

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

Thursday, October 19, 2023, at 5:00 p.m.

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

- 1. Call to Order/Roll Call**
- 2. Audience 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. Discussion of Amenities Policy
 - D. Onsite Manager
 - i. Amenities Janitorial Services
 - a. Jani-King Proposal
 - b. Only Believe Cleaning Service Proposal
 - c. Neptune Multi Services Proposal
 - d. Zippies Cleaning Proposal
- 4. Approval of Consent Agenda**
 - A. September 12, 2023, Meeting Minutes
 - B. Acceptance of August 2023 Financial Statements for Audit
- 5. Supervisors' Requests**
- 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

*Next meeting is November 16, 2023, at 5:00 p.m.

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

From: Heflin, Dustin <Dustin.Heflin@inframark.com>
Sent: Monday, September 18, 2023 11:31 AM
To: Vega, Mark <mark.vega@inframark.com>
Subject: Janitorial Services for South Fork III CDD Amenities

Board members,

As you're all aware, we previously contracted the cleaning of the restrooms as well as the trash receptacles and dog stations. If I recall, we were paying \$750 a month for that service. When I applied for this position, I was aware of Mark's need to cut costs and that I would be taking on those tasks to save the community money. But I also knew it was a temporary stopper for a hemorrhaging developer budget. I have now been in this position for a year.

Thanks to the three of you, and Mark of course, our finances are finally being managed properly, and I feel as though now is a good time to discuss reinstating a cleaning vendor. I estimate I spend approximately 4-6 hours a week servicing the restrooms, dog stations and trash receptacles. That is 4-6 more hours of staff presence at the pool/clubhouse each week, which provides increased pool monitoring and in-office resident assistance. It also provides the community with professional cleaning of their amenities. Professional cleaners use commercial grade cleaning products, equipment and techniques that disinfect and sanitize. They provide a much more effective and efficient service than I can with a rag and cleaning spray.

I have attached several quotes. All quotes include the cleaning of the clubhouse office and event room, restroom and trash service at the clubhouse and pavilion, and dog station service (except for Jani-King). The Cleaning supplies are covered by some, but some companies include a surcharge for supplies. Consumables are not covered by any of the companies, so we would need to supply toilet paper, paper towels, hand soap etc. I get most of that at Sam's Club.

Please give this some thought in the coming weeks.

I have Bcc'd all members of the board, please do not reply all.

Dustin Heflin | South Fork III CDD - Field Service Supervisor



11771 Ambleside Blvd, Riverview, FL 33579

Office: 813.608.8232

Cleaning Solution for Inframark



Jani-King of Tampa Bay
2469 Sunset Point Road
Clearwater, FL 33765
(727) 797-7744

August 11, 2023



Summary

What if you never had to change cleaning companies again?

Most companies change cleaning services about every 18 months. That shows a high degree of dissatisfaction, not to mention time wasted getting proposals from other cleaning companies that over-promise and under-deliver. Sound

familiar? Our proposal will show you how partnering with Jani-King will solve your cleaning problems and bring an end to this frustrating cycle once and for all.

The Bottom Line

Poor training and supervision are the real problems Inconsistent quality, dust build-up, dirty floors, and odors are often the result of poor training or supervision. In 1969, Jani-King developed a unique franchise system pairing a motivated Jani-King franchise owner with a local regional support team and eliminated these problems.

Our experience makes a difference Since introducing our franchise model to the commercial cleaning industry, we've perfected the

concept and become the largest and most respected franchised commercial cleaning company in the world. You will benefit from our national/international expertise and from the dedication of a local franchise owner - the "best of both worlds."

The value of clean Proper cleaning, the way Jani-King cleans, impacts your bottom line in the following ways: lower absenteeism, lower "presenteeism," asset preservation, and enhanced image.

Our Recommendation

We recommend that Inframark choose Jani-King to provide all of its cleaning services. When you do, we'll implement a comprehensive, personalized cleaning program and provide bonded cleaners trained to do the work efficiently, consistently, and to your satisfaction.



Training & Supervision

The Problems

Poor training and supervision result in all or some of the following:

Inconsistent quality
Dust build-up

Dirty floors and grout
Empty dispensers

Restroom odors
Poor vacuuming

The Benefit of Proper Training & Supervision

A consistently clean facility Better supervision and training result in a consistently clean facility. This means less frustration for you, less of your valuable time spent chasing down the solutions to your problems, and more of what you want - a facility that reflects your organization's high standards.

