

South Fork III Community Development District

Board of Supervisors

Scott Corder, Chairman
Darryl Dew, Vice Chairperson
Susan Peltz, Assistant Secretary
Vacant, Assistant Secretary
Vacant, Assistant Secretary

Mark Vega, District Manager
Kathryn "KC" Hopkinson, District Counsel
Tonja Stewart, District Engineer
Dustin Heflin, Field Manager

Regular Meeting Agenda

Tuesday, July 11, 2023, at 5:00 p.m.

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

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

3. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager Tab 01
 i. Pool Proposals
 ii. FY 2024 Final Budget

D. Onsite Manager

4. CONSENT AGENDA

A. Discussion on Vending Machine Proposal, Tab 02

D. Review of Financial Statements Month Ending May 2023, Tab 03

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Mark Vega

District Manager

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

South Fork III Clubhouse
11771 Ambleside Blvd
Riverview, Florida 33579
(813) 608 - 8232

Pool Maintenance Contract

South Fork III CDD

THIS Contract made during the month of October 2023, is between South Fork III CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool South Fork III CDD agrees to engage the services of Zebra Cleaning Team

2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.

3. **Changes of Specifications:** South Fork III CDD have the right to add to, change or modify the specifications during the term of this South Fork III CDD be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.

4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

C. Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.

b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.

c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

6. Arbitration

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

Bodily Injury \$ 1,000,000 Property Damage \$ 1,000,000 and Workers Compensation Statutory Minimum. \$100,000

9. Payment: As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Three (3) Days a Week Service Monday, Wednesday, Friday	\$1900.00
Annual Contracted Cost	\$22800.00

This is payable monthly on or before the 15th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of \$125.00 per hour for example to change out a bad motor, repair lights and major repairs.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. **NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

I. ENTIRE AGREEMENT: This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

HOURS OF OPERATION

The hours of operation for the pool will be 6:00am to 11.00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

CERTIFICATION REQUIRED

Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

Additional Chemicals-Special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to South Fork III CDD
- Phosphate treatment 100.00 per treatment.
- Black algae remover at cost of \$125.00 per treatment.
-
- Additional fees for services:
 - Labor hourly rate for repairs \$125.00.
 - Labor half hour rate \$62.50
 - Fecal Clean-up Pool (Loose, Blood, Vomit) \$150.00
 - Fecal Clean-up Pool (Solid) \$150.00.
 - Kids Pool (Solid, Vomit, Loose, Blood) \$150.00
 - Filter grids to be changed at minimum every two years. Price is \$27.00 per grid. Does not include Labor and installation.
- Pool Filter and Equipment-Equipment shall be inspected and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or out-sourced) and must have prior approval of the manager
- Contractor to notify Manager when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

Signature

Printed Name

Chairman

Date

Signature

Printed Name

President

Date

South Fork III CDD
11771 Ambleside Blvd
Riverview, FL 33578

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

2024

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
FINAL ANNUAL OPERATING
BUDGET



