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ -	\$ 6,000	\$ 6,000
Special Assmnts- Tax Collector	504,442	353,109	475,777	122,668
Special Assmnts- Other	1,915	1,915	1,806	(109)
Special Assmnts- Discounts	(20,254)	(14,178)	(19,101)	(4,923)
<b>TOTAL REVENUES</b>	<b>486,103</b>	<b>340,846</b>	<b>464,482</b>	<b>123,636</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	25,836	6,459	7,751	(1,292)
ProfServ-Engineering	10,000	2,500	1,725	775
ProfServ-Field Management	17,727	4,432	4,432	-
ProfServ-Legal Services	5,000	1,250	1,533	(283)
ProfServ-Mgmt Consulting	37,106	9,277	9,277	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	-	-	-
Website Compliance	1,553	1,553	1,879	(326)
Postage and Freight	-	-	3	(3)
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	450	-	450
Miscellaneous Services	-	-	81	(81)
Misc-Records Storage	-	-	315	(315)
Misc-Assessment Collection Cost	10,127	7,089	9,170	(2,081)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>123,988</b>	<b>44,699</b>	<b>48,146</b>	<b>(3,447)</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	10,782	2,696	2,856	(160)
Electricity - Streetlights	10,038	2,510	-	2,510
<b>Total Electric Utility Services</b>	<b>20,820</b>	<b>5,206</b>	<b>2,856</b>	<b>2,350</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	16,000	4,000	4,256	(256)
R&M-Lake	50,000	12,500	8,925	3,575
<b>Total Flood Control/Stormwater Mgmt</b>	<b>66,000</b>	<b>16,500</b>	<b>13,181</b>	<b>3,319</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	103,155	25,789	23,607	2,182
Contracts-Mulch	2,500	625	-	625
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	2,500	-	2,500
R&M-Irrigation	2,000	500	1,180	(680)
R&M-Pressure Washing	-	-	15,250	(15,250)
Shared Maintenance Costs	3,600	900	900	-
Reserve - Ponds	120,000	30,000	-	30,000
<b>Total Other Physical Environment</b>	<b>252,718</b>	<b>71,777</b>	<b>52,446</b>	<b>19,331</b>
<b><u>Field</u></b>				
ProfServ-Wildlife Management Service	9,000	2,250	-	2,250
Contracts-Security Services	11,424	2,856	-	2,856
R&M-Renewal and Replacement	-	-	3,250	(3,250)
Misc-Contingency	238	238	845	(607)
<b>Total Field</b>	<b>20,662</b>	<b>5,344</b>	<b>4,095</b>	<b>1,249</b>
<b>TOTAL EXPENDITURES</b>	<b>484,188</b>	<b>143,526</b>	<b>120,724</b>	<b>22,802</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,915	197,320	343,758	146,438
Net change in fund balance	\$ 1,915	\$ 197,320	\$ 343,758	\$ 146,438
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>451,958</b>	<b>451,958</b>	<b>451,958</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 453,873</b>	<b>\$ 649,278</b>	<b>\$ 795,716</b>	

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

For the Period Ending December 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	\$ 875	\$ 3,667	\$ 2,792
Special Assmnts- Tax Collector	327,561	229,293	308,944	79,651
Special Assmnts- Discounts	(13,102)	(9,171)	(12,356)	(3,185)
<b>TOTAL REVENUES</b>	<b>317,959</b>	<b>220,997</b>	<b>300,255</b>	<b>79,258</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6,551	4,586	5,932	(1,346)
<b>Total Administration</b>	<b>6,551</b>	<b>4,586</b>	<b>5,932</b>	<b>(1,346)</b>
<b>Debt Service</b>				
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)
<b>Total Debt Service</b>	<b>293,208</b>	<b>44,105</b>	<b>44,467</b>	<b>(362)</b>
<b>TOTAL EXPENDITURES</b>	<b>299,759</b>	<b>48,691</b>	<b>50,399</b>	<b>(1,708)</b>
Excess (deficiency) of revenues Over (under) expenditures	18,200	172,306	249,856	77,550
Net change in fund balance	\$ 18,200	\$ 172,306	\$ 249,856	\$ 77,550
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>408,941</b>	<b>408,941</b>	<b>408,941</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 427,141</b>	<b>\$ 581,247</b>	<b>\$ 658,797</b>	



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

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

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

Quality Assurance

#### **Prepared for:**

Southfork Community Development District

#### **Inspection Date:**

1/26/26

#### **Prepared by:**

Jacob Adams, Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442

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## Waterway Inspection Report | Page 2

### Site Assessments

#### Pond 1

##### Comments:

Pond 1 continues to look good overall.

Slender Spike Rush was previously targeted for treatment on the the exposed sediment around the shoreline perimeter and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a low level.



#### Pond 2

##### Comments:

Treatment in progress.

A reduction in algae growth was observed. Continued treatments for algae around the shoreline perimeter areas have reduced the algae growth presence to a minimal amount. This will continue to be targeted to further reduce. No issues were observed with submersed weeds or shoreline weeds. The water level has remained at a low level.



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## Waterway Inspection Report | Page 3

### Site Assessments

#### Pond 3

##### Comments:

Pond 3 looks good.

Minimal to no new growth was observed on this pond. Slender Spike Rush growth on the exposed sediment was previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained 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.

Previously a minimal amount of algae was targeted for treatment. Positive results were seen and no algae was present at the time of this inspection. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low. Shoreline weeds were also previously targeted on 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.



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## Waterway Inspection Report | Page 5

### Site Assessments

#### Pond 7

##### Comments:

Pond 7 looks good.

The littoral shelf area and algae were previously treated. Torpedograss, Primrose, and Cattails have shown positive results from treatment in this area. Algae has also been reduced and not present during the time of this inspection. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



#### 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. No issues were observed with algae or shoreline weeds. The water level has remained low and the outflow structure has remained in a compromised state.



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## Waterway Inspection Report | Page 6

### Site Assessments

#### Pond 9

##### **Comments:**

Pond 9 looks good.

A minimal amount of Needlerush and Pennywort were observed. These were previously targeted for treatment and reductions were seen. No issues were observed with algae. The water level has remained at a low level. The open water area of this pond looks great.



#### Pond 10

##### **Comments:**

Pond 10 looks good overall.

A very minimal amount of Cattail regrowth was observed in the littoral shelf area. This will be targeted for treatment during the upcoming visit. No issues were observed with algae, submersed weeds, or shoreline weeds. Minimal amount of trash was observed and the water level has continued to drop and is very low leaving the littoral shelf area exposed.



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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 Pennyworth 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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