The Jani-King Solution

Franchise concept The Jani-King franchise concept is built on the foundation of placing a highly motivated business owner in charge of cleaning your facility. Whether it's performing the work themselves, or closely supervising the work of their employees, our franchise owners have a level of accountability unmatched in our industry. Pride of ownership can be seen in their work and attitude.

Quality Control Program Jani-King franchise owners are committed to following a strict quality program which holds them accountable to you and to us.

- Training – classroom instruction, videos, manuals, and hands-on training
- Equipment – state of the art cleaning equipment and processes
- Inspection – conducted by both franchise owners and regional office staff
- Communication – Communication Log, Email Surveys, and Inspection Reports

Systematic Cleaning Franchise owners are trained to follow a carefully designed cleaning system so that all tasks are performed at the proper frequency and in the proper manner. They know what, when, and how to clean!

Accurate bidding We use proprietary software to determine the staffing levels needed

to perform the cleaning tasks that will keep your building always looking its best.

Regional support Our Operations Advisors work closely with our franchise owners, ensuring that franchise owners have the best training, equipment, and supplies.

The Jani-King difference Instead of minimum-wage part-time cleaners managed by a low-paid supervisor, our franchise owners are directly involved in the operation of their business. This distinction has resulted in Jani-King achieving longer customer retention than our competition.





Restrooms

The Problems

Health risks Poor restroom care raises health risks. The spread of germs and cross-contamination increases absenteeism and lowers employee morale and productivity.

Odors Restrooms reflect your company's standards, and few things can make a worse impression on customers and visitors than foul restroom odors.

Lost business Restroom cleanliness can impact your bottom line. Surveys show that 55% of consumers gave a more negative review of a business based on restroom cleanliness and 39% of consumers have left a place of business because the restroom smelled like urine.

The Benefits of Proper Restroom Care

Higher productivity & lower absenteeism
A healthier work environment produces higher employee productivity and lower absenteeism.

A positive image Clean restrooms convey an image of quality and professionalism.

The Jani-King Solution

Cleaning for your health Our training program educates franchise owners about advanced cleaning techniques, equipment, and chemicals.

Prevent urine odors Urine smells come from the walls and flooring around urinals and toilets. We clean the walls and partitions around the toilets and urinals, disinfect each restroom fixture, and mop the entire restroom floor. When we're done, your restroom will have a clean fresh smell.

Eliminate chemical smells Some cleaning companies use strong chemicals to mask odors rather than eliminating the source of the odors. The advanced cleaning products we use don't leave an over-powering odor, because once we're done cleaning, there's nothing to cover-up! Clean has no smell.

Disinfect high touchpoints We use an EPA registered disinfectant to wipe down countertops, doorknobs, faucets, sinks, toilets, and dispensers.

Clean floor grout Floor grout holds dirt, bacteria, and urine that create odors and cause health risks. In addition to regular sweeping and mopping, we also scrub the grout lines monthly to remove odor-causing urine and debris.

Maintain floor drains Floor drains are another overlooked source of odors. We add water and live enzymes to floor drains to prevent sewer gases from entering your building and to keep the drains clean and clear of organic matter.





Infection Control

The Problem

Serious health risks Viruses like COVID-19 are often airborne and passed from person to person. However, many viruses can remain active on a surface for several days. This puts the health and safety of you, your business, your employees, and

their families at risk. According to the CDC, cleaning of dirty surfaces followed by disinfection with an EPA-registered disinfectant is the best way to prevent the spread of viruses like COVID-19.

The Benefits of Proper Infection Control

A safer workplace Proper disinfection of high-touch surfaces and equipment reduces the transmission of bacteria and viruses and creates a safer work environment.

Lower absenteeism Workdays lost due to a virus like COVID-19 are a substantial cost that can be reduced through proper infection control.

