



South Fork Community Development District

February 10, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



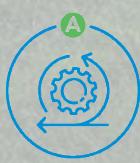
COLLABORATION



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 Jasczak, 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
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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 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.

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

Mark Vega, Secretary



South Fork Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



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Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND		TOTAL
ASSETS				
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
TOTAL ASSETS	\$ 1,076,745	\$ 658,797	\$ 658,797	\$ 1,735,542
LIABILITIES				
Accounts Payable	\$ 5,101	\$ -	\$ -	\$ 5,101
Other Current Liabilities	11,872	-	-	11,872
Due To Other Funds	264,056	-	-	264,056
TOTAL LIABILITIES	281,029	-	-	281,029
FUND BALANCES				
Nonspendable:				
Deposits	874	-	-	874
Restricted for:				
Debt Service	-	658,797		658,797
Unassigned:	794,842	-	-	794,842
TOTAL FUND BALANCES	\$ 795,716	\$ 658,797	\$ 658,797	\$ 1,454,513
TOTAL LIABILITIES & FUND BALANCES	\$ 1,076,745	\$ 658,797	\$ 658,797	\$ 1,735,542

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)
REVENUES				
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)
TOTAL REVENUES	486,103	340,846	464,482	123,636
EXPENDITURES				
Administration				
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	-
Total Administration	123,988	44,699	48,146	(3,447)
Electric Utility Services				
Utility - General	10,782	2,696	2,856	(160)
Electricity - Streetlights	10,038	2,510	-	2,510
Total Electric Utility Services	20,820	5,206	2,856	2,350
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	16,000	4,000	4,256	(256)
R&M-Lake	50,000	12,500	8,925	3,575
Total Flood Control/Stormwater Mgmt	66,000	16,500	13,181	3,319

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)
<u>Other Physical Environment</u>				
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
Total Other Physical Environment	252,718	71,777	52,446	19,331
<u>Field</u>				
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)
Total Field	20,662	5,344	4,095	1,249
TOTAL EXPENDITURES	484,188	143,526	120,724	22,802
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
FUND BALANCE, BEGINNING (OCT 1, 2025)	451,958	451,958	451,958	
FUND BALANCE, ENDING	\$ 453,873	\$ 649,278	\$ 795,716	

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)
REVENUES				
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)
TOTAL REVENUES	317,959	220,997	300,255	79,258
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,551	4,586	5,932	(1,346)
Total Administration	6,551	4,586	5,932	(1,346)
Debt Service				
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	48,691	50,399	(1,708)
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
FUND BALANCE, BEGINNING (OCT 1, 2025)	408,941	408,941	408,941	
FUND BALANCE, ENDING	\$ 427,141	\$ 581,247	\$ 658,797	



Southfork Community Development District

Waterway Inspection Report

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
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



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www.AdvancedAquatic.com
lakes@advancedaquatic.com

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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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lakes@advancedaquatic.com

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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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lakes@advancedaquatic.com

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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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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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lakes@advancedaquatic.com

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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.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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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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lakes@advancedaquatic.com

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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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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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Map



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