

# *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, September 12, 2023, at 5:00 p.m.

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

### **REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

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

#### **3. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. FY2024 Meeting Schedule
  - ii. Discussion of Amenities Policy
  - iii. O&Ms for July of 2023
- D. Onsite Manager

#### **4. CONSENT AGENDA**

- A. Consideration of Board of Supervisor' Meeting Minutes of the Public Hearing and Regular v Meeting August 29, 2023
- B. Review of Financial Statements Month Ending July 31, 2023

#### **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

Notice of Meetings  
South Fork III Community Development District

The Board of Supervisors of the South Fork III Community Development District will hold their meetings for Fiscal Year 2024 at 5:00 p.m. at the South Fork III Clubhouse 11771 Ambleside Blvd Riverview, Florida 33579. on the second Tuesday of each month as follows:

**October 10, 2023**  
**November 14, 2023**  
**December 12, 2023**  
**January 9, 2024**  
**February 13, 2024 (Budget Workshop)**  
**March 12, 2024 (Spring Break)**  
**April 9, 2024 (Tentative Budget Approval)**  
**May 14, 2024**  
**June 11, 2024**  
**July 9, 2024**  
**August 13, 2024 (Public Hearing)**  
**September 10, 2024**

If the Board desires to hold meetings in addition to, or in lieu of, the foregoing, the District will separately publish notice of each meeting to include the date, time and location of said meetings.

The purpose of the meetings is for the Board to consider any business that may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more supervisors or staff will participate by telephone or other electronic means. At the above location, there will be present a speaker telephone or other electronic device so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by electronic means.

A copy of the agenda for these meetings may be obtained from the District Manager's Office, 210 N. University Drive, Suite 702, Coral Springs, FL 33071, (954) 603-0033, or by visiting the District's website at <https://www.southfork3cdd.org>. Additionally, interested parties may refer to the District's website for the latest District information.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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

Mark Vega, District Manager

**SOUTH FORK III CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	1023 071023 ACH	\$89.97		INTERNET SERVICES - 07/10/23-08/09/23
CHARTER COMMUNICATIONS	2123 072123 ACH	\$227.97	\$317.94	INTERNET SERVICE - 07/21/23-08/20/23
INFRAMARK LLC	98311	\$11,390.68		DISTRICT INVOICE JULY 2023
SOUTH COUNTY LANDCARE	3005	\$18,998.33		LANDSCAPE MAINT. JULY 2023
WASTE MANAGEMENT INC OF FLORIDA	2065 063023 ACH	\$252.49		WASTE SERVICES - JULY 2023
WASTE MANAGEMENT INC OF FLORIDA	2068 072523 ACH	\$252.49	\$504.98	DISPOSAL 4 DUMPSTER - 1X WEEK - AUGUST 2023
ZEBRA CLEANING TEAM	6317	\$1,625.00		COMMERCIAL POOL SERVICE JULY
<b>Monthly Contract Subtotal</b>		<b>\$32,836.93</b>		
<b>Variable Contract</b>				
		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
BOCC	2882 062823 ACH	\$168.04		WATER SERVICE 05/24/23-06/26/23
BOCC	3327 062823 ACH	\$69.25		WATER SERVICE 05/24/23-06/26/23
BOCC	5049 062823 ACH	\$397.95		WATER SERVICE 05/25/23-06/27/23
BOCC	8367 062823 ACH	\$269.71	\$904.95	WATER SERVICE 05/24/23-06/26/23
<b>Utilities Subtotal</b>		<b>\$904.95</b>		
<b>Regular Services</b>				
GRAU AND ASSOCIATES	24486	\$2,500.00		AUDIT FYE 09/30/22
STRALEY ROBIN VERICKER	23415	\$2,692.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
<b>Regular Services Subtotal</b>		<b>\$5,192.00</b>		
<b>Additional Services</b>				
FLORIDA PATIO FURNITURE INC.	72792	\$3,160.50		RESLING - CHAIRS/LOUNGES
<b>Additional Services Subtotal</b>		<b>\$3,160.50</b>		
<b>TOTAL</b>		<b>\$42,094.38</b>		