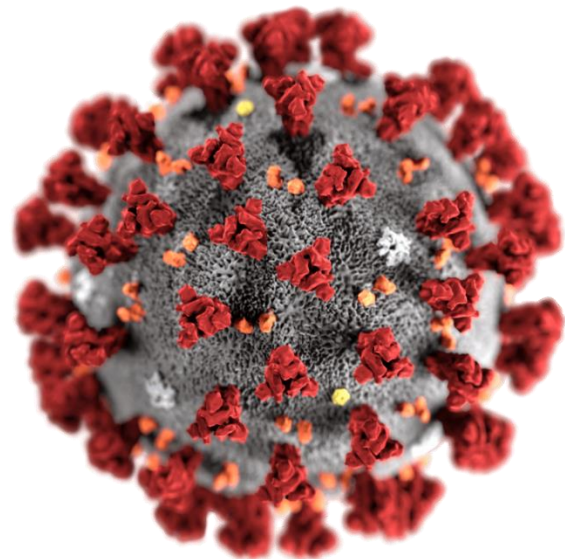
The Jani-King Solution

Follow CDC guidelines The CDC recommends that frequently touched surfaces be cleaned and disinfected daily using an EPA-registered disinfectant. We take into consideration the microorganisms being targeted, dwell/kill times, safety, and surface compatibility.

Eliminate cross-contamination We use tools such as reusable microfiber or single-use disposable mops, wipes, and pads. This prevents the transmission of bacteria and viruses from one surface to another.

Disinfect high touch areas Cleaning and disinfecting high-touch areas such as doorknobs, light switches, elevator buttons, faucets etc. protects your staff and customers, just like washing hands frequently. According to the CDC, disinfecting these surfaces is one of the best ways to prevent the spread of viruses like COVID-19.

Training Our franchise owners are trained to follow a carefully designed cleaning and disinfecting process, so all tasks are performed at the right frequency, using the right chemicals, and in the right manner. Our training program has been recognized by the Association for the Healthcare Environment (AHE) as well as the Association for Professionals in Infection Control and Epidemiology (APIC) for technical soundness, as well as clinical and scientific accuracy.





Dusting

The Problems

Poor appearance Poor dusting makes your building and workspace look dirty.

Poor air quality Poor dusting impacts indoor air quality. Dust, dander, pollen, and other airborne particulates eventually come to rest on surfaces throughout your facility. If these contaminants aren't removed properly, they'll be reintroduced into the air and can aggravate allergies and create other respiratory problems.

Dust build-up Traditional dusters don't remove the dust – they just spread it around.

Cross-contamination Using the same rag to dust your desk or phone that was used to wipe restroom surfaces is unsanitary and will spread germs throughout your building, causing higher absenteeism.

The Benefits of Proper Dusting

Higher productivity & lower absenteeism A healthier work environment results in higher employee productivity and lower absenteeism.

A positive image A clean building conveys an image of quality and professionalism.

The Jani-King Solution

Systematic Cleaning Jani-King franchise owners are trained to follow a carefully designed system of cleaning so that all dusting tasks are performed at the proper frequency and in the proper manner. This systematic approach to handling dusting ensures the effective removal of these contaminants.

Using the right equipment (microfiber) Microfiber has proven to be 25% more effective at removing dust and other containments than traditional dusters, cotton rags, and dust mops. Rather than just moving the dust around, microfiber tools allow us to remove dust from your building more effectively, improving overall appearance and indoor air quality.

Blue General purpose, glass, mirrors

Green Kitchens, food prep areas

Yellow Sinks and countertops

Red Restrooms, toilets, urinals

Color-coded microfiber That white cotton rag being used to clean the phones looks just like the one that was used to clean the bathroom toilets. How do you know for sure it's not? A color-coded microfiber system takes away the guesswork and prevents cross-contamination.





Hard Floors

The Problem

Dull, dirty floors

The Benefits of Proper Floor Care

Improved image Your floors are a reflection of your business. People judge the overall cleanliness of a facility by the condition of the floors and restrooms. Therefore, you shouldn't allow your cleaning company to cut corners in these very important areas.

Reduced maintenance costs and longer floor life Frequent sweeping and mopping with the proper equipment prevents the accumulation of dirt and debris which scratches the floor finish

and produces a dull or dirty appearance. Regular scrubbing and the application of a fresh coat of finish extend the life of your floor and reduces the frequency of the expensive process of removing and reapplying several layers of floor finish.

