

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

Public Hearing & Regular Meeting Agenda

Tuesday, August 29, 2023, at 5:00 p.m.

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

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Public Comments
 - C. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 BudgetTab 01
 - D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Public Comment
 - C. Consideration of Resolution 2023-09; Levying O&M AssessmentsTab 02
 - D. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING
7. CONSENT AGENDA
 - A. Review of Financial Statements Month Ending June 30, 2023,Tab 03
8. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 04
 - i. Discussion of Market Proposal
 - ii. Selection of Pool Maintenance Vendor
 - iii. Discussion of Amenities Policy

9. 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

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the South Fork III Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

South Fork III Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$1,591,524.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$246,192.00</u>
Total Debt Service Funds	<u>\$1,345,332.00</u>
Total All Funds*	<u>\$1,591,524.00</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 29, 2023.

Attested By:

**South Fork III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

2024

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
FINAL ANNUAL OPERATING
BUDGET



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET

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August 29, 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)

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	\$111,372.00
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.

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the South Fork III Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2023

2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on October 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 29, 2023.

Attested By:

**South Fork III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 272,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,480
Accounts Receivable - Other	25	-	-	-	-	-	-	-	25
Due From Other Funds	-	8,571	10,648	6,395	-	26	-	-	25,640
Investments:									
Acq. & Construction - Other	-	-	-	-	6	-	-	-	6
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	257,972	282,421	336,832	-	-	-	-	877,225
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	\$ 272,505	\$ 563,528	\$ 670,735	\$ 572,466	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,695,254
LIABILITIES									
Accounts Payable	\$ 41,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,875
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	25,640	-	-	-	-	-	-	-	25,640
TOTAL LIABILITIES	67,515	-	-	-	-	-	-	25,565,000	25,632,515

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	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	-	563,528	670,735	572,466	-	-	-	-	1,806,729
Capital Projects	-	-	-	-	6	26	-	-	32
Unassigned:	204,990	-	-	-	-	-	24,050,988	-	24,255,978
TOTAL FUND BALANCES	204,990	563,528	670,735	572,466	6	26	24,050,988	-	26,062,739
TOTAL LIABILITIES & FUND BALANCES	\$ 272,505	\$ 563,528	\$ 670,735	\$ 572,466	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,695,254

