

South Fork Community Development District

September 8, 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 & Alize Aninipot, District Manager
Kathryn "KC" Hopkinson, District Counsel
Robert Dvorak, District Engineer
Mark Vega, Field Service Manager
Elizabeth Coons, District Accountant
Diana Kapatsyna, District Admin

Workshop

Tuesday, September 8, 2026, at 6:00 p.m.

Regular Meeting Agenda

Tuesday, September 8, 2026, at 6:45 p.m.

The Regular Meeting of the **South Fork Community Development District** will be held on **August 11, 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 August 11, 2026 Meeting Minutes
- B. Acceptance of the July 2026 Financial Report

4. STAFF REPORTS

- A. District Accountant
 - i. Discussion of the August 2026 Snapshot
- B. District Counsel
- C. District Engineer
- D. District Manager/Field Inspection
 - i. Waterway Inspection Report
 - ii. Consideration of Resolution 2026-08; Setting Regular Meeting Schedule FY 2027

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, August 11, 2026 at 6:58 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
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

Public Comments

None.

THIRD ORDER OF BUSINESS

**Public Hearing on FY 2026-2027 Final
Budget and Levying the O&M Assessment**

On MOTION by Ms. Barr, second by Mr. Amato, the Board approved the open Public Hearing at 6:59 p.m. 5-0

On MOTION by Mr. Bozzuto, second by Ms. Barr, the Board approved the close Public Hearing at 7:00 p.m. 5-0
--

A. Consideration of Resolution 2026-05; Adopting Final Budget for FY 2027

On MOTION by Ms. Barr, seconded by Mr. Amato, with all in favor, the Resolution 2026-05; Adopting Final Budget for FY 2027 was adopted. 5-0

Unapproved

B. Consideration of Resolution 2026-06; Levying O&M Assessments

On MOTION by Mr. Bozzuto, seconded by Ms. Barr, with all in favor, the Resolution 2026-06; Levying O&M Assessments was adopted. 5-0

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of July 14, 2026, Meeting Minutes

On MOTION by Mr. Bozzuto, seconded by Mr. Amato, with all in favor, the July 14, 2026 Meeting Minutes was approved. 5-0

B. Acceptance of the June 2026 Financial Reports

On MOTION by Mr. Bozzuto, seconded by Mr. Amato, with all in favor, the April 2026 Financial Reports was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. Accountant

i. Discussion of the June 2026 Snapshot

Mr. Vega presented the financial snapshot.

B. District Counsel

None.

C. Engineer

i. Discussion of Pond Bank Erosion

The Board requested proposals for embankment stabilization using riprap reserment.

D. District Manager/Field Inspection

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

i. Waterway Inspection Report

Mr. Vega presented the Waterway Inspection Report. The Board requested the removal of the approximately 3-foot tree located on the bank of Pond 8.

ii. Consideration of Resolution 2026-07; Goals & Objectives

On MOTION by Ms. Barr, seconded by Mr. Amato, with all in favor, the Resolution 2026-07; Goals & Objectives was adopted. 5-0

iii. Consideration of Sweet Viburnum Replacement Proposal

Tabled the matter until September meeting.

iv. Consideration of Village Monument Proposals

On MOTION by Ms. Barr, seconded by Mr. Bozzuto, with all in favor, the village monument proposal, including six Bougainvillea Raspberry Ice and two Italian Cypress trees was approved. 5-0

v. Consideration of Tree Trimming Proposals (Under Separate Cover)

Tabled the matter until September meeting.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Barr requested that the County line/road striping between Majestic and Summerfield be addressed.