Improved safety Dirty floors or floors that are not maintained properly are more likely to cause costly slip-and-fall injuries. Properly maintained floors reduce the risk of these accidents.

The Jani-King Solution

Thorough training Jani-King franchise owners are trained in floor cleaning's most advanced techniques, equipment, and chemicals. They must pass classroom and hands-on field training on all aspects of floor care.

Systematic cleaning We can provide a comprehensive floor program to keep your floors looking their best. Regular dust mopping, sweeping, damp mopping, polishing, scrubbing, and refinishing improves the overall look and cleanliness of your facility and gives your floors the shine you want.

Microfiber + Clean Water Old-fashioned cotton mops are a breeding ground for bacteria, and single-bucket mop systems just spread around dirty water. A better solution, especially when cross-contamination is a concern, is a


modern flat mop system using microfiber pads that can easily be replaced when they get dirty. Another option is a microfiber loop mop used with a dual-bucket mop system, where dirty water is returned to a separate bucket, so you're always mopping with clean water.





E-mail Surveys

E-mail Survey Reminder




How are we doing?

Every Jani-King business owner takes pride in their work and strives to provide top-quality service, but they need your feedback! That's why we developed this quick and easy [online survey](#).

It will take less than 30 seconds to complete our [Cleaning Evaluation](#) - just click the link below.


CLICK HERE TO TAKE OUR SURVEY



To thank you for your response, we'll enter you into a drawing for a \$25 gift card!

There are 4 winners every month.

Cleaning Evaluation / Comment Form



Cleaning Evaluation

Customer	<input style="width: 100%;" type="text"/>				
Franchise	<input style="width: 100%;" type="text"/>				
Service	Excellent	Above Avg	Average	Below Avg	Poor
Overall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dusting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments	<input style="width: 100%; height: 30px;" type="text"/>				
Your Name	<input style="width: 100%;" type="text"/>			Date	<input style="width: 100%;" type="text"/>
Click to Submit Scores					



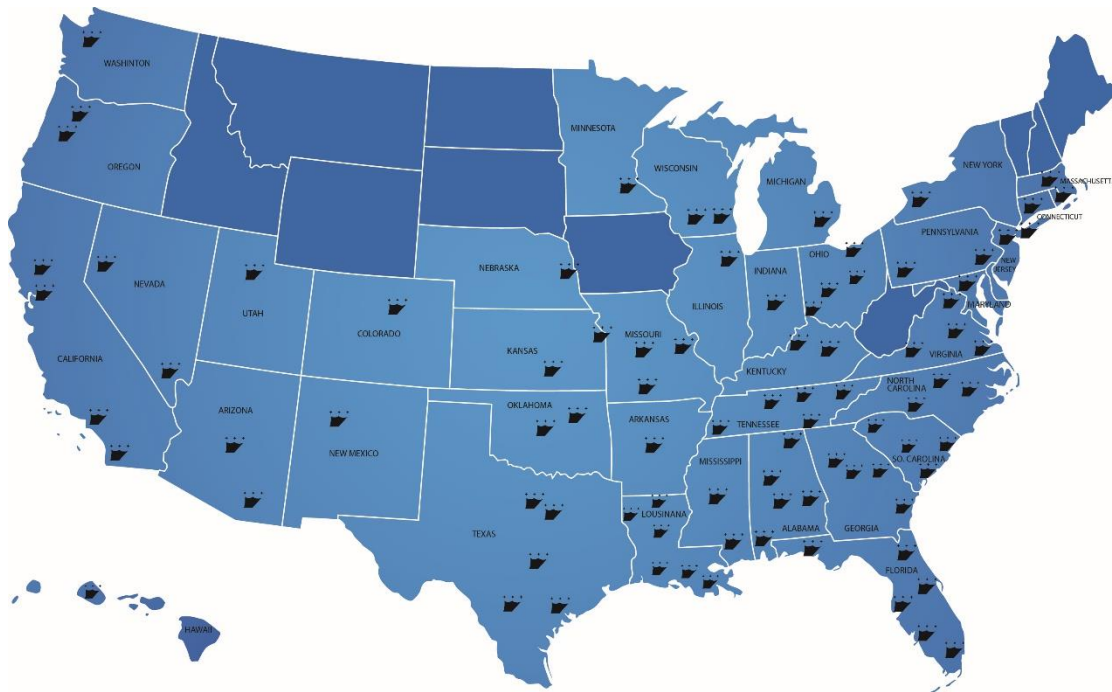
How We're Different

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 6,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the “best of both worlds.” You benefit from Jani-King’s national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That’s why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just a phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