INFRAMARK

INFRASTRUCTURE MANAGEMENT SERVICES

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET

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June 15, 2023

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The South Fork III Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Special Assessment Revenue Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Parcels V & W Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Amended Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	1,111,369.00	1,103,918.00	9,846.51	1,113,764.51	2,395.51
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$1,111,369.00	\$1,103,918.00	\$9,846.51	\$1,113,764.51	\$2,395.51
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
Interest - Tax Collector	0.00	41.00	0.00	41.00	41.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Miscellaneous Revenues					
Card Revenue	0.00	0.00	250.00	250.00	250.00
Event Revenue	0.00	2,000.00	575.00	2,575.00	2,575.00
TOTAL EVENT REVENUE	\$0.00	\$2,000.00	\$575.00	\$2,575.00	\$2,575.00
TOTAL REVENUES	\$1,111,369.00	\$1,105,918.00	\$10,421.51	\$1,116,339.51	\$4,970.51
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,400.00	8,600.00	12,000.00	0.00
TOTAL LEGISLATIVE	\$12,000.00	\$3,400.00	\$8,600.00	\$12,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	60,000.00	25,000.00	35,000.00	60,000.00	0.00
District Engineer	5,000.00	4,544.00	456.00	5,000.00	0.00
Disclosure Report	12,600.00	5,250.00	7,350.00	12,600.00	0.00
ProfServ-Trustee Fees	13,000.00	6,483.00	6,517.00	13,000.00	0.00
Auditing Services	7,300.00	0.00	7,300.00	7,300.00	0.00
Mailed Notices - Postage	0.00	3,488.00	0.00	3,488.00	3,488.00
Postage, Phone, Faxes, Copies	300.00	90.00	210.00	300.00	0.00
Public Officials Insurance	3,110.00	2,786.00	324.00	3,110.00	0.00
Legal Advertising	1,500.00	2,259.00	0.00	2,259.00	759.00
Misc-Taxes	0.00	714.00	0.00	714.00	714.00
Bank Fees	35.00	0.00	35.00	35.00	0.00
Dues, Licenses, & Fees	250.00	175.00	75.00	250.00	0.00
Web Administration	1,516.00	625.00	891.00	1,516.00	0.00
ADA Website Compliance	1,528.00	4,633.00	0.00	4,633.00	3,105.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$106,139.00	\$56,047.00	\$58,158.00	\$114,205.00	\$8,066.00
LEGAL COUNSEL					
District Counsel	12,000.00	9,321.00	2,679.00	12,000.00	0.00
TOTAL LEGAL COUNSEL	\$12,000.00	\$9,321.00	\$2,679.00	\$12,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	250,000.00	137,840.00	112,160.00	250,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$250,000.00	\$137,840.00	\$112,160.00	\$250,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,548.00	1,397.00	1,151.00	2,548.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$2,548.00	\$1,397.00	\$1,151.00	\$2,548.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	50,000.00	2,540.00	47,460.00	50,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$50,000.00	\$2,540.00	\$47,460.00	\$50,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Onsite Staff	58,000.00	29,167.00	28,833.00	58,000.00	0.00
Insurance -Property & Casualty	25,000.00	28,022.00	0.00	28,022.00	3,022.00
Insurance Deductible	0.00	0.00	0.00	0.00	0.00
Waterway Management	29,640.00	26,980.00	2,660.00	29,640.00	0.00
Landscape Maintenance	231,539.00	91,223.00	140,316.00	231,539.00	0.00
Landscape Maint. - Seasonal Color Program	12,375.00	12,625.00	0.00	12,625.00	250.00
Plant Replacement Program	35,000.00	0.00	35,000.00	35,000.00	0.00
Landscape- Storm Clean Up & Tree Removal	0.00	20,657.00	0.00	20,657.00	20,657.00
Irrigation Maintenance	9,000.00	13,469.00	0.00	13,469.00	4,469.00
Contracts-Pools	19,500.00	9,628.00	9,872.00	19,500.00	0.00
Internet Service	0.00	4,321.00	0.00	4,321.00	4,321.00
Op Supplies - Clubhouse	1,000.00	1,266.00	0.00	1,266.00	266.00
Landscape - Mulch	0.00	0.00	0.00	0.00	0.00
Security System Monitoring	0.00	0.00	0.00	0.00	0.00
Holiday Lighting	0.00	0.00	0.00	0.00	0.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00
Contracts-Environ'l Monitoring	0.00	0.00	0.00	0.00	0.00
Misc-Contingency	0.00	0.00	0.00	0.00	0.00
Contracts-Termite Inspection	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$421,054.00	\$237,358.00	\$216,681.00	\$454,039.00	\$32,985.00
CAPITAL RESERVES					
1st Quarter Operating Capital	57,628.00	0.00	57,628.00	57,628.00	0.00
Contract Services	0.00	0.00	0.00	0.00	0.00
Reserve Study	0.00	0.00	0.00	0.00	0.00
Reserve	0.00	0.00	0.00	0.00	0.00
Operating Loan Repayment	200,000.00	0.00	200,000.00	200,000.00	0.00
TOTAL CAPITAL RESERVES	\$257,628.00	\$0.00	\$257,628.00	\$257,628.00	\$0.00
TOTAL EXPENDITURES	\$1,111,369.00	\$447,903.00	\$704,517.00	\$1,152,420.00	\$41,051.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$658,015.00	(\$694,095.49)	(\$36,080.49)	(\$36,080.49)

