

***South Fork
Community Development
District***

March 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, March 10, 2026 – 6:00 p.m.

Regular Meeting Agenda

Tuesday, March 10, 2026 – 6:45 p.m.

- 1. Roll Call
- 2. Audience Comments – *Three- (3) Minute Time Limit*
- 3. Business Administration
 - A. Approval of February 10, 2026 Meeting Minutes Pg. 3
 - B. Acceptance of the January 2026 Financial Reports.....Pg. 5
- 4. Staff Reports
 - A. Accountant
 - B. Engineer
 - C. Attorney
 - D. District Manager/Field Inspection
 - i. Waterway Inspection Report Pg. 11
 - ii. Consideration of Retaining Wall Area Cleanup Proposal..... Pg. 22
- 5. Supervisor Requests
- 6. Adjournment

The next workshop meeting is scheduled for April 14, 2026, at 6:00 p.m.

The next regular meeting is scheduled for April 14, 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, February 10, 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
Nicholas Bozzut	Assistant Secretary

Also present was:	
Alize Aninipot	District Manager
Mark Vega	District Manager/Field Manager (<i>via Teams</i>)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Aninipot called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments Consent Agenda

Comments were received from two residents.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of January 13, 2026, Meeting Minutes

On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the January 13,2026 Meeting Minutes were approved. 5-0

B. Acceptance of the December 2026 Financial Reports

On MOTION by Ms. Barr seconded by Mr. Barr, with all in favor, the December 2026 Financial Reports were approved. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

Mr. Vega stated that the accountant will attend the June meeting to discuss the budget.

B. Engineer

Mr. Vega reported that Finn Outdoor will commence the Pond 8 weir work at the end of the month.

C. Attorney

Mr. Vega stated that attorney letters to easement violators in Meadow Glen will be sent this week.

D. District Manager/Field Inspection

- Mr. Vega informed the Board that the perimeter fence separating South Fork CDD from The Oaks of Shady Creek CDD sustained storm damage. A vendor has been engaged in the amount of \$550.00.
- Mr. Vega presented Resolution 2026-03; General Election to the Board.

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the Resolution 2026-03; General Election was adopted. 5-0

FIFTH ORDER OF BUSINESS

Supervisors' Requests

None.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Amato seconded by Mr. Barr, with all in favor, the meeting was adjourned at 7:15 p.m. 5-0

Mark Vega, Secretary

***South Fork CDD
Community Development
District***

Supporting Schedules

January 31, 2026

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Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 797,628	\$ -	\$ 797,628
Due From Other Funds	965	-	965
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)	-	265,245	265,245
Revenue Fund (A-2)	-	115,955	115,955
Revenue Fund (A-3)	-	206,664	206,664
Deposits	874	-	874
TOTAL ASSETS	\$ 799,467	\$ 663,203	\$ 1,462,670
LIABILITIES			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	1,144	-	1,144
Other Current Liabilities	12,241	-	12,241
Due To Other Funds	-	965	965
TOTAL LIABILITIES	13,385	965	14,350
FUND BALANCES			
Nonspendable:			
Deposits	874	-	874
Restricted for:			
Debt Service	-	662,238	662,238
Unassigned:	785,208	-	785,208
TOTAL FUND BALANCES	\$ 786,082	\$ 662,238	\$ 1,448,320
TOTAL LIABILITIES & FUND BALANCES	\$ 799,467	\$ 663,203	\$ 1,462,670

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 8,722	\$ 8,722
Interest - Tax Collector	-	-	724	724
Special Assmnts- Tax Collector	504,442	403,554	479,511	75,957
Special Assmnts- Other	1,915	1,915	1,820	(95)
Special Assmnts- Discounts	(20,254)	(16,203)	(19,213)	(3,010)
TOTAL REVENUES	486,103	389,266	471,564	82,298
EXPENDITURES				
Administration				
P/R-Board of Supervisors	25,836	8,612	7,751	861
ProfServ-Engineering	10,000	3,333	2,385	948
ProfServ-Field Management	17,727	5,909	5,909	-
ProfServ-Legal Services	5,000	1,667	1,533	134
ProfServ-Mgmt Consulting	37,106	12,369	12,369	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	3,150	-	3,150
Website Compliance	1,553	1,553	1,987	(434)
Postage and Freight	-	-	4	(4)
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	600	-	600
Miscellaneous Services	-	-	145	(145)
Misc-Assessment Collection Cost	10,127	8,102	9,242	(1,140)
Annual District Filing Fee	175	175	175	-
Total Administration	123,988	56,984	53,305	3,679
Electric Utility Services				
Utility - General	10,782	3,594	3,701	(107)
Electricity - Streetlights	10,038	3,346	-	3,346
Total Electric Utility Services	20,820	6,940	3,701	3,239
Flood Control/Stormwater Mgmt				
Contracts-Aquatic Control	16,000	5,333	5,712	(379)
R&M-Lake	50,000	16,667	8,925	7,742
Total Flood Control/Stormwater Mgmt	66,000	22,000	14,637	7,363
Other Physical Environment				
Contracts-Landscape	103,155	34,385	31,475	2,910
Contracts-Mulch	2,500	833	-	833