Ms. Barr requested the removal of the snipe signs.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Barr seconded by Mr. Lowrie, with all in favor, the meeting was adjourned at 7:46 p.m. 5-0

Mark Vega, Secretary

South Fork Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



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Balance Sheet

July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 664,124	\$ -	\$ 664,124
Due From Other Funds	-	2	2
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)	-	146,413	146,413
Revenue Fund (A-2)	-	95,136	95,136
Revenue Fund (A-3)	-	121,830	121,830
Prepaid Items	600	-	600
Deposits	874	-	874
TOTAL ASSETS	\$ 665,598	\$ 438,720	\$ 1,104,318
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	623	-	623
Other Current Liabilities	10,000	-	10,000
Due To Other Funds	2	-	2
TOTAL LIABILITIES	10,625	-	10,625
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	600	-	600
Deposits	874	-	874
Restricted for:			
Debt Service	-	438,720	438,720
Unassigned:	653,499	-	653,499
TOTAL FUND BALANCES	\$ 654,973	\$ 438,720	\$ 1,093,693
TOTAL LIABILITIES & FUND BALANCES	\$ 665,598	\$ 438,720	\$ 1,104,318

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 21,205	\$ 21,205
Interest - Tax Collector	-	-	848	848
Special Assmnts- Tax Collector	504,442	504,442	504,448	6
Special Assmnts- Other	1,915	1,915	1,915	-
Special Assmnts- Discounts	(20,254)	(20,254)	(19,097)	1,157
TOTAL REVENUES	486,103	486,103	509,319	23,216
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	25,836	21,530	22,085	(555)
ProfServ-Engineering	10,000	8,333	4,230	4,103
ProfServ-Field Management	17,727	14,773	14,773	-
ProfServ-Legal Services	5,000	4,167	3,636	531
ProfServ-Mgmt Consulting	37,106	30,922	30,922	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	3,150	-	3,150
Website Compliance	1,553	1,553	2,640	(1,087)
Postage and Freight	-	-	10	(10)
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	1,500	-	1,500
Miscellaneous Services	-	-	360	(360)
Misc-Assessment Collection Cost	10,127	10,127	9,745	382
Annual District Filing Fee	175	175	175	-
Total Administration	123,988	107,744	100,381	7,363
<u>Electric Utility Services</u>				
Utility - General	10,782	8,985	7,453	1,532
Electricity - Streetlights	10,038	8,365	-	8,365
Total Electric Utility Services	20,820	17,350	7,453	9,897
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	16,000	13,333	14,448	(1,115)
R&M-Lake	50,000	41,667	36,825	4,842
Total Flood Control/Stormwater Mgmt	66,000	55,000	51,273	3,727

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

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	85,963	78,689	7,274
Contracts-Mulch	2,500	2,083	-	2,083
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	8,333	5,500	2,833
R&M-Irrigation	2,000	1,667	29,899	(28,232)
R&M-Pressure Washing	-	-	15,250	(15,250)
Shared Maintenance Costs	3,600	3,000	3,000	-
Op Supplies - Fuel, Oil	-	-	787	(787)
Reserve - Ponds	120,000	100,000	-	100,000
Total Other Physical Environment	252,718	212,509	144,634	67,875
<u>Field</u>				
ProfServ-Wildlife Management Service	9,000	7,500	-	7,500
Contracts-Security Services	11,424	9,520	-	9,520
Misc-Records Storage	-	-	1,050	(1,050)
Misc-Contingency	238	238	863	(625)
Software License Fees & Renewals	-	-	650	(650)
Total Field	20,662	17,258	2,563	14,695
TOTAL EXPENDITURES	484,188	409,861	306,304	103,557
Excess (deficiency) of revenues				
Over (under) expenditures	1,915	76,242	203,015	126,773
Net change in fund balance	\$ 1,915	\$ 76,242	\$ 203,015	\$ 126,773
FUND BALANCE, BEGINNING (OCT 1, 2025)	451,958	451,958	451,958	
FUND BALANCE, ENDING	\$ 453,873	\$ 528,200	\$ 654,973	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 3,500	\$ 2,917	\$ 14,084	\$ 11,167
Special Assmnts- Tax Collector	327,561	327,561	327,561	-
Special Assmnts- Discounts	(13,102)	(13,102)	(12,354)	748
TOTAL REVENUES	317,959	317,376	329,291	11,915
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6,551	6,551	6,304	247
Total Administration	6,551	6,551	6,304	247
<u>Debt Service</u>				
Principal Debt Retirement A-1	110,000	110,000	110,000	-
Principal Debt Retirement A-2	20,000	20,000	20,000	-
Principal Debt Retirement A-3	75,000	75,000	75,000	-
Interest Expense Series A-1	41,569	41,569	41,569	-
Interest Expense Series A-2	9,531	9,531	9,531	-
Interest Expense Series A-3	37,108	37,108	37,108	-
Total Debt Service	293,208	293,208	293,208	-
TOTAL EXPENDITURES	299,759	299,759	299,512	247
Excess (deficiency) of revenues Over (under) expenditures	18,200	17,617	29,779	12,162
Net change in fund balance	\$ 18,200	\$ 17,617	\$ 29,779	\$ 12,162
FUND BALANCE, BEGINNING (OCT 1, 2025)	408,941	408,941	408,941	
FUND BALANCE, ENDING	\$ 427,141	\$ 426,558	\$ 438,720	

SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 31, 2026

- **Current Cash Balances:**
 - o Valley National Bank Operating: \$640,500.30
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll
- **Expenses:**
 - o Current expenses make up 68% of the annual budget through the end of August 31, 2026
Total expenses for the first 11 months are approximately \$329,602. This figure may change as we finalize the August financials



South Fork Community Development District
Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

8/28/26

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



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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 increased to a normal level.



Pond 2

Comments:

Minor algaeNormal growth observed.

Pond 2 looks good overall, with a minimal amount of algae growth observed. This new algae growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds. The water level have increased to a normal level.



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Site Assessments

Pond 3

Comments:

Pond 3 looks good.

The treatments for invasive growth in the littoral shelf have continued to show positive results. No issues were observed on this pond with algae, submersed weeds, or shoreline weeds. The water level has increased.



Pond 4

Comments:

Pond 4 looks good.

The water level has increased to a normal level. A minimal amount of Torpedograss was observed in the littoral shelf area. This new growth will be targeted for treatment. No other issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 5

Comments:

Pond 5 looks good.

Previous treatments have targeted minimal amounts of algae growth and shoreline weed growth. Positive results continue to be seen and minimal to no new growth was observed. No other issues were observed on this pond. The water level has increased.



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 increased to a normal level.



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Site Assessments

Pond 7

Comments:

Pond 7 looks good.

A minor new growth of invasive vegetation was targeted for treatment on the littoral shelf and positive results were seen. 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 continued to increased due to the repair of the outflow structure. The water level is at a normal level.



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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 increased and is at a normal level.



Pond 10

Comments:

Pond 10 looks good overall.

Minimal new growth on the littoral shelf was observed and will be targeted for treatment during the upcoming visits. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased.



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Site Assessments

Pond 11

Comments:

Pond 11 looks good.

Previously, minimal amounts of planktonic algae and shoreline weeds were targeted for treatment. Positive results have been observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level have increased.



Pond 12

Comments:

Pond 12 looks good.

A minimal amount of Planktonic algae was observed on this pond previously. This was targeted for treatment and positive results have been seen. Shoreline weeds and grasses were previously treated and positive results were seen. No other issues were observed on this pond. The water level has increased.



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Site Assessments

Pond 13

Comments:

Pond 13 looks good.

Pond 13 looks good overall, with a minimal amount of invasive grass growth along the perimeter area of the pond. This will be targeted for treatment. No other issues with algae or submersed weeds were observed. The water level has increased.



Pond 14

Comments:

Previous growth in this outflow has been treated. Previous dumping of landscape trimmings were observed but reduced.



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Site Assessments

Pond 15

Comments:

Minor growth was treated and positive results were seen.

Landscaping trimmings were dumped into this area. Dumping trimmings in this areas should be avoiding to not cause issues with water flow.



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Map



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RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the South Fork Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of September 2026.

ATTEST:

**SOUTH FORK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the South Fork Community Development District will hold their meetings for Fiscal Year 2026 on the second Tuesday of every month at 6:45 p.m. at the South Fork HOA Pool Building, 10952 Ambleside Drive, Riverview, FL 33578. The Board will also hold workshops to discuss various District matters immediately prior at 6:00 p.m., on the following dates:

**October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
District Manager
Inframark