FISCAL YEAR 2023 BUDGET ANALYSIS

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Amended Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS - SERVICE CHARGES							
Operations & Maintenance Assmts-Tax Roll	1,111,369.00	1,103,918.00	9,846.51	1,113,764.51	2,395.51	1,357,561.00	246,192.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$1,111,369.00	\$1,103,918.00	\$9,846.51	\$1,113,764.51	\$2,395.51	\$1,357,561.00	\$246,192.00
INTEREST EARNINGS							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest - Tax Collector	0.00	41.00	0.00	41.00	41.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Miscellaneous Revenues							
Card Revenue	0.00	0.00	250.00	250.00	250.00	0.00	0.00
Event Revenue	0.00	2,000.00	575.00	2,575.00	2,575.00	0.00	0.00
TOTAL EVENT REVENUE	\$0.00	\$2,000.00	\$575.00	\$2,575.00	\$2,575.00	\$0.00	\$0.00
TOTAL REVENUES	\$1,111,369.00	\$1,105,918.00	\$10,421.51	\$1,116,339.51	\$4,970.51	\$1,357,561.00	\$246,192.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	12,000.00	3,400.00	8,600.00	12,000.00	0.00	12,000.00	0.00
TOTAL LEGISLATIVE	\$12,000.00	\$3,400.00	\$8,600.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE							
District Manager	60,000.00	25,000.00	35,000.00	60,000.00	0.00	60,000.00	0.00
District Engineer	5,000.00	4,544.00	456.00	5,000.00	0.00	5,000.00	0.00
Disclosure Report	12,600.00	5,250.00	7,350.00	12,600.00	0.00	12,600.00	0.00
ProfServ-Trustee Fees	13,000.00	6,483.00	6,517.00	13,000.00	0.00	13,000.00	0.00
Auditing Services	7,300.00	0.00	7,300.00	7,300.00	0.00	7,300.00	0.00
Mailed Notices - Postage	0.00	3,488.00	0.00	3,488.00	3,488.00	3,000.00	3,000.00
Postage, Phone, Faxes, Copies	300.00	90.00	210.00	300.00	0.00	300.00	0.00
Public Officials Insurance	3,110.00	2,786.00	324.00	3,110.00	0.00	3,203.00	93.00
Legal Advertising	1,500.00	2,259.00	0.00	2,259.00	759.00	3,100.00	1,600.00
Misc-Taxes	0.00	714.00	0.00	714.00	714.00	714.00	714.00
Bank Fees	35.00	0.00	35.00	35.00	0.00	100.00	65.00
Dues, Licenses, & Fees	250.00	175.00	75.00	250.00	0.00	175.00	(75.00)
Web Administration	1,516.00	625.00	891.00	1,516.00	0.00	0.00	(1,516.00)
ADA Website Compliance	1,528.00	4,633.00	0.00	4,633.00	3,105.00	1,528.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$106,139.00	\$56,047.00	\$58,158.00	\$114,205.00	\$8,066.00	\$110,020.00	\$3,881.00
LEGAL COUNSEL							
District Counsel	12,000.00	9,321.00	2,679.00	12,000.00	0.00	12,000.00	0.00
TOTAL LEGAL COUNSEL	\$12,000.00	\$9,321.00	\$2,679.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
ELECTRIC UTILITY SERVICES							
Electric Utility Services	250,000.00	137,840.00	112,160.00	250,000.00	0.00	275,000.00	25,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$250,000.00	\$137,840.00	\$112,160.00	\$250,000.00	\$0.00	\$275,000.00	\$25,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES							