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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>REVENUES</u>				
Interest - Investments	\$ -	\$ 53	\$ 53	0.00%
Special Events	-	3,007	3,007	0.00%
Special Assmnts- Tax Collector	1,111,369	1,120,525	9,156	100.82%
Access Cards	-	1,150	1,150	0.00%
TOTAL REVENUES	1,111,369	1,124,735	13,366	101.20%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Trustee Fees	13,000	14,672	(1,672)	112.86%
Disclosure Report	12,600	8,400	4,200	66.67%
District Counsel	12,000	11,988	12	99.90%
District Engineer	5,000	4,810	190	96.20%
District Manager	60,000	40,000	20,000	66.67%
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	121	179	40.33%
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	98,944	31,195	76.03%
<u>Electric Utility Services</u>				
Utility - Electric	250,000	203,193	46,807	81.28%
Total Electric Utility Services	250,000	203,193	46,807	81.28%
<u>Water Utility Services</u>				
Utility - Water	50,000	4,839	45,161	9.68%
Total Water Utility Services	50,000	4,839	45,161	9.68%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,548	2,154	394	84.54%
Total Garbage/Solid Waste Services	2,548	2,154	394	84.54%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	42,642	15,358	73.52%
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	140,218	91,321	60.56%
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	-	5,523	(5,523)	0.00%
Op Supplies - Clubhouse	1,000	3,230	(2,230)	323.00%
Total Other Physical Environment	421,054	318,775	102,279	75.71%
<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	627,905	483,464	56.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	496,830	496,830	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(291,840)		
FUND BALANCE, ENDING		\$ 204,990		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 4,832	\$ 4,832	0.00%
Special Assmnts- Tax Collector	595,400	615,238	19,838	103.33%
TOTAL REVENUES	595,400	620,070	24,670	104.14%
<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	-	12,484	12,484	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		551,044		
FUND BALANCE, ENDING		\$ 563,528		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 3,887	\$ 3,887	0.00%
Special Assmnts- Tax Collector	754,212	738,250	(15,962)	97.88%
TOTAL REVENUES	754,212	742,137	(12,075)	98.40%
<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	-	(16,076)	(16,076)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		686,811		
FUND BALANCE, ENDING		\$ 670,735		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 6,045	\$ 6,045	0.00%
Special Assmnts- Tax Collector	453,850	486,836	32,986	107.27%
TOTAL REVENUES	453,850	492,881	39,031	108.60%
<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	-	41,850	41,850	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	<u>\$ -</u>	<u>\$ 41,849</u>	<u>\$ 41,849</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		530,617		
FUND BALANCE, ENDING		<u>\$ 572,466</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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		<u>\$ 6</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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 June 30, 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. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	272,479.84	Statement Balance	313,790.89
G/L Balance	272,479.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	272,479.84	Subtotal	313,790.89
Negative Adjustments	0.00	Outstanding Checks	41,311.05
	<hr/>	Differences	0.00
Ending G/L Balance	272,479.84	Ending Balance	272,479.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/11/2023	Payment	2644	DARRYL F. DEW	600.00	600.00	0.00
5/17/2023	Payment	DD106	Payment of Invoice 000654	252.49	252.49	0.00
5/25/2023	Payment	2649	COMPLETE I.T.	410.00	410.00	0.00
5/25/2023	Payment	2650	FLORIDA DEPARTMENT OF HEALTH IN	275.00	275.00	0.00
5/25/2023	Payment	2653	STRALEY ROBIN VERICKER	1,533.70	1,533.70	0.00
5/25/2023	Payment	2654	TRI-CARE SERVICES INC	1,353.75	1,353.75	0.00
6/1/2023	Payment	2655	CHARTER COMMUNICATIONS	262.96	262.96	0.00
6/1/2023	Payment	2656	HUGHES EXTERMINATORS	200.00	200.00	0.00
6/1/2023	Payment	2657	TIMES PUBLISHING COM	342.00	342.00	0.00
6/6/2023	Payment	DD112	Payment of Invoice 000706	119.97	119.97	0.00
6/6/2023	Payment	DD113	Payment of Invoice 000707	487.51	487.51	0.00
6/6/2023	Payment	DD114	Payment of Invoice 000708	56.00	56.00	0.00
6/7/2023	Payment	2658	SOUTH FORK III CDD	45.82	45.82	0.00
6/15/2023	Payment	2659	FIRST CHOICE AQUATIC WEED MANAGEM	2,470.00	2,470.00	0.00
6/15/2023	Payment	2660	ZEBRA CLEANING TEAM	3,250.00	3,250.00	0.00
6/22/2023	Payment	2661	SOUTH COUNTY LANDCARE	716.76	716.76	0.00
6/27/2023	Payment	DD107	Payment of Invoice 000721	81.02	81.02	0.00
6/29/2023	Payment	2663	NEPTUNE SERVICES	2,411.00	2,411.00	0.00
6/20/2023		JE000370	TECO - 2791	16,083.45	16,083.45	0.00
6/23/2023		JE000369	TECO - 5924	5,986.96	5,986.96	0.00
6/6/2023		JE000371	Return Deposit Item 99002513	25.00	25.00	0.00
Total Checks				36,963.39	36,963.39	0.00

Deposits

6/2/2023		JE000259	CK#102### - Pool Key	G/L Ac	25.00	25.00	0.00
6/2/2023		JE000260	CK#228## - Pool Key	G/L Ac	25.00	25.00	0.00
6/2/2023		JE000261	CK#1039### - Pool Key	G/L Ac	25.00	25.00	0.00
6/7/2023		JE000275	CK#3632### - Pool Key	G/L Ac	25.00	25.00	0.00
6/7/2023		JE000276	CK#1317### - Pool Key	G/L Ac	25.00	25.00	0.00
6/7/2023		JE000277	CK#2266### - Pool Key	G/L Ac	50.00	50.00	0.00
6/7/2023		JE000278	MO##### - Pool Key	G/L Ac	25.00	25.00	0.00
6/7/2023		JE000279	CK#1552### - Clubhouse	G/L Ac	125.00	125.00	0.00
6/7/2023		JE000280	CK#1546### - Clubhouse	G/L Ac	100.00	100.00	0.00