How We're Different

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they periodically inspect your facility and provide on-site training for the franchise owner to keep your facility looking its best at all times, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Log Book we provide. This log book is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this log book.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we'll routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Community

Our caring and commitment goes beyond our customers and into the local community. We contribute 10% of our profits to charities and understand that giving back to where we live and work creates stronger communities. It's just another way in which Jani-King is taking the lead and making a difference.

Supporting our Veterans

Veterans are graduates of one of the best business schools in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles and we offer discounts to encourage veterans to join our team.



National Customers

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and also ranks Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships





Tampa Bay References



Jani-King of Tampa Bay is the primary janitorial service provider at "One Buc Place," home of the NFL's Tampa Bay Buccaneers. This 145,000 square foot campus is considered a premier facility of its type in the NFL. We provide daily cleaning services throughout, including a 10,000 square foot weight room, hydrotherapy room, locker rooms, and a theatre-style auditorium.



Johns Hopkins All Children's Hospital is ranked in the Top 50 by US News and World Report, providing innovative treatments and therapies for infants and children. Our partnership with All Children's began in 2015, servicing all the Tampa Bay Outreach Centers. Our services include daily infection control and routine floor care programs.



Dex Imaging chose Jani-King to provide exceptional cleaning to their corporate offices in 2014. As they have expanded and acquired more buildings, we have provided additional services at these locations.



Vinik Sports Group (VSG) is one of the largest sports, media, and live entertainment companies in the USA, with a proven track record of success. Jani King handles all event cleaning at Amalie Arena and The Yuengling Center. Jani King of Tampa Bay is excited to be a "Proud Partner of The Tampa Bay Lightning."



Since 2007, Jani-King has served as Florida Power & Light's preferred vendor for janitorial services throughout the state of Florida. Locally, Jani-King services multiple FP&L facilities. We provide a full line of services including nightly cleaning, hard floor care, and project services. With extremely high security requirements, FP&L carefully selected Jani-King to trust with cleaning their most technically sensitive sites.



The industry leader in phosphate mining, Mosaic first partnered with Jani-King in 2012 for reliable and consistent service at each of their facilities. Due to our outstanding cleaning performance and professionalism, the partnership has expanded over the years with the award of several new buildings.



Cleaning Schedule

AREAS / TASKS	Inframark	DLY	WK	MO	/YR
GENERAL OFFICES					
Trash containers: empty containers and replace liners as needed		X			
Horizontal furniture surfaces (reasonably clear of papers): dust		X			
Desktops: spot clean to remove bottle/cup rings		X			
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)		X			
Small carpet stains (2" diameter max): spot clean		X			
Hard floors: dust mop or sweep		X			
Hard floors: spot mop to remove spills and stains		X			
Glass partitions and doors: spot clean to remove fingerprints/smudges		X			
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)			X		
Hard floors: damp mop with neutral cleaner			X		
Wall-hung pictures: dust and straighten			X		
Baseboards and low vents: dust			X		
Wall surfaces around light switches: spot clean			X		
Ceiling vents and ledges that can be reached from the floor: dust				X	
Telephones: clean and disinfect				X	
Upholstered furniture: vacuum				X	
Blinds: dust				X	
RESTROOMS					
Toilets and urinals: clean with an EPA-registered disinfectant		X			
Sinks: clean with a non-abrasive cleaner and EPA-registered disinfectant		X			
Doorknobs/push plates: clean with an EPA-registered disinfectant		X			
Bright metal parts of fixtures: polish		X			
Mirrors: clean and polish		X			
Trash containers: empty containers and replace liners		X			
Hand towel and soap dispensers: clean and replenish		X			
Walls: spot clean to remove soap splashes, fingerprints/smudges		X			
Partition tops: dust		X			
Partition walls: spot clean with an EPA-registered disinfectant		X			
Hard floors: sweep then mop with an EPA-registered disinfectant		X			
Tile walls and partitions: clean with an EPA-registered disinfectant			X		
Ceiling vents and ledges that can be reached from the floor: dust			X		
Hard floors: scrub with an EPA-registered disinfectant and rinse thoroughly				X	
Floor drains: add water and enzymes				X	