Garbage Collection	2,548.00	1,397.00	1,151.00	2,548.00	0.00	2,800.00	252.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$2,548.00	\$1,397.00	\$1,151.00	\$2,548.00	\$0.00	\$2,800.00	\$252.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	50,000.00	2,540.00	47,460.00	50,000.00	0.00	7,500.00	(42,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$50,000.00	\$2,540.00	\$47,460.00	\$50,000.00	\$0.00	\$7,500.00	(\$42,500.00)
OTHER PHYSICAL ENVIRONMENT							
Onsite Staff	58,000.00	29,167.00	28,833.00	58,000.00	0.00	65,920.00	7,920.00
Insurance - Property & Casualty	25,000.00	28,022.00	0.00	28,022.00	3,022.00	29,879.00	4,879.00
Insurance Deductible	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waterway Management	29,640.00	26,980.00	2,660.00	29,640.00	0.00	29,640.00	0.00
Landscape Maintenance	231,539.00	91,223.00	140,316.00	231,539.00	0.00	227,980.00	(3,559.00)
Landscape Maint. - Seasonal Color Program	12,375.00	12,625.00	0.00	12,625.00	250.00	0.00	(12,375.00)
Plant Replacement Program	35,000.00	0.00	35,000.00	35,000.00	0.00	35,000.00	0.00
Landscape- Storm Clean Up & Tree Removal	0.00	20,657.00	0.00	20,657.00	20,657.00	0.00	0.00
Irrigation Maintenance	9,000.00	13,469.00	0.00	13,469.00	4,469.00	9,000.00	0.00
Contracts-Pools	19,500.00	9,628.00	9,872.00	19,500.00	0.00	19,500.00	0.00
Internet Service	0.00	4,321.00	0.00	4,321.00	4,321.00	4,500.00	4,500.00
Op Supplies - Clubhouse	1,000.00	1,266.00	0.00	1,266.00	266.00	1,000.00	0.00
Landscape - Mulch	0.00	0.00	0.00	0.00	0.00	18,300.00	18,300.00
Security System Monitoring	0.00	0.00	0.00	0.00	0.00	11,772.00	11,772.00
Holiday Lighting	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Mitigation Area Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00	6,600.00	6,600.00
Contracts-Environm'l Monitoring	0.00	0.00	0.00	0.00	0.00	11,550.00	11,550.00
Misc-Contingency	0.00	0.00	0.00	0.00	0.00	93,400.00	93,400.00
Contracts-Termite Inspection	0.00	0.00	0.00	0.00	0.00	200.00	200.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$421,054.00	\$237,358.00	\$216,681.00	\$454,039.00	\$32,985.00	\$569,241.00	\$1,365.00
CAPITAL RESERVES							
1st Quarter Operating Capital	57,628.00	0.00	57,628.00	57,628.00	0.00	185,000.00	127,372.00
Contract Services	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
Reserve	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00
Operating Loan Repayment	200,000.00	0.00	200,000.00	200,000.00	0.00	0.00	(200,000.00)
TOTAL CAPITAL RESERVES	\$257,628.00	\$0.00	\$257,628.00	\$257,628.00	\$0.00	\$369,000.00	\$113,372.00
TOTAL EXPENDITURES	\$1,111,369.00	\$447,903.00	\$704,517.00	\$1,152,420.00	\$41,051.00	\$1,357,561.00	\$99,370.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$658,015.00	(\$694,095.49)	(\$36,080.49)	(\$36,080.49)	\$0.00	\$146,822.00