SOUTH FORK III CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
6/9/2023		JE000281	CK#1237### - Key	G/L Ac	25.00	25.00	0.00
6/16/2023		JE000282	CASH - Clubhouse	G/L Ac	50.00	50.00	0.00
6/16/2023		JE000283	CK#1184### - Clubhouse	G/L Ac	75.00	75.00	0.00
6/16/2023		JE000284	CK#2671### - Key	G/L Ac	25.00	25.00	0.00
6/16/2023		JE000285	CK#1066### - Key	G/L Ac	25.00	25.00	0.00
6/23/2023		JE000286	CK#2003### - Clubhouse	G/L Ac	50.00	50.00	0.00
6/23/2023		JE000287	CK#1181### - Key	G/L Ac	25.00	25.00	0.00
6/30/2023		JE000351	CASH - Key	G/L Ac	25.00	25.00	0.00
6/30/2023		JE000352	CK#2054### - Key	G/L Ac	50.00	50.00	0.00
6/16/2023		JE000367	Tax Revenue/Debt Service	G/L Ac	17,755.23	17,755.23	0.00
6/30/2023		JE000368	Interest Revenue	G/L Ac	2.70	2.70	0.00
Total Deposits					18,532.93	18,532.93	0.00
Outstanding Checks							
6/22/2023	Payment	2662	ZEBRA CLEANING TEAM		1,804.75	0.00	1,804.75
6/29/2023	Payment	2664	SOUTH COUNTY LANDCARE		18,998.33	0.00	18,998.33
6/29/2023	Payment	2665	STRALEY ROBIN VERICKER		1,133.00	0.00	1,133.00
6/29/2023	Payment	2666	TAMPA ELECTRIC		19,374.97	0.00	19,374.97
Total Outstanding Checks.....					41,311.05		41,311.05

SOUTH FORK III

Community Development District

**Payment Register by Fund
For the Period from 06/1/23 to 06/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2655	06/01/23	CHARTER COMMUNICATIONS	2503623052123	INTERNET SERVICES - 05/21/23-06/20/23	Clubhouse Security Systems	534174-53908	\$262.96
001	2656	06/01/23	HUGHES EXTERMINATORS	2625536 040723	TERMITE RENEWAL	Midge Fly Treatment	531137-53908	\$200.00
001	2657	06/01/23	TIMES PUBLISHING COM	84558-051723	WORKSHOP AD 05/17/23	Legal Advertising	548002-51301	\$342.00
001	2659	06/15/23	FIRST CHOICE AQUATIC WEED MANAGEMENT LLC	84669	WATERWAY SERVICE - 27 WATERWAYS 1 SWALE - JUNE 202	Waterway Management	531085-53908	\$2,470.00
001	2660	06/15/23	ZEBRA CLEANING TEAM	5897	RESIDENTIAL POOL SERVICE MAY	Contracts-Pools	534078-53908	\$1,625.00
001	2660	06/15/23	ZEBRA CLEANING TEAM	5823	COMMERCIAL POOL SERVICE APRIL 2023	Contracts-Pools	534078-53908	\$1,625.00
001	2661	06/22/23	SOUTH COUNTY LANDCARE	2926	RAIN BIRD CONTROLLER / LABOR	Irrigation Maintenance	546930-53908	\$716.76
001	2662	06/22/23	ZEBRA CLEANING TEAM	5229	FECAL CLEAN-UP/GUTTERS	R&M-Pools	546074-53908	\$179.75
001	2662	06/22/23	ZEBRA CLEANING TEAM	0065	COMMERCIAL POOL SERVICE JUNE 2023	Contracts-Pools	534078-53908	\$1,625.00
001	2663	06/29/23	NEPTUNE SERVICES	0053337	FENCE REPIAR	Entry/Gate/Walls Maintenance	546413-53908	\$2,411.00
001	2664	06/29/23	SOUTH COUNTY LANDCARE	2968	LANDSCAPE MAINT. JUNE 2023	Landscape Maintenance	546300-53908	\$18,998.33
001	2665	06/29/23	STRALEY ROBIN VERICKER	23267	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	District Counsel	531146-51401	\$1,133.00
001	2666	06/29/23	TAMPA ELECTRIC	211027012791 062123	ELECTRICITY SERVICES 05/17/23-06/15/23	Utility - Electric	543041-53100	\$19,374.97
001	DD107	06/27/23	CHARTER COMMUNICATIONS	1023 061023 ACH	INTERNET SERVICE 06/10/23-07/09/23	Clubhouse Security Systems	534174-53908	\$81.02
001	DD112	06/06/23	BOCC	2882 052523 ACH	WATER SERVICE 04/24/23-05/24/23	Utility - Water	543018-53300	\$119.97
001	DD113	06/06/23	BOCC	5049 052523 ACH	WATER SERVICE 04/24/23-05/25/23	Utility - Water	543018-53300	\$487.51
001	DD114	06/06/23	BOCC	3327 052523 ACH	WATER SERVICE 04/24/23-05/24/23	Utility - Water	543018-53300	\$56.00
Fund Total								\$51,708.27