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2 **MINUTES OF PUBLIC HEARING AND REGULAR MEETING**  
3 **SOUTH FORK III**  
4 **COMMUNITY DEVELOPMENT DISTRICT**  
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6 The Public Hearing and regular meeting of the Board of Supervisors of the South Fork III  
7 Community Development District was held on Tuesday, August 29, 2023, and called to order at  
8 5:01 p.m. at the South Fork III Clubhouse 11771 Ambleside Blvd Riverview, Florida 33579.  
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10 Present and constituting a quorum were:

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12 Scott Corder Chairperson  
13 Darryl Dew Vice Chairperson  
14 Susan Peltz Assistant Secretary  
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16 Also present were:

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18 Mark Vega District Manager  
19 Dustin Heflin Field Manager  
20 Residents  
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22 *The following is a summary of the discussions and actions taken.*

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24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

25 Mr. Vega called the meeting to order, and a quorum was established.  
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27 **SECOND ORDER OF BUSINESS** **Public Comments**

28 There being no public comments, the next order of business followed.  
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30 **THIRD ORDER OF BUSINESS** **Recess to Public Hearings**

31 Mr. Vega directed the Board of Supervisors to recess to the Public Hearings.

32 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adopting Fiscal Year**  
33 **2024 Final Budget**

34 **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget.**  
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36 On MOTION by Ms. Peltz seconded by Mr. Corder with all in  
37 favor Public Hearing on Adopting Fiscal Year 2024 Final Budget  
38 was opened. 3-0  
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40 **B. Public Comments**

41 There were no public comments.

42 **C. Consideration of Resolution 2023-08 Adopting Final Fiscal Year 2024 Budget**

43 Mr. Vega reviewed and discussed the Resolution with the Board.  
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On MOTION by Ms. Peltz seconded by Mr. Corder with all in favor Resolution 2023-08 for the Fiscal Year 2024 Final Budget, was adopted. 3-0

**FIFTH ORDER OF BUSINESS** **Public Hearing on Levying O&M Assessments**

**A. Public Comments**  
There were no public comments.

**B. Consideration of Resolution 2023-09; Levying O&M Assessments**  
Mr. Vega reviewed the Resolution with the Board.

On MOTION by Mr. Dew seconded by Ms. Peltz with all in favor Resolution 2023-09 for Levying O&M Assessments, was adopted. 3-0

**C. Close Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Corder seconded by Mr. Dew with all in favor Public Hearing for levying O&M Assessments was closed. 3-0

**SIXTH ORDER OF BUSINESS** **Return to Regular Meeting**

Mr. Vega directed the Board of Supervisors to proceed to the Regular Meeting.

**SEVENTH ORDER OF BUSINESS** **Consent Agenda**

**A. Review of Financial Statements Month Ending June 30, 2023**

Mr. Vega discussed the Consent Agenda item as presented with no questions or revisions by the Board.

On MOTION by Ms. Peltz seconded by Mr. Corder with all in favor the Consent Agenda, was approved as presented. 3-0

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

**B. District Engineer**

There being no reports, the next item followed.

**C. District Manager**

**i. Discussion of Market Proposal**

There was Board consensus to enter into the agreement.

**ii. Selection of Pool Maintenance Vendor**

A discussion ensued.

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On MOTION by Ms. Peltz seconded by Mr. Dew with all in favor an agreement with Triangle Pools was approved as discussed. 3-0

**iii. Discussion of Amenities Policy**

The Board tabled this business item to the September meeting.

**iii. Resident Encroachment**

The Board consensus to have Mr. Vega contact the HOA to resolve matter and request 60-days to correct.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Corder seconded by Mr. Dew with all in favor the meeting was adjourned at 5:40 p.m.