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

ELECTRIC UTILITY SERVICES

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

WATER-SEWER COMBINATION SERVICES

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	590,119
TOTAL REVENUES	\$	590,119

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	165,000
Series 2016 May Bond Interest Payment	\$	214,622
Series 2016 November Bond Interest Payment	\$	210,497
TOTAL EXPENDITURES	\$	590,119
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	7,855,000
Principal Payment Applied Toward Series 2016 Bonds	\$	165,000
Bonds Outstanding - Period Ending 11/1/2024	\$	7,690,000

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	755,213
TOTAL REVENUES	\$	755,213

EXPENDITURES

Series 2018 May Bond Principal Payment	\$	205,000
Series 2018 May Bond Interest Payment	\$	275,106
Series 2018 November Bond Interest Payment	\$	275,106
TOTAL EXPENDITURES	\$	755,213
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	10,665,000
Principal Payment Applied Toward Series 2018 Bonds	\$	205,000
Bonds Outstanding - Period Ending 11/1/2024	\$	10,460,000

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

(1)

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
SERIES 2016								
PARCEL O								
Single Family 50'	1.00	61	\$1,302.08	\$1,082.92	\$2,385.00	\$2,189.10	\$195.90	22.09%
Single Family 60'	1.20	47	\$1,562.50	\$1,299.50	\$2,862.00	\$2,626.92	\$235.08	22.09%
Single Family 70'	1.40	11	\$1,822.92	\$1,516.09	\$3,339.01	\$3,064.75	\$274.26	22.08%
PARCEL P								
Single Family 50'	1.00	47	\$1,302.08	\$1,082.92	\$2,385.00	\$2,189.10	\$195.90	22.09%
Single Family 60'	1.20	175	\$1,562.50	\$1,299.50	\$2,862.00	\$2,626.92	\$235.08	22.09%
PARCEL Q								
Single Family 50'	1.00	3	\$1,302.08	\$1,082.92	\$2,385.00	\$2,189.10	\$195.90	22.09%
Single Family 65'	1.30	83	\$1,692.70	\$1,407.80	\$3,100.50	\$2,845.82	\$254.68	22.09%
SERIES 2018								
PARCEL P								
Single Family 60'	1.20	12	\$1,875.00	\$1,299.50	\$3,174.50	\$2,939.42	\$235.08	22.09%
PARCEL Q								
Single Family 50'	1.00	71	\$1,562.50	\$1,082.92	\$2,645.42	\$2,449.52	\$195.90	22.09%
PARCEL R								
R1 Single Family 50'	1.00	74	\$1,302.08	\$1,082.92	\$2,385.00	\$2,189.10	\$195.90	22.09%
Single Family 50'	1.00	33	\$1,562.50	\$1,082.92	\$2,645.42	\$2,449.52	\$195.90	22.09%
Single Family 60'	1.20	53	\$1,875.00	\$1,299.50	\$3,174.50	\$2,939.42	\$235.08	22.09%
PARCEL S								
Single Family 40'	0.80	92	\$1,250.00	\$866.34	\$2,116.34	\$1,959.62	\$156.72	22.08%
Single Family 50'	1.00	20	\$1,562.50	\$1,082.92	\$2,645.42	\$2,449.52	\$195.90	22.09%
PARCEL T								
Single Family 50'	1.00	58	\$1,562.50	\$1,082.92	\$2,645.42	\$2,449.52	\$195.90	22.09%
PARCEL U								
Single Family 50'	1.00	119	\$1,562.50	\$1,082.92	\$2,645.42	\$2,449.52	\$195.90	22.09%
SERIES 2019 - PARCELS V & W								
PARCEL V								
Single Family 40'	0.80	53	\$1,272.96	\$866.34	\$2,139.30	\$1,982.58	\$156.72	22.08%
Single Family 50'	1.00	53	\$1,591.20	\$1,082.92	\$2,674.12	\$2,478.22	\$195.90	22.09%
Single Family 60'	1.20	81	\$1,909.44	\$1,299.50	\$3,208.94	\$2,973.86	\$235.08	22.09%
PARCEL W								
Single Family 50'	1.00	53	\$1,591.20	\$1,082.92	\$2,674.12	\$2,478.22	\$195.90	22.09%
Single Family 60'	1.20	50	\$1,909.44	\$1,299.50	\$3,208.94	\$2,973.86	\$235.08	22.09%
COMMERCIAL								
Commercial	0.15		\$0.00	\$790.53	\$790.53	\$0.00	\$790.53	
TOTAL COUNT		1,250						

Notations:

⁽¹⁾ Annual assessments for are adjusted for collection costs and statutory discounts for early payment.