SERIES 2016 DEBT SERVICE FUND - 200

200	2658	06/07/23	SOUTH FORK III CDD	04112023-1	SERIES 2016 FY23 TAX DIST ID INTEREST	Cash In-Transit	103200	\$15.52
Fund Total								\$15.52

SERIES 2018 DEBT SERVICE FUND - 202

202	2658	06/07/23	SOUTH FORK III CDD	04112023-2	SERIES 2018 FY23 TAX DIST ID INTEREST	Cash In-Transit	103200	\$2.31
Fund Total								\$2.31

SERIES 2019 DEBT SERVICE FUND - 203

203	2658	06/07/23	SOUTH FORK III CDD	04112023-3	SERIES 2019 V & W FY 23 TAX DIST ID INTEREST	Cash In-Transit	103200	\$27.99
Fund Total								\$27.99

Total Checks Paid	\$51,754.09
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Jen's Market's & Events. LLC. manages outdoor crafts fairs, artisan markets and special events. The business began in 2012 in Apollo Beach Fl., growing to 7 markets in 3 counties by 2018. The markets were closed in Spring of 2020 due to Covid, however re-opened on a restrictive scale with just 3 monthly markets in the Fall of 2020. Since formation, Jen's Market's philosophy is: By helping other businesses grow and flourish in our community, we all benefit, hopefully prosper, and are able to give back to the causes and non-profits that are meaningful to us.

Our goal with a Market:

- Foster direct relationships between local producers and community members
- Serve as an incubator for small businesses and entrepreneurial growth in the area
- Improve public health and nutrition by providing locally sourced foods and fresh produce
- Act as a community gathering space with a family atmosphere

Current markets are located in the Hillsborough County area. Owner, Jennifer McCafferty, manages all aspects of the business and has an onsite manager, Angelite Bragg, for the once a month markets.

I would like to propose an outdoor crafts fair, fresh take-home foods/produce type market in the amenity/clubhouse area of South Fork III. The area will accommodate ample vendors. Our typical vendor set up of 35-45 vendors includes a large produce stand, honey, packaged take-home foods, on site food and arts and crafts. When possible we include children's activities. Jen's Markets will manage all vendors, onsite logistics, set up, tear down, insurance, signage, printing, advertising and if applicable, music. We do provide a flyer for the CDD to send out to the community.

Our markets close after April for the summer. Our next season will be October 2023 – April 2024.

A proposed day for the markets would be the 1st Sunday of the month, 10 AM – 2 PM, beginning October 1, 2023.

Jen's Markets would reserve the area by paying a monthly per vendor fee of \$2, with the expectation of 35- 40 vendors minimum. Payment can be made check, Paypal, Venmo or a donation to a Charity of the CDD's choice.

We begin booking for vendors in May for our next season.

My website is www.jens-market.com Facebook is JensMarket

Florida Registered Business Jen's Markets & Events, LLC Sun Biz# L20000279846

Phone 813-846-1316 email jennifer@jens-market.com

**South Fork III
Community Development District**

Amenities Policies

Adopted March 28th, 2023

Office: (813) 608-8232
Emergencies After Hours: (800) 644-5674

Definitions

“**Amenity Staff**” – shall mean the Service Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“**Board**” shall mean the Board of Supervisors of the District.

“**District**” shall mean the South Fork III Community Development District.

“**District Manager**” shall mean the professional management company with which the District has contracted to provide management services to the District.