\_\_\_\_\_  
Mark Vega  
Assistant Secretary

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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	
<b>ASSETS</b>									
Cash - Operating Account	\$ 186,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,951
Accounts Receivable - Other	25	-	-	-	-	-	-	-	25
Due From Other Funds	-	8,575	10,653	6,398	-	26	-	-	25,652
Investments:									
Acq. & Construction - Other	-	-	-	-	6	-	-	-	6
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	259,705	284,483	338,600	-	-	-	-	882,788
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
<b>TOTAL ASSETS</b>	<b>\$ 186,976</b>	<b>\$ 565,265</b>	<b>\$ 672,802</b>	<b>\$ 574,237</b>	<b>\$ 6</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 51,615,300</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 22,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,749
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	25,652	-	-	-	-	-	-	-	25,652
<b>TOTAL LIABILITIES</b>	<b>48,401</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,565,000</b>	<b>25,613,401</b>

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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	
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	565,265	672,802	574,237	-	-	-	-	1,812,304
Capital Projects	-	-	-	-	6	26	-	-	32
Unassigned:	138,575	-	-	-	-	-	24,050,988	-	24,189,563
<b>TOTAL FUND BALANCES</b>	<b>138,575</b>	<b>565,265</b>	<b>672,802</b>	<b>574,237</b>	<b>6</b>	<b>26</b>	<b>24,050,988</b>	<b>-</b>	<b>26,001,899</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 186,976</b>	<b>\$ 565,265</b>	<b>\$ 672,802</b>	<b>\$ 574,237</b>	<b>\$ 6</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 51,615,300</b>



**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 55	\$ 55	0.00%
Special Events	-	3,132	3,132	0.00%
Special Assmnts- Tax Collector	1,111,369	1,120,533	9,164	100.82%
Access Cards	-	1,200	1,200	0.00%
<b>TOTAL REVENUES</b>	<b>1,111,369</b>	<b>1,124,920</b>	<b>13,551</b>	<b>101.22%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Trustee Fees	13,000	14,672	(1,672)	112.86%
Disclosure Report	12,600	10,500	2,100	83.33%
District Counsel	12,000	14,680	(2,680)	122.33%
District Engineer	5,000	4,810	190	96.20%
District Manager	60,000	50,000	10,000	83.33%
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	139	161	46.33%
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	36	(1)	102.86%
Website Administration	1,516	625	891	41.23%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
<b>Total Administration</b>	<b>130,139</b>	<b>114,966</b>	<b>15,173</b>	<b>88.34%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	250,000	209,267	40,733	83.71%
<b>Total Electric Utility Services</b>	<b>250,000</b>	<b>209,267</b>	<b>40,733</b>	<b>83.71%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	50,000	6,643	43,357	13.29%
<b>Total Water Utility Services</b>	<b>50,000</b>	<b>6,643</b>	<b>43,357</b>	<b>13.29%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,548	2,407	141	94.47%
<b>Total Garbage/Solid Waste Services</b>	<b>2,548</b>	<b>2,407</b>	<b>141</b>	<b>94.47%</b>