Service Match A La Carte

(PH) 813-446-3226
vjeanpies@gmail.com



PROPOSAL

Placement of Single Beverage Vending, Snack Vending, or Combo Vending Machines

Prepared for: INFRAMARK

Prepared by: Vladimir Jean-Pierre
 Owner, Service Match a La Carte



DESCRIPTION

We believe you'll be pleased and excited by what we can continue to offer your community.





We can offer your organization the following benefits:

- **Non-Limited snacks and drinks Selections** – Your Patrons and employees can take advantage of Multi selection snacks and beverages instead of the same thing day in and out. within reason we will take in request for beverages residents would love to have
- **Recyclable packaging** – We try to adhere to our environment by selecting items that use Recyclable Materials.
- **Cash or cashless purchasing** – For greater flexibility, our machines will be outfitted with Cashless card reader. A combination of both is best. (Some businesses like the cashless feature due to their surroundings) Debit cards are becoming increasingly popular among all ages.
- **Choice of products** – Alternatively, we will stock machines with a wide variety of items based on what we see Already works in your establishment. within reason we will take in request for beverages residents would love to have stocked in the Vending Machines, snack and beverages.
- **Tiered Payments** – a predetermined placement fee paid every month, or a percentage of revenue from the products sold. Gross Sales per Month
Fixed Location: \$80.
Revenue Sharing: Revenue Sharing is a Fluctuating plan due to profits on sales. Offering: 6.5% profit sharing on Gross Sales per month. Excluding any promotions. For ease of bookkeeping, reliable income, and to avoid any possible conflict of interest, most Organizations choose the predetermined placement fee option.

In summary, choosing Service Match a La Carte to supply your vending needs snacks and drinks is a win-win situation. No limit to choices, excellent service, and extra revenue stream for your community—what's not to like?





When considering placement of a vending machine, you naturally want to know how much space is required. See the measurements below.

Machine Dimensions and Weights

Non-refrigerated Snack Machine – 40 inches wide, 62 inches high, 36 inches deep, approximately 749 lbs empty.

Refrigerated Drink Machine – 43 inches wide, 72 inches high, 43 inches deep, approximately 590 lbs empty

Combination Snack/Drink Machine - 34 inches wide, 73 inches high, 28.5 inches deep, approximately 705 lbs empty

Methods for Determination of Footprint

To allow for electrical plugs and air circulation, machines must be placed no closer than 4 inches to back wall. Machines may be placed in multiple formations with no space between machines or against side walls. A space of 40 inches must be kept clear in front of each machine to allow for customer access and restocking.

Thus, a non-refrigerated snack machine requires a space 40 inches wide, 72 inches high, and 80 inches deep, while the refrigerated drink and combination machines require spaces that are 40 inches wide, 72 inches high, and 84 inches deep.

For power supply, each non-refrigerated snack machine requires 4 amps @ 115 (460 watts), each refrigerated drinks machine and combination machine requires 6 amps @ 115 (690 watts).

Footprint Comparison

The dimensions of our machines and the access space required are typical of standard food vending machines. Attached below are examples of Vending Machines to be placed within the community



Consumer Engagement:

Loyalty Programs - One of the most engaging apps in the unattended business world is [Monyx Wallet](#). Monyx Wallet is a [mobile wallet](#) that consumers use to pay for products and services in Nayax-powered machines. However, on top of being a very convenient payment app, each machine will be outfitted with a QR-code so that consumers can sign-up for Loyalty programs.

REFUNDS - with the Monyx Wallet app, refunds can and will be made virtually through the Monyx App. By mobile app the patron can simply request a refund if the vending machine does not return funds if product is not dispensed. also, parents could provide kids beverages remotely.

Discounts – we can provide discounts for events at the clubhouse, also we will be providing Club Management with discount cards for beverages.

Clubhouse event Rental - we can provide discounted purchase cards for machine use.

For discounted beverage purchase for Patron's event

Service – On call service 24/7. Phone number for residence to call or text for immediate results to any issue so that club staff is not inundated with extra traffic due to vending Machine issues.