“**District’s Website**” – shall mean <http://southfork3cdd.org/>

“**Guest**” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“**Non-Resident Annual User Fee**” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“**Non-Resident Member**” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“**Patron**” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“**Recreational Facilities**” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse, community room, pool, basketball courts, covered patio, playground, pocket parks, dog park, and adjacent parking lot together with their appurtenant facilities and areas.

“**Resident**” shall mean any person residing within the District.

“**Service Manager**” shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“**Tenant**” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

These policies are subject to change from time to time at the discretion of the Board. It is the responsibility of all Patrons and Guests to follow the current policies as posted on the District's website.

Access Cards and Access to the Recreational Facilities

1. The District issues access cards to access the pool, basketball courts, clubhouse, covered patio, playground, community room, and restrooms. When you use your card, your name and time of entry are electronically registered.
2. Access cards are only issued to homeowners or lease holders. **Cards are issued during official office hours Monday - Friday, 8:00am - 5:00pm.**
3. Access cards are for use by Patrons only and may only be used by the card holder of record or their immediate family members.
4. Adult Patrons are allowed two non-resident guests per pass.
 - a. There is no limitation on the number of immediate family children or grandchildren a resident may bring as guests.
 - b. Exceptions may be made with advanced approval and written authorization by the District Manager based on number of requested guests and current or anticipated usage of facility.
5. Adults are considered 18 years of age or older.
6. Youth card holders 15 to 17 years of age may not bring guests.
7. Residents bringing guests into the facilities may not leave guests unattended, and children under the age of fifteen (15) must be accompanied by an adult resident.
8. A maximum of two (2) cards will be issued to each residence.
9. An exception to "Rule 8" will be made for replacement cards. Only if a card is lost or stolen will two (2) more cards be issued and assigned - cost is twenty-five dollars (\$25.00) per replacement card.
10. If you lose or misplace your card, you must report it immediately to the Amenity Staff.
11. When using any of the District Facilities you must always have your access card readily available.
12. No unauthorized private parties are permitted at the Recreational Facilities. To host a private party please fill out the District Community Room Rental Agreement.

General Policies for Recreational Facilities and District Property

1. Staff shall be allowed to check Photo ID and Residency Cards at any time.
2. No Bicycles, tricycles, motorized toys, skateboards, or roller skates may be used inside the Recreational Facilities. They shall be stored in the appropriate racks outside the facility.
3. Beverages in non-breakable containers and food are permitted.
4. Coolers are allowed.
5. Patrons must clean the area after eating and drinking.
6. Belongings left in the Recreational Facilities shall be placed in the clubhouse's lost & found for a period of one week. If the item is not claimed in that time period, it will be discarded or donated to charity.
7. Absolutely no foul language or fighting of any kind will be tolerated. Law enforcement authorities will be called to handle any physical altercations.
8. Call 911 in the event of an emergency. After calling 911 all emergencies and or injuries must be reported to staff on duty and to the District Manager. Accident or incident report shall be completed for each event.
9. No pets allowed in any part of the Recreational Facilities except for service animals allowed by law.
10. Alcohol is not authorized at any of the South Fork III CDD facilities or common areas. Residents or their guests caught breaking this rule will have their facility privileges suspended.
11. No smoking or vaping of tobacco or other products is allowed in the Recreational Facilities.
12. Children over the age of 12 years old are not permitted to use playground equipment at any time.
13. Jumping, sitting on, climbing over or under any fence line or gate is not allowed.

14. Appropriate physical and verbal behavior must be maintained to ensure a continued family friendly environment. Any inappropriate conduct, as determined by the Service Manager, may result in immediate expulsion from the facilities and the suspension of access privileges.
15. Except for the community room, the Recreational Facilities will be vacated at the first sound of thunder. Residents may return to the facilities no sooner than 30 minutes after the last sighting of lightning or sound of thunder. Failure to adhere to Amenity Staff requests to vacate the facility will result in a loss or suspension of access privileges.
16. Children and adults must be properly clothed including footwear. Footwear is not required when in the pool area. Changing stations are provided in both restrooms.
17. People using the facilities without a valid access card will be considered trespassers and will be subject to removal from the premises and maybe trespassed.
18. When moving from the community you must notify the Service Manager to deactivate your access cards held by all members of the household.
19. Patrons and their guests are welcome to enjoy the Recreational Facilities at their own risk.
20. Amenity Staff shall have full authority to enforce these policies.
21. Facility hours are from Dawn to Dusk. Clubhouse office hours are Monday through Friday 8am – 5pm.

