

*South Fork  
Community Development  
District*

**June 9, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

**CLEAR PARTNERSHIPS**



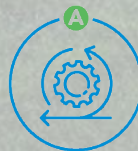
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# South Fork Community Development District

## Board of Supervisors

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

## District Staff

Mark Vega, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Jason Jaszczak, District Engineer  
Mark Vega, Field Service Manager  
Elizabeth Coons, District Accountant  
Diana Kapatsyna, District Admin

## Workshop

Tuesday, June 9, 2026, at 6:00 p.m.

## Regular Meeting Agenda

Tuesday, June 9, 2026, at 6:45 p.m.

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The Regular Meeting of the **South Fork Community Development District** will be held on **June 9, 2026 at 6:45 p.m. at the** South Fork HOA Pool Building, 10952 Ambleside Drive, Riverview, FL 33578.

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. CONSENT AGENDA

- A. Approval of May 12, 2026 Meeting Minutes
- B. Acceptance of the April 2026 Financial Report

### 4. STAFF REPORTS

- A. District Accountant
  - i. Discussion of the April 2026 Snapshot
- B. District Counsel
- C. District Engineer
- D. District Manager/Field Inspection
  - i. Waterway Inspection Report
  - ii. Discussion of Debris Removal Report
  - iii. District Manager Report

### 5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 6. ADJOURNMENT

**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, May 12, 2026 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 (via telephone)
Patrick Barr	Assistant Secretary
Nicholas Bozzuto	Assistant Secretary
Jason Amato	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**

A residents requested new plants at the monument areas.  
A resident commented that the wax myrtles located on the pond bank behind his residence did not appear complete and requested that the matter be discussed with the landscaper.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Approval of April 14, 2026, Meeting Minutes**

On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the April 14, 2026 Meeting Minutes were approved. 5-0
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**B. Acceptance of the March 2026 Financial Reports**

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

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Accountant**

Mr. Vega presented the financial snapshot. The Board expressed positive feedback regarding the presentation and format of the snapshot.

**B. Engineer**

None

**C. Attorney**

None.

**D. District Manager/Field Inspection**

The Board reported no conflicts at this time for the next scheduled meeting.

**i. Waterway Inspection Report**

Discussion ensued regarding the lack of water in the ponds.

**ii. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing**

On MOTION by Ms. Barr seconded by Mr. Amato, with all in favor, the Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing was approved. 5-0

**iii. Announcing the Number of Qualified Registered Voters in the District - #1358**

Mr. Vega presented the register voter count for the district.

**iv. Consideration of Annual Engagement Letter 2026, 2027, 2028 from Berger, Toombs, Elam, Gaines & Frank**

On MOTION by Ms. Barr seconded by Mr. Bozzuto, with all in favor, the Annual Engagement Letter 2026, 2027, 2028 was approved. 5-0

**v. Consideration of New Leaf Horticulture 5% Fuel Surcharge a month of \$393.43**

On MOTION by Mr. Barr seconded by Mr. Bozzuto, with all in favor, the New Leaf Horticulture 5% Fuel Surcharge proposal was approved. 5-0

Discussion ensued regarding revisiting in six months.

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Barr requested that proposals and renderings from New Leaf Horticulture for drought-tolerant and frost-resistant flowering or colorful plants for the monument areas.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Barr seconded by Ms. Barr, with all in favor, the meeting was adjourned at 7:20 p.m. 5-0
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Mark Vega, Secretary