South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS									
Cash - Operating Account	\$ 327,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,796
Due From Other Funds	-	4,903	6,058	3,672	-	26	-	-	14,659
Investments:									
Acq. & Construction - Other	-	-	-	-	6	-	-	-	6
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	256,218	280,363	335,049	-	-	-	-	871,630
Fixed Assets									
Construction Work In Process	-	-	-	-	-	-	24,050,988	-	24,050,988
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,650,060	1,650,060
Amount To Be Provided	-	-	-	-	-	-	-	23,914,940	23,914,940
TOTAL ASSETS	\$ 327,796	\$ 558,106	\$ 664,087	\$ 567,960	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,733,969
LIABILITIES									
Accounts Payable	\$ 9,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,596
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	14,659	-	-	-	-	-	-	-	14,659
TOTAL LIABILITIES	24,255	-	-	-	-	-	-	25,565,000	25,589,255

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES									
Restricted for:									
Debt Service	-	558,106	664,087	567,960	-	-	-	-	1,790,153
Capital Projects	-	-	-	-	6	26	-	-	32
Unassigned:	303,541	-	-	-	-	-	24,050,988	-	24,354,529
TOTAL FUND BALANCES	303,541	558,106	664,087	567,960	6	26	24,050,988	-	26,144,714
TOTAL LIABILITIES & FUND BALANCES	\$ 327,796	\$ 558,106	\$ 664,087	\$ 567,960	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,733,969

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 51	\$ 51	0.00%
Special Events	-	2,607	2,607	0.00%
Special Assmnts- Tax Collector	1,111,369	1,113,796	2,427	100.22%
Access Cards	-	775	775	0.00%
TOTAL REVENUES	1,111,369	1,117,229	5,860	100.53%

EXPENDITURES

Administration

Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Trustee Fees	13,000	6,483	6,517	49.87%
Disclosure Report	12,600	5,250	7,350	41.67%
District Counsel	12,000	10,855	1,145	90.46%
District Engineer	5,000	4,810	190	96.20%
District Manager	60,000	25,000	35,000	41.67%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,528	3,065	(1,537)	200.59%
Mailed Notices - Postage	-	3,488	(3,488)	0.00%
Postage, Phone, Faxes, Copies	300	90	210	30.00%
Public Officials Insurance	3,110	2,786	324	89.58%
Legal Advertising	1,500	2,601	(1,101)	173.40%
Misc-Taxes	-	714	(714)	0.00%
Bank Fees	35	24	11	68.57%
Website Administration	1,516	625	891	41.23%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	130,139	71,441	58,698	54.90%

Electric Utility Services

Utility - Electric	250,000	161,748	88,252	64.70%
Total Electric Utility Services	250,000	161,748	88,252	64.70%

Water Utility Services

Utility - Water	50,000	3,934	46,066	7.87%
Total Water Utility Services	50,000	3,934	46,066	7.87%