Pool Policies

Pool Hours: Dawn to Dusk (adjusted monthly to coincide with seasonal daylight variations). *Hours of operation may change from time to time at the discretion of the Board. The District, District Manager, and District Staff reserve the right to close or adjust these hours as needed for repairs and cleaning or unforeseen safety reasons.*

1. There are no lifeguards on duty.
2. Failure to follow these policies may result in revocation of your privileges and deactivation of your card.
3. Pool Monitors and other Amenity Staff shall have full authority to enforce these policies.
4. Smoking and or vaping is prohibited. There is a designated area located outside of the facility by the parking lot.
5. Alcohol consumption of any kind is not permitted.
6. Children under the age of 15 must be appropriately supervised by an adult and the adult must remain in the pool area so long as their children or guests are using the pool.
7. No Glass permitted in the pool area. Beverages in non-breakable containers and food are permitted and they must be kept 10' from the pool.
8. No flotation devices permitted in the pool except for child floatation devices and devices for exercise are allowed. Noodles will be allowed.
9. No Diving or Jumping into the pool.
10. Individuals not toilet trained and those with incontinence issues must wear a swim diaper. Parents are responsible for ensuring their children do not urinate or defecate in the pool. Any parent or person found to allow pool contamination will be charged for the actual cost of the service call to treat the pool.
11. No musical systems other than personal devices used with headphones are permitted.
12. No running, rough housing, “chicken” fighting, or horseplay is allowed in or around the pool.
13. No balls or toys should be thrown in the pool area.
14. Small pool toys will be allowed, but are subject to removal by staff if obtrusive.
15. No gum is allowed in & around the pool. All gum must be properly disposed of in designated trash cans.
16. During periods of heavy rain, thunderstorms and other inclement weather, the pool will be closed, and all residents must leave when asked. The pool will be closed for 30 minutes following the last sighting of lightning or clap of thunder.
17. Showering is mandatory before use of the pool.
18. No balloons of any sort are allowed in the pool area.

19. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. Furniture must not block access around the pool if relocated and must be kept a minimum of 10' from the pool. Please return any moved furniture to the original proper position when leaving.
20. To mitigate the risk of injury to other patrons or facility property, shade umbrellas should be closed when not in use, especially during windy conditions.
21. Proper swim attire must be worn while using the pools. Modest bathing suits and other standard swimwear only. T-shirt cover-up is allowed.
22. Strollers and other devices used to hold young children must be kept a minimum of 10' from the pool.
23. Access gate to pool should remain in the closed position except for entering and exiting the pool.
24. Allowing unknown persons to "tailgate" through the entrance, or "buzzing" someone in is unauthorized. Patrons caught breaking this policy will have their access privilege suspended.
25. All persons using the pools shall obey the capacity requirements as established by Hillsborough County.
26. The use of personal charcoal grills, hotplates, or other such items is prohibited at the pool.

Basketball Court Policies

Basketball Court Hours: Dawn to Dusk (adjusted monthly to coincide with seasonal daylight variations). Hours of operation may change from time to time at the discretion of the Board. The District, District Manager, and District Staff reserve the right to close or adjust these hours as needed for repairs and cleaning or unforeseen safety reasons.

1. Use of the basketball court is on a first come, first serve basis, unless an event has been previously scheduled and approved by the District.
2. Courts are to be used for basketball only.
3. No equipment or balls should be left unattended on court when not playing.
4. No chairs, strollers or other items are to be brought onto the courts.
5. No children under the age of 15 on the court unless they are playing basketball under adult supervision.
6. Proper sportsmanship should be conducted at all times.
7. No hanging off nets, rims or backboards or fence.

Playground, Pocket Park, and Covered Patio Policies

Playground, Pocket Park and Covered Patio Hours: Dawn to Dusk (adjusted monthly to coincide with seasonal daylight variations) Hours of operation may change from time to time at the discretion of the Board. The District, District Manager, and District Staff reserve the right to close or adjust these hours as needed for repairs and cleaning or unforeseen safety reasons.