Cleaning Schedule

AREAS / TASKS	Inframark	DLY	WK	MO	/YR
PUBLIC AREAS					
Trash containers: empty containers and replace liners as needed		X			
Desks (reasonably clear of papers), tables, ledges, and handrails: dust		X			
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)		X			
Small carpet stains (2" diameter max): spot clean		X			
Hard floors: dust mop or sweep		X			
Hard floors: spot mop spills and stains		X			
Glass partitions and doors: spot clean to remove fingerprints/smudges		X			
Entryway metal and glass: spot clean to remove fingerprints/smudges		X			
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)		X			
Wall surfaces around light switches: spot clean		X			
Water fountains: clean with an EPA-registered disinfectant, then polish		X			
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)			X		
Hard floors: damp mop with neutral cleaner			X		
Wall-hung pictures: dust and straighten			X		
Baseboards and low vents: dust			X		
Glass partitions and doors: thoroughly clean on both sides			X		
Entryway metal and glass: thoroughly clean			X		
Ceiling vents and ledges that can be reached from the floor: dust				X	
Upholstered furniture: vacuum				X	
Blinds: dust				X	



Initial Clean

There will be a one-time charge to complete the items initialed with approval for Inframark within fifteen (15) days of the Start Date of this Agreement (or upon future request).

AREAS / TASKS	Inframark	AMOUNT	INITIALS
<p>OFFICES, RESTROOMS, KITCHENS AND BREAKROOMS</p> <p>Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped</p> <p>Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges</p> <p>Partitions and lobby glass will be washed</p> <p>Light fixtures, air diffusers, and door frames will be dusted</p> <p>Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished</p> <p>Microwave ovens will be cleaned inside and out</p> <p>Basins, toilets, urinals, showers, and floors will be scrubbed with an EPA-registered disinfectant</p> <p>Bright work will be polished</p> <p>Partitions will be cleaned with EPA-registered disinfectant</p> <p>Trash receptacles will be cleaned with EPA-registered disinfectant</p>		\$150.00	



Agreement

CUSTOMER NAME & ADDRESS

Inframark
 11711 Ambleside Blvd
 Riverview, FL 33579

JANI-KING NAME & ADDRESS

DAZSER-TPA Corporation
 Jani-King of Tampa Bay
 2469 Sunset Point Road
 Clearwater, FL 33765

FREQUENCY / DESCRIPTION	CONTRACT AMOUNT	INITIAL
3 services per week	\$520.00 per month	
Start Date		

This Agreement has been written in an informal style to make it easier to understand. In this Agreement, we refer to DAZSER-TPA Corporation d/b/a Jani-King of Tampa Bay as "Jani-King", "we", or "us". We refer to **Inframark** as "you" or "Customer."

The term of this Agreement is one (1) year from the date our services begin (the "Start Date"). This Agreement will automatically renew on each anniversary date for an additional one (1) year period under the same terms and conditions unless we receive written notice of your intention to cancel our services at least sixty (60) days before the anniversary date.

You acknowledge that it will take up to 30 days for cleanliness to reach standards if no Initial Clean is performed.

Our authorized franchise owner will furnish all labor, equipment, cleaning supplies and supervision necessary to provide the cleaning services described in the attached Cleaning Schedule for the "Contract Amount" shown above. **Sales tax is not included in the Contract Amount and is your responsibility.**

Consumables (trash can liners, paper towels, toilet paper, hand soap, etc) are not included in the Contract Amount.

We both agree to make the attached Terms and Conditions and Cleaning Schedule a part of this Agreement.

CUSTOMER

JANI-KING

 Signature of Authorized Representative

Katja Reyenga

 Signature of Authorized Representative

 Print Name, Title

Katja Reyenga

 Print Name

 Date

 Date



Terms & Conditions

You have the right to terminate this Agreement for cause if performance is unsatisfactory. However, you agree that minor deficiencies in performance are not cause for termination of this Agreement. Before termination for cause is effective, you must give written notice stating in detail the nature of any defects in performance. Upon receipt of this notice, there is a 15-day period to cure the defects to your reasonable satisfaction (the "Cure Period"). If the defects are not cured during the Cure Period, you may terminate this agreement with written notice. If we do not receive written notice to the contrary during the Cure Period, all defects shall be deemed cured. You further agree that a service charge equal to the charge for one month of service shall be due if you terminate this Agreement before the end of the contract term for any reason other than cause or not complying with the procedures outlined above.