Garbage/Solid Waste Services

Garbage Collection	2,548	1,902	646	74.65%
Total Garbage/Solid Waste Services	2,548	1,902	646	74.65%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	29,640	25,320	4,320	85.43%
Contracts-Pools	19,500	14,682	4,818	75.29%
Onsite Staff	58,000	26,642	31,358	45.93%
Insurance -Property & Casualty	25,000	28,022	(3,022)	112.09%
Landscape Maint. - Seasonal Color Program	12,375	12,625	(250)	102.02%
Landscape Maintenance	231,539	121,220	110,319	52.35%
Entry/Gate/Walls Maintenance	-	3,171	(3,171)	0.00%
Plant Replacement Program	35,000	-	35,000	0.00%
Landscape- Storm Clean Up & Tree Removal	-	20,657	(20,657)	0.00%
Irrigation Maintenance	9,000	22,685	(13,685)	252.06%
Internet Services	-	5,179	(5,179)	0.00%
Op Supplies - Clubhouse	1,000	2,620	(1,620)	262.00%
Total Other Physical Environment	421,054	282,823	138,231	67.17%
<u>Reserves</u>				
1st Quarter Operating Capital	57,628	-	57,628	0.00%
Operating Loan Repayment	200,000	-	200,000	0.00%
Total Reserves	257,628	-	257,628	0.00%
TOTAL EXPENDITURES & RESERVES	1,111,369	521,848	589,521	46.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	595,381	595,381	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(291,840)		
FUND BALANCE, ENDING		\$ 303,541		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,095	\$ 3,095	0.00%
Special Assmnts- Tax Collector	595,400	611,553	16,153	102.71%
TOTAL REVENUES	595,400	614,648	19,248	103.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	160,000	160,000	-	100.00%
Principal Prepayments	-	10,000	(10,000)	0.00%
Interest Expense	435,400	437,586	(2,186)	100.50%
Total Debt Service	595,400	607,586	(12,186)	102.05%
TOTAL EXPENDITURES	595,400	607,586	(12,186)	102.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,062	7,062	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		551,044		
FUND BALANCE, ENDING		\$ 558,106		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2018 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,831	\$ 1,831	0.00%
Special Assmnts- Tax Collector	754,212	733,658	(20,554)	97.27%
TOTAL REVENUES	754,212	735,489	(18,723)	97.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	200,000	200,000	-	100.00%
Interest Expense	554,212	558,213	(4,001)	100.72%
Total Debt Service	754,212	758,213	(4,001)	100.53%
TOTAL EXPENDITURES	754,212	758,213	(4,001)	100.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(22,724)	(22,724)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		686,811		
FUND BALANCE, ENDING		\$ 664,087		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2019 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,289	\$ 4,289	0.00%
Special Assmnts- Tax Collector	453,850	484,086	30,236	106.66%
TOTAL REVENUES	453,850	488,375	34,525	107.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	120,000	115,000	5,000	95.83%
Interest Expense	333,850	336,031	(2,181)	100.65%
Total Debt Service	453,850	451,031	2,819	99.38%
TOTAL EXPENDITURES	453,850	451,031	2,819	99.38%
Excess (deficiency) of revenues Over (under) expenditures	-	37,344	37,344	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ 37,343	\$ 37,343	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		530,617		
FUND BALANCE, ENDING		\$ 567,960		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2018 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		6		
FUND BALANCE, ENDING		\$ 6		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2019 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		25		
FUND BALANCE, ENDING		<u>\$ 26</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		24,050,988		
FUND BALANCE, ENDING		<u>\$ 24,050,988</u>		

SOUTH FORK III CDD

Bank Reconciliation

Bank Account No. 8694 TRUIST - GF Operating
Statement No. 05-23A
Statement Date 5/31/2023

G/L Balance (LCY)	327,796.41	Statement Balance	332,221.35
G/L Balance	327,796.41	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	332,221.35
Subtotal	327,796.41	Outstanding Checks	4,424.94
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	327,796.41	Ending Balance	327,796.41
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/13/2023	Payment	DD103	Payment of Invoice 000603	252.49	252.49	0.00
Total Checks				252.49	252.49	0.00
Deposits						
4/13/2023		JE000362	Reverse Garbage collection JE266	G/L Ac 252.49	252.49	0.00
Total Deposits				252.49	252.49	0.00
Outstanding Checks						
5/11/2023	Payment	2644	DARRYL F. DEW	600.00	0.00	600.00
5/17/2023	Payment	DD106	Payment of Invoice 000654	252.49	0.00	252.49
5/25/2023	Payment	2649	COMPLETE I.T.	410.00	0.00	410.00
5/25/2023	Payment	2650	FLORIDA DEPARTMENT OF HEALTH IN	275.00	0.00	275.00
5/25/2023	Payment	2653	STRALEY ROBIN VERICKER	1,533.70	0.00	1,533.70
5/25/2023	Payment	2654	TRI-CARE SERVICES INC	1,353.75	0.00	1,353.75
Total Outstanding Checks.....				4,424.94		4,424.94