1. Common areas and parks may only be used from sunrise to sunset.
2. Common areas are available on a first come first serve basis.
3. Common areas are for use of patrons only.
4. No glass containers are permitted in any form.
5. No musical systems without use of headphones. No car speaker usage allowed.
6. No littering allowed. All trash must be placed in proper receptacles.
7. No pets allowed in any part of the Recreational Facilities except for service animals allowed by law.
8. No swimming, wading or boating or flotation devices are allowed in the ponds of the District.
9. No motorized vehicles may be driven on common areas.
10. No bicycles, skates, skateboards or scooters may be used in the common areas, except for sidewalks. Child toys, wagons and small bicycles and tricycles for children are acceptable.
11. No parking on grass or sidewalks, vehicles in violation may be towed at owner's risk and expense.
12. No vehicle, bicycle or foot traffic is allowed in mitigation areas except for foot traffic for nature observation.

Dog Park Policies

Dog Park Hours: *Dawn to Dusk (adjusted monthly to coincide with seasonal daylight variations).*
Hours of operation may change from time to time at the discretion of the Board. The District, District Manager, and District Staff reserve the right to close or adjust these hours as needed for repairs and cleaning or unforeseen safety reasons.

1. Dogs must be legally licensed and have current vaccinations.
2. Dogs must be leashed upon entering and leaving the off-leash dog areas.
3. Dogs that have attacked or bitten any person or another person's pet shall be constituted as a nuisance and are prohibited.
4. Female dogs in heat are prohibited.
5. The dog's owner/handler must remain in the dog area with the dog.
6. Residents and members will use the park at their own risk.
7. No other animals may be brought into the fenced area.
8. Never leave dogs unattended.
9. Pinch, choker chains and spiked collars must be removed from dogs prior to entering the dog park.
10. The dog's owner/handler is responsible for picking up and disposing of all of their dog's waste in an appropriate outdoor receptacle. Please bring a bag from home.
11. Dogs under 4 months of age are prohibited.
12. All dogs must be under the control of an adult resident or member (18 years or older).
13. All children in the park shall be supervised by an adult.
14. The dog's owner/handler is responsible for all actions of their dog.
15. Glass containers, food in bowls, long lasting chews, and human food are not allowed.
16. Bikes, skateboards, and rollerblades are not permitted.
17. The dog's owner/handler must stop their dog from digging and is responsible for filling any holes their dog makes.
18. Please control any excessive barking.
19. Smoking is prohibited.
20. There is a limit of 3 dogs per adult.
21. All other General Policies apply to Patrons and their guests.

Parking Lot Policies

1. Parking shall be permitted in designated areas only.
2. No overnight parking shall be permitted in any District parking lot. Parking is allowed from the park opening time to park closing time (dawn to dusk). This time will vary on the time of the year and will be posted at the clubhouse.
3. Double parking shall not be permitted in any District parking area at any time.
4. No loitering is permitted. Those doing so may be trespassed by authorities or at the request of the Service Manager or by request of security.
5. No District roadways and parking areas shall be used for accumulating or storing building materials, trash, etc. Any item stored may be removed and disposed of at the expense of the owner.
6. Any vehicle that, at the discretion of the District Manager or its duly authorized representatives, poses a safety hazard shall be prohibited from parking on the roadways and parking areas. This includes, but is not limited to:
 - a. Vans with ladders, tools, etc. attached to the outside of the vehicle without being properly secured

- and/or locked
- b. Vehicles over 20 feet in length
 - c. Boats, RVs or utility trailers
 - d. Abandoned vehicles.
7. No parking shall be permitted in areas designated with yellow curbs or in handicapped parking spaces unless authorized by permit with properly displayed permit or tag.
 8. Any violation of these policies may result in action taken against the owner of vehicle, to include towing of the vehicle at the sole risk and expense of the owner. It is the expressed request of the Board to give the authority to act on behalf of the District to the District Manager, or its duly authorized representatives.
 9. The regulations listed herein are in addition to, and exclusive of, various state laws, county ordinances and/or Homeowner's Association Standards and Deed Restriction governing the same.

Enforcement of Policies

The Board, the District Manager, and any Amenity Staff shall have full authority to enforce these policies.

Suspension of Privileges

Failure to follow the policies may result in revocation of your privileges & deactivation of your access card.