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	3,333	-	3,333
R&M-Irrigation	2,000	667	1,180	(513)
R&M-Pressure Washing	-	-	15,250	(15,250)
Shared Maintenance Costs	3,600	1,200	1,200	-
Reserve - Ponds	120,000	40,000	-	40,000
Total Other Physical Environment	<u>252,718</u>	<u>91,881</u>	<u>60,614</u>	<u>31,267</u>
Field				
ProfServ-Wildlife Management Service	9,000	3,000	-	3,000
Contracts-Security Services	11,424	3,808	-	3,808
R&M-Renewal and Replacement	-	-	3,900	(3,900)
Misc-Records Storage	-	-	420	(420)
Misc-Contingency	238	238	863	(625)
Total Field	<u>20,662</u>	<u>7,046</u>	<u>5,183</u>	<u>1,863</u>
TOTAL EXPENDITURES	484,188	184,851	137,440	47,411
Excess (deficiency) of revenues Over (under) expenditures	<u>1,915</u>	<u>204,415</u>	<u>334,124</u>	<u>129,709</u>
Net change in fund balance	<u>\$ 1,915</u>	<u>\$ 204,415</u>	<u>\$ 334,124</u>	<u>\$ 129,709</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)	451,958	451,958	451,958	
FUND BALANCE, ENDING	<u>\$ 453,873</u>	<u>\$ 656,373</u>	<u>\$ 786,082</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,500	\$ 1,167	\$ 4,804	\$ 3,637
Special Assmnts- Tax Collector	327,561	262,049	311,368	49,319
Special Assmnts- Discounts	(13,102)	(10,482)	(12,429)	(1,947)
TOTAL REVENUES	317,959	252,734	303,743	51,009
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,551	5,241	5,979	(738)
Total Administration	6,551	5,241	5,979	(738)
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	20,956	20,956	-
Interest Expense Series A-2	9,531	4,804	4,804	-
Interest Expense Series A-3	37,108	18,707	18,707	-
Total Debt Service	293,208	44,467	44,467	-
TOTAL EXPENDITURES	299,759	49,708	50,446	(738)
Excess (deficiency) of revenues Over (under) expenditures	18,200	203,026	253,297	50,271
Net change in fund balance	\$ 18,200	\$ 203,026	\$ 253,297	\$ 50,271
FUND BALANCE, BEGINNING (OCT 1, 2025)	408,941	408,941	408,941	
FUND BALANCE, ENDING	\$ 427,141	\$ 611,967	\$ 662,238	



Southfork Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Prepared for:

Southfork Community Development District

Inspection Date:

2/24/26

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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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Pond 1 continues to look good overall.

Shoreline weeds and Torpedograss were 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:

Pond 2 looks good overall.

Previous treatments have targeted Slender Spike Rush and Algae. Both of these have seen a great reduction and only minimal amounts remain. The remaining amount will continue to be targeted for treatment to further reduce. No other issues were observed on this pond. The water level has remained low.



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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. Cold damage was observed on some of the native vegetation, this will usually recover in the spring where regrowth is observed.



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. A very minimal amount of new lily growth was observed and will be targeted for treatment during the routine maintenance visit.



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Site Assessments

Pond 5

Comments:

Pond 5 looks good.

A minimal amount of algae was targeted for treatment previously and positive results were seen. 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 the littoral 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 and positive results were seen. No regrowth of Slender Spike Rush was observed during this visit. 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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Site Assessments

Pond 9

Comments:

Normal growth was observed.

Needlerush, Algae, and shoreline weeds were previously targeted for treatment. In the decaying process, some of the Needlerush has uprooted and is floating near the shoreline. This will continue to decompose. Any new growth of algae or Needlerush will be targeted for treatment during the upcoming visits. Little to no new growth of shoreline weeds or Torpedograss was observed. The water level has remained at a low level.



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. The remained vegetation in the dry littoral shelf area has experienced cold damage.



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Site Assessments

Pond 11

Comments:

Pond 11 looks good.

The water level is currently very low and the littoral shelf area is dry. 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 shoreline weeds and Torpedograss were recently 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.

The littoral shelf area continues to look good. Cold damage to the native vegetation around the shoreline perimeter and some of the littoral shelf was observed.



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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Waterway Inspection Report | Page 10

Map



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 20507 Hobbs Rd
 Wimauma, FL 33598-2349 USA
 jessica@newleafstandards.com

ADDRESS
South Fork CDD 210 N University Dr, Suite 702 Coral Springs, FL 33071

SHIP TO
South Fork CDD 210 N University Dr, Suite 702 Coral Springs, FL 33071

ESTIMATE #	DATE
1301	02/24/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	brush clearing (deleted)	Brush and Debris Clearing and Removal along fence line and clean out to expose existing shell. This also included Brazilian pepper growing along fence. South Fork CDD.	1	3,190.00	3,190.00

SUBTOTAL 3,190.00
 TAX 0.00
TOTAL \$3,190.00

Accepted By

Accepted Date