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	29,640	30,260	(620)	102.09%
Contracts-Pools	19,500	16,432	3,068	84.27%
Onsite Staff	58,000	53,308	4,692	91.91%
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	159,217	72,322	68.76%
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	-	5,841	(5,841)	0.00%
Op Supplies - Clubhouse	1,000	3,343	(2,343)	334.30%
<b>Total Other Physical Environment</b>	<b>421,054</b>	<b>355,561</b>	<b>65,493</b>	<b>84.45%</b>
<b><u>Reserves</u></b>				
1st Quarter Operating Capital	57,628	3,161	54,467	5.49%
Operating Loan Repayment	200,000	-	200,000	0.00%
<b>Total Reserves</b>	<b>257,628</b>	<b>3,161</b>	<b>254,467</b>	<b>1.23%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,111,369</b>	<b>692,005</b>	<b>419,364</b>	<b>62.27%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	432,915	432,915	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(294,340)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 138,575</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,565	\$ 6,565	0.00%
Special Assmnts- Tax Collector	595,400	615,242	19,842	103.33%
<b>TOTAL REVENUES</b>	<b>595,400</b>	<b>621,807</b>	<b>26,407</b>	<b>104.44%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>595,400</b>	<b>607,586</b>	<b>(12,186)</b>	<b>102.05%</b>
<b>TOTAL EXPENDITURES</b>	<b>595,400</b>	<b>607,586</b>	<b>(12,186)</b>	<b>102.05%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	14,221	14,221	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>551,044</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 565,265</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,949	\$ 5,949	0.00%
Special Assmnts- Tax Collector	754,212	738,255	(15,957)	97.88%
<b>TOTAL REVENUES</b>	<b>754,212</b>	<b>744,204</b>	<b>(10,008)</b>	<b>98.67%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	200,000	200,000	-	100.00%
Interest Expense	554,212	558,213	(4,001)	100.72%
<b>Total Debt Service</b>	<b>754,212</b>	<b>758,213</b>	<b>(4,001)</b>	<b>100.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>754,212</b>	<b>758,213</b>	<b>(4,001)</b>	<b>100.53%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(14,009)	(14,009)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>686,811</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 672,802</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,813	\$ 7,813	0.00%
Special Assmnts- Tax Collector	453,850	486,839	32,989	107.27%
<b>TOTAL REVENUES</b>	<b>453,850</b>	<b>494,652</b>	<b>40,802</b>	<b>108.99%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	120,000	115,000	5,000	95.83%
Interest Expense	333,850	336,031	(2,181)	100.65%
<b>Total Debt Service</b>	<b>453,850</b>	<b>451,031</b>	<b>2,819</b>	<b>99.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>453,850</b>	<b>451,031</b>	<b>2,819</b>	<b>99.38%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	43,621	43,621	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1)	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 43,620</u>	<u>\$ 43,620</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>530,617</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 574,237</u></b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>6</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 6</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1	1	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	1	1	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>25</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 26</b></u>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>24,050,988</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,050,988</u></b>		



# SOUTH FORK III CDD

## Bank Reconciliation

Bank Account No. 8694 TRUIST - GF Operating  
 Statement No. 07-23  
 Statement Date 7/31/2023