A violation of any of these policies, by a card holder or their guest will result in a warning being issued on site and a copy being mailed to the Primary Card Holder for the first minor violation. A second violation within six months will result in the revocation of the card holder's family access for a period of ninety (90) days and will subject the cardholder and family to an access card replacement or reactivation fee of \$30.00 per member of the family not to exceed \$120 per household for reactivation or replacement. The card holder's family will be provided with the opportunity to appeal against the revocation of access at a regularly scheduled meeting of the Board.

Multiple violations during a single visit may lead to an immediate 30-to-90-day suspension of privileges, without the issuance of a warning letter, at the discretion of management or on-site staff. Suspensions beyond 90 days require Board involvement. If the violations are identified through the review of surveillance footage, the same suspension can be imposed, and the homeowner will receive a notification letter in the mail. This shall subject the cardholder and family to an access card replacement or reactivation fee, when allowed, of \$30.00 per member of the family not to exceed \$120 per household for reactivation or replacement. The card holder's family will be provided with the opportunity to appeal against the revocation of access at a regularly scheduled meeting of the Board.

A serious violation of the policies or a violation resulting in the need for police or security action will result in immediate revocation of the card holder's family access. This action will be for a minimum of ninety (90) days and may be longer as determined by the severity of the situation at the discretion of management if the Board is notified. This shall be subject the cardholder and family to an access card replacement or reactivation fee when allowed of \$30.00 per member of the family not to exceed \$120 per household for reactivation or replacement. The card holder's family will be provided with the opportunity to appeal against the revocation of access at a regularly scheduled meeting of the Board.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any persons who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee

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that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$2,616.28 per household (a family of up to four), payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 key fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. Additional family members can be added at a cost of \$250.00 per individual.

ACCESS CARD AGREEMENT Card(s) # _____

We, the undersigned owners of the home located at: _____

In the South Fork III Community Development District (the “District” or the “CDD”) accept the access card(s) to the pool facilities with the following understanding and enter agreement as follows:

1. All cards are issued in person. Only a homeowner or a legally authorized agent (bring proof of such) of a homeowner of a South Fork III residence will be issued cards.
2. There is a maximum of two (2) cards per home.
3. An exception to “Rule 2” will be made for replacement cards. Only if a card is lost or stolen will more than two (2) cards be issued and assigned - cost is twenty-five dollars (\$25.00) per replacement access card.
4. All cards will be numbered and assigned accordingly. Only the person issued a card and members of their household will be authorized to use that card for access to CDD amenities.
5. All users of South Fork III CDD amenities are subject to membership verification - you may be approached by CDD staff or assigns in this regard. Verification is for your and other homeowners' benefit. Records of membership, home ownership and card assignments are kept at the district office. If anyone found in possession of an issued card other than as specified herein, is presumed guilty of theft, the CDD will immediately suspend privileges pending investigation.
6. If the home is sold or rented/leased, owners are encouraged to transfer cards accordingly, but must notify the CDD of any such action – new owners must complete a new application; renters must be on record as such. This is to ensure access by rightly authorized individuals only. It is the responsibility of homeowners to receive a liability agreement from a renter that receives a CDD card. Any cost(s) arising to the CDD because of failing to abide by this agreement shall be incurred by the party found in breach – legal jurisdiction shall be retained to the County of Hillsborough in the State of Florida.

We further understand that the South Fork III CDD reserves the right to revoke and/or suspend use of the pool or any CDD amenity with due cause such as failure to abide by the user agreement(s).

South Fork III Member (or assign):

_____/_____/_____
(Print name) (signature and date)

Home Phone #; _____ Mobile #; _____

Staff Member:
_____/_____/_____
(Print name) (signature and date)

Membership Verification (type): _____

Card Holder: _____ Card # _____ DOB _____

Card Holder: _____ Card # _____ DOB _____

All immediate family Children living in household not having cards due to age.

Children's names _____

Following Documents Verified by Authorized Staff Member for Access Cards to be issued.

Owner

- ___ Owner verified on county web site
- ___ Photo ID. Is address current? Yes No
- ___ Birth Certificate **and** School Photo ID, State ID, Passport, or Military ID for youth access cards.

Renter

- Expiration Date _____
- ___ Complete copy of lease
- ___ Owner verified on county website
- ___ Utility Bill verified for address
- ___ Photo ID. Is address current? Yes No
- ___ Birth Certificate **and** School Photo ID, State ID, Passport, or Military ID for youth access cards.
- ___ All card holders verified residents on lease