*South Fork  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



**SOUTH FORK**

Community Development District

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**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 711,787	\$ -	\$ 711,787
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)	-	272,466	272,466
Revenue Fund (A-2)	-	118,021	118,021
Revenue Fund (A-3)	-	212,092	212,092
Deposits	874	-	874
<b>TOTAL ASSETS</b>	<b>\$ 712,661</b>	<b>\$ 677,918</b>	<b>\$ 1,390,579</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 6,100	\$ -	\$ 6,100
Accrued Expenses	718	-	718
Other Current Liabilities	10,058	-	10,058
<b>TOTAL LIABILITIES</b>	<b>16,876</b>	<b>-</b>	<b>16,876</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	874	-	874
<b>Restricted for:</b>			
Debt Service	-	677,918	677,918
<b>Unassigned:</b>	<b>694,911</b>	<b>-</b>	<b>694,911</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 695,785</b>	<b>\$ 677,918</b>	<b>\$ 1,373,703</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 712,661</b>	<b>\$ 677,918</b>	<b>\$ 1,390,579</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 15,171	\$ 15,171
Interest - Tax Collector	-	-	785	785
Special Assmnts- Tax Collector	504,442	504,442	496,231	(8,211)
Special Assmnts- Other	1,915	1,915	1,884	(31)
Special Assmnts- Discounts	(20,254)	(20,254)	(19,344)	910
<b>TOTAL REVENUES</b>	<b>486,103</b>	<b>486,103</b>	<b>494,727</b>	<b>8,624</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	25,836	15,071	15,626	(555)
ProfServ-Engineering	10,000	5,833	3,960	1,873
ProfServ-Field Management	17,727	10,341	10,341	-
ProfServ-Legal Services	5,000	2,917	2,039	878
ProfServ-Mgmt Consulting	37,106	21,645	21,645	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	3,150	-	3,150
Website Compliance	1,553	1,553	2,313	(760)
Postage and Freight	-	-	8	(8)
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	1,050	-	1,050
Miscellaneous Services	-	-	242	(242)
Misc-Assessment Collection Cost	10,127	10,127	9,575	552
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>123,988</b>	<b>83,376</b>	<b>77,729</b>	<b>5,647</b>
<b><u>Electric Utility Services</u></b>				
Utility - General	10,782	6,290	5,328	962
Electricity - Streetlights	10,038	5,856	-	5,856
<b>Total Electric Utility Services</b>	<b>20,820</b>	<b>12,146</b>	<b>5,328</b>	<b>6,818</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Aquatic Control	16,000	9,333	10,080	(747)
R&M-Lake	50,000	29,167	36,825	(7,658)
<b>Total Flood Control/Stormwater Mgmt</b>	<b>66,000</b>	<b>38,500</b>	<b>46,905</b>	<b>(8,405)</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	103,155	60,174	55,082	5,092
Contracts-Mulch	2,500	1,458	-	1,458

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	5,833	5,500	333
R&M-Irrigation	2,000	1,167	29,899	(28,732)
R&M-Pressure Washing	-	-	15,250	(15,250)
Shared Maintenance Costs	3,600	2,100	2,100	-
Reserve - Ponds	120,000	70,000	-	70,000
<b>Total Other Physical Environment</b>	<u>252,718</u>	<u>152,195</u>	<u>119,340</u>	<u>32,855</u>
<b>Field</b>				
ProfServ-Wildlife Management Service	9,000	5,250	-	5,250
Contracts-Security Services	11,424	6,664	-	6,664
Misc-Records Storage	-	-	735	(735)
Misc-Contingency	238	238	863	(625)
<b>Total Field</b>	<u>20,662</u>	<u>12,152</u>	<u>1,598</u>	<u>10,554</u>
<b>TOTAL EXPENDITURES</b>	<b>484,188</b>	<b>298,369</b>	<b>250,900</b>	<b>47,469</b>
Excess (deficiency) of revenues Over (under) expenditures	<u>1,915</u>	<u>187,734</u>	<u>243,827</u>	<u>56,093</u>
Net change in fund balance	\$ 1,915	\$ 187,734	\$ 243,827	\$ 56,093
<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>	<u><b>\$ 453,873</b></u>	<u><b>\$ 639,692</b></u>	<u><b>\$ 695,785</b></u>	

**SOUTH FORK**

Community Development District

*Series 2015 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 2,042	\$ 9,927	\$ 7,885
Special Assmnts- Tax Collector	327,561	327,561	322,225	(5,336)
Special Assmnts- Discounts	(13,102)	(13,102)	(12,514)	588
<b>TOTAL REVENUES</b>	<b>317,959</b>	<b>316,501</b>	<b>319,638</b>	<b>3,137</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	6,551	6,551	6,194	357
<b>Total Administration</b>	<b>6,551</b>	<b>6,551</b>	<b>6,194</b>	<b>357</b>
<b><u>Debt Service</u></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	20,956	20,956	-
Interest Expense Series A-2	9,531	4,804	4,804	-
Interest Expense Series A-3	37,108	18,707	18,707	-
<b>Total Debt Service</b>	<b>293,208</b>	<b>44,467</b>	<b>44,467</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>299,759</b>	<b>51,018</b>	<b>50,661</b>	<b>357</b>
Excess (deficiency) of revenues Over (under) expenditures	18,200	265,483	268,977	3,494
Net change in fund balance	\$ 18,200	\$ 265,483	\$ 268,977	\$ 3,494
<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>\$ 674,424</b>	<b>\$ 677,918</b>	

# SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot April 30, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$688,670.18
- **Assessment collections:**
  - We received a tax distribution of \$11,298.19 on 4/7/26
  - We are 98% fully collected on the tax roll
- **Audit – FY 2025:**
  - Financials into our accounting software to be able to provide the auditor with the combined reports.
  - All other preliminary audit files have been provided to Berger Toombs Elam Gaines & Frank –
  - The audit in process will be finalized on time. We are currently waiting for Payroll's workshop email and Lorie's response to it.
- **Expenses:**
  - Current expenses make up 52% of the annual budget through the end of March 2026  
Total expenses for the first 7 months are approximately \$250,900. This figure may change as we finalize the May financials



***South Fork Community Development District***  
***Waterway Inspection Report***

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

5/19/26

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

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292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

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**Site Assessments**

**Pond 1**

**Comments:**

Pond 1 looks great.

Routine maintenance has resulted in minimal new invasive growth. No issues were observed with algae, submerged, weeds or shoreline weeds. Previous treatments have targeted Shoreline weed growth on the exposed sediment around the perimeter and positive results have been seen. The water level has remained at a low level.



**Pond 2**

**Comments:**

Pond 2 looks good.

Only trace amounts of Slender Spike Rush growth was observed on the exposed sediment. This will be targeted for treatment during the upcoming visits. Previously Torpedograss and other shoreline weeds were targeted for treatments and positive results were seen. Treatments will continue to target any new invasive growth as observed. The water level has remained low.



**Site Assessments**

**Pond 3**

**Comments:**

Normal growth observed.

A minimal amount of new growth was observed in the littoral shelf area. This was targeted for treatment. Follow up treatments in this area will be performed as needed. No issues were observed with algae or submersed 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 littoral shelf area was targeted for invasive grass growth. 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.





## Site Assessments

### Pond 5

#### Comments:

Pond 5 looks good.

Previously Planktonic algae was targeted for treatment and positive results continue to be seen. The exposed sediment around the perimeter was also spot treated for Torpedograss and other shoreline weeds. No issues were observed and the water level has remained low.



### 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:**

Normal growth observed.

A minor new growth of invasive vegetation was observed on the littoral shelf. Due to low water level conditions, the littoral shelf has experience a recent growth of invasive species. This will be targeted for treatment during the upcoming visits. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 8

**Comments:**

Pond 8 looks good.

No issues were observed with algae or shoreline weeds. Previously the exposed sediment around the shoreline was spot treated for Torpedograss and other shoreline weeds. The water level has increased due to the recent repair of the outflow structure. The water level remains at a low level but has increased from previous months before the repair.



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## Site Assessments

### Pond 9

#### Comments:

Pond 9 looks good.

Previous treatments have targeted Torpedograss and other shoreline weeds around the shoreline perimeter. Minimal amounts in a state of decay remain. If any new growth is observed it will be targeted for treatment. No other issues were observed. The water level has remained at a low level.



### Pond 10

#### Comments:

Pond 10 looks good overall.

A minor new growth on the edge of the littoral shelf was observed. This new growth mainly consisted of Dog Fennel, Torpedograss, and smartweed. These have been targeted for treatment. Follow up treatments for this area will be performed as needed. The previous cattail regrowth was treated and positive results were seen. The open water area looks great. The water level has remained at a low level.



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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:**

Normal growth observed.

A minimal amount of Planktonic algae growth in the water and aquatic weed/ invasive terrestrial growth on the exposed sediment was observed. Both of these will be targeted for treatment during the upcoming visits. No other issues were observed and the water level has continued to drop.



**Site Assessments**

**Pond 13**

**Comments:**

Normal growth observed.

Pond 13 looks good overall, with a minimal amount of invasive grass and Slender Spike Rush growth along the exposed sediment area of the pond. These will be targeted for treatment. No other issues with algae or submersed weeds were observed. The water level has continued to drop and remain low.



**Pond 14**

**Comments:**

Minimal amounts of new growth were observed around the inflow structure and will be targeted for treatment. Water is still free to flow through and out of this structure.



**Site Assessments**

**Pond 15**

Comments:

Minimal amounts of new growth were observed around the inflow structure and will be targeted for treatment. Water is still free to flow through and out of this structure.



**Map**



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**South Fork CDD Debris Removal- Pond #11**