<b>G/L Balance (LCY)</b>	186,951.33	<b>Statement Balance</b>	207,574.66
<b>G/L Balance</b>	186,951.33	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	207,574.66
<b>Subtotal</b>	186,951.33	<b>Outstanding Checks</b>	20,623.33
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	186,951.33	<b>Ending Balance</b>	186,951.33
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/22/2023	Payment	2662	ZEBRA CLEANING TEAM	1,804.75	1,804.75	0.00
6/29/2023	Payment	2664	SOUTH COUNTY LANDCARE	18,998.33	18,998.33	0.00
6/29/2023	Payment	2665	STRALEY ROBIN VERICKER	1,133.00	1,133.00	0.00
6/29/2023	Payment	2666	TAMPA ELECTRIC	19,374.97	19,374.97	0.00
7/3/2023	Payment	DD115	Payment of Invoice 000730	262.96	262.96	0.00
7/12/2023	Payment	DD116	Payment of Invoice 000745	397.95	397.95	0.00
7/12/2023	Payment	DD117	Payment of Invoice 000746	168.04	168.04	0.00
7/12/2023	Payment	DD118	Payment of Invoice 000747	269.71	269.71	0.00
7/12/2023	Payment	DD119	Payment of Invoice 000748	69.25	69.25	0.00
7/12/2023	Payment	DD120	Payment of Invoice 000761	89.97	89.97	0.00
7/12/2023	Payment	DD121	Payment of Invoice 000749	252.49	252.49	0.00
7/13/2023	Payment	2667	GRAU AND ASSOCIATES	2,500.00	2,500.00	0.00
7/13/2023	Payment	2668	INFRAMARK LLC	8,869.13	8,869.13	0.00
7/13/2023	Payment	2669	USBANK CM-9690	8,189.00	8,189.00	0.00
7/21/2023	Payment	2671	INFRAMARK LLC	11,791.08	11,791.08	0.00
7/27/2023	Payment	2673	FLORIDA PATIO FURNITURE INC.	3,160.50	3,160.50	0.00
7/27/2023	Payment	2674	INFRAMARK LLC	22,996.04	22,996.04	0.00
7/21/2023		JE000402	Service Charges - Prior Period	12.00	12.00	0.00
7/24/2023		JE000403	TECO - 5924	6,074.13	6,074.13	0.00
7/31/2023		JE000404	Interest Revenue	2.31	2.31	0.00
<b>Total Checks</b>				<b>106,415.61</b>	<b>106,415.61</b>	<b>0.00</b>
<b>Deposits</b>						
7/7/2023		JE000363	CK#1738### - Key	G/L Ac 25.00	25.00	0.00
7/19/2023		JE000364	MO##### - Clubhouse	G/L Ac 25.00	25.00	0.00
7/19/2023		JE000365	MO##### - Clubhouse	G/L Ac 100.00	100.00	0.00
7/21/2023		JE000366	MO#942373997##### - Key	G/L Ac 25.00	25.00	0.00
7/25/2023		JE000405	Tax Revenue/ Debt Service	G/L Ac 19.76	19.76	0.00
7/31/2023		JE000406	Interest Revenue	G/L Ac 2.31	2.31	0.00
7/31/2023		JE000407	Interest Revenue - Reverse 7/31	G/L Ac 2.31	2.31	0.00
<b>Total Deposits</b>				<b>199.38</b>	<b>199.38</b>	<b>0.00</b>

# SOUTH FORK III CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
7/13/2023	Payment	2670	ZEBRA CLEANING TEAM	1,625.00	0.00	1,625.00
7/21/2023	Payment	2672	SOUTH COUNTY LANDCARE	18,998.33	0.00	18,998.33
<b>Total Outstanding Checks.....</b>				<b>20,623.33</b>		<b>20,623.33</b>

**SOUTH FORK III**

Community Development District

**Payment Register by Fund  
For the Period from 7/01/23 to 7/31/23  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2667	07/13/23	GRAU AND ASSOCIATES	24486	AUDIT FYE 09/30/22	Auditing Services	532002-51301	\$2,500.00
001	2668	07/13/23	INFRAMARK LLC	1805	OVERCHARGED FOR FIELD SERVICES BY \$200	Onsite Staff	534215-53908	(\$1,400.00)
001	2668	07/13/23	INFRAMARK LLC	1828	OVERCHARGED FOR FIELD SERVICES BY \$200	Onsite Staff	534215-53908	(\$1,125.00)
001	2668	07/13/23	INFRAMARK LLC	96853	DISTRICT INVOICE JUNE 2023	Postage, Phone, Faxes, Copies	541024-51301	\$10.80
001	2668	07/13/23	INFRAMARK LLC	96853	DISTRICT INVOICE JUNE 2023	District Manager	531150-51301	\$5,000.00
001	2668	07/13/23	INFRAMARK LLC	96853	DISTRICT INVOICE JUNE 2023	Onsite Staff	534215-53908	\$5,333.33
001	2668	07/13/23	INFRAMARK LLC	96853	DISTRICT INVOICE JUNE 2023	Disclosure Report	531142-51301	\$1,050.00
001	2669	07/13/23	USBANK CM-9690	6905390	TRUSTEE FEE - 2018 SERIES	ProfServ-Trustee Fees	531045-51301	\$4,094.50
001	2669	07/13/23	USBANK CM-9690	6905406	TRUSTEE FEES - 2016	ProfServ-Trustee Fees	531045-51301	\$4,094.50
001	2670	07/13/23	ZEBRA CLEANING TEAM	6317	COMMERCIAL POOL SERVICE JULY	Contracts-Pools	534078-53908	\$1,625.00
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	Op Supplies - Clubhouse	552003-53908	\$397.27
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	Postage, Phone, Faxes, Copies	541024-51301	\$1.80
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	District Manager	531150-51301	\$5,000.00
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	Onsite Staff	534215-53908	\$5,333.33
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	Disclosure Report	531142-51301	\$1,050.00
001	2671	07/21/23	INFRAMARK LLC	95356	DISTRICT INVOICE MAY 2023	Postage, Phone, Faxes, Copies	541024-51301	\$8.68
001	2672	07/21/23	SOUTH COUNTY LANDCARE	3005	LANDSCAPE MAINT. JULY 2023	Landscape Maintenance	546300-53908	\$18,998.33
001	2673	07/27/23	FLORIDA PATIO FURNITURE INC.	72792	RESLING - CHAIRS/LOUNGES	Capital Improvements	563001-58100	\$3,160.50
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Op Supplies - Clubhouse	552003-53908	\$213.09
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Postage, Phone, Faxes, Copies	541024-51301	\$7.11
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	District Manager	531150-51301	\$5,000.00
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Onsite Staff	534215-53908	\$5,333.33
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Disclosure Report	531142-51301	\$1,050.00
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Postage, Phone, Faxes, Copies	541024-51301	\$1.05
001	2674	07/27/23	INFRAMARK LLC	94238	DISTRICT INVOICE FEB. 2023	Postage, Phone, Faxes, Copies	541024-51301	\$0.78
001	2674	07/27/23	INFRAMARK LLC	98311	DISTRICT INVOICE JULY 2023	B/W	541024-51301	\$1.35
001	2674	07/27/23	INFRAMARK LLC	98311	DISTRICT INVOICE JULY 2023	District Manager	531150-51301	\$5,000.00
001	2674	07/27/23	INFRAMARK LLC	98311	DISTRICT INVOICE JULY 2023	Onsite Staff	534215-53908	\$5,333.33
001	2674	07/27/23	INFRAMARK LLC	98311	DISTRICT INVOICE JULY 2023	Disclosure Report	531142-51301	\$1,050.00
001	2674	07/27/23	INFRAMARK LLC	98311	DISTRICT INVOICE JULY 2023	POSTAGE	541024-51301	\$6.00
001	DD115	07/03/23	CHARTER COMMUNICATIONS	2503623062123	INTERNET SERVICE 06/21/23-07/20/23	Clubhouse Security Systems	534174-53908	\$262.96
001	DD116	07/12/23	BOCC	5049 062823 ACH	WATER SERVICE 05/25/23-06/27/23	Utility - Water	543018-53300	\$397.95
001	DD117	07/12/23	BOCC	2882 062823 ACH	WATER SERVICE 05/24/23-06/26/23	Utility - Water	543018-53300	\$168.04
001	DD118	07/12/23	BOCC	8367 062823 ACH	WATER SERVICE 05/24/23-06/26/23	Utility - Water	543018-53300	\$269.71
001	DD119	07/12/23	BOCC	3327 062823 ACH	WATER SERVICE 05/24/23-06/26/23	Utility - Water	543018-53300	\$69.25
001	DD120	07/12/23	CHARTER COMMUNICATIONS	1023 071023 ACH	INTERNET SERVICES - 07/10/23-08/09/23	Clubhouse Security Systems	534174-53908	\$89.97
001	DD121	07/12/23	WASTE MANAGEMENT INC OF FLORIDA	2065 063023 ACH	WASTE SERVICES - JULY 2023	Garbage Collection	546913-53400	\$252.49
<b>Fund Total</b>								<b>\$79,639.45</b>
<b>Total Checks Paid</b>								<b>\$79,639.45</b>