You agree to pay no later than the last day of each month (the "Due Date") for services and supplies rendered during the month. You also agree to pay any sales or use tax due on services and supplies. If payment is not received by the tenth (10th) of the following month, a finance charge equal to the maximum rate allowed by law will accrue from the Due Date. We may declare you in default of this Agreement and immediately suspend services if we fail to receive payment for services or supplies by the Due Date. We may terminate this Agreement with 30-day written notice. If we terminate this Agreement, we are not waiving any other applicable provisions.

You agree that feedback about our performance is important for us to provide satisfactory service and you agree to respond to regular surveys and participate in periodic inspections.

You agree to pay any costs we incur to collect any sums due under this Agreement. If legal action becomes necessary (including administrative or appellate proceedings), the prevailing party is entitled to recover reasonable costs and attorneys' fees. You also agree that jurisdiction and venue for any dispute shall be in Pinellas County, Florida, where our business office is located, and that Florida law shall apply to the resolution of any dispute.

We and our franchise owners are independent contractors and are not and will not be an employee or agent of yours during the term of this Agreement. We, our franchise owners, and their employees are not within the protection or coverage of your Workers Compensation Insurance. No withholding of Social Security, Federal or State Income Tax or other deductions will be made from the sums paid to us because they are contract payments and not wages.

The people selected to perform our obligations will be our franchise owners or subcontractors. We may assign or sublet the whole or any part of our interest or obligations under this Agreement to a franchisee, affiliate, or subsidiary.

You agree to pay a \$1,000 penalty per occurrence if you employ or contract with any of our employees, franchise owners and/or their employees/subcontractors during the term of this Agreement or within 180 days after this Agreement ends.

Services for New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas are not included in the Contract Amount. We will attempt to reschedule any service that falls on one of those days.

You agree that the Contract Amount may periodically be adjusted up or down, based on changes in the Consumer Price Index (6% max) and/or Minimum Wage laws, but never more than once a year.

Our rights and duties under this Agreement are personal and may not be assigned, transferred, waived, or otherwise affected in any way by any of our employees, representatives, or franchise owners.

If any part of this Agreement is declared invalid, the remaining portion shall remain in force and effect as if this Agreement had been executed without the invalid portion.

You acknowledge that you have reviewed and have had the opportunity to discuss the terms of this Agreement and the attached Cleaning Schedule with our representative and agree that its terms reflect the entire agreement between us. Any changes or modifications to this Agreement must be in writing and signed by both parties.

Inframark

Customer Initials:



CERTIFICATE OF LIABILITY INSURANCE

DAZSCLE-01

Agenda Page 20 KLEBERS

DATE (MM/DD/YYYY)

8/4/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Office of America 101 West Main Street, Suite 200 Lexington, SC 29072	CONTACT NAME: Sally Kleber
	PHONE (A/C, No, Ext): (803) 996-2304 33504 FAX (A/C, No): (803) 957-4945
	E-MAIL ADDRESS: Sally.Kleber@ioausa.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A : Pennsylvania Manufacturers' Association Insurance Company NAIC # 12262
INSURED DAZSER-TPA Corporation dba Jani-King of Tampa Bay and Its Authorized Franchisees 2469 Sunset Point Road Clearwater, FL 33765	INSURER B : FCCI Insurance Company 10178
	INSURER C : Travelers Property Casualty Company of America 25674
	INSURER D : Manufacturers Alliance Insurance Company 36897
	INSURER E : Fireman's Fund Insurance Company of Ohio 39640
	INSURER F :

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	302301 1475375	8/1/2023	8/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CA100086449	8/1/2023	8/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CUP0X68588123NF	8/1/2023	8/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	<input checked="" type="checkbox"/>	202301 1475375	8/1/2023	8/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Liab \$10x\$10			USL007518232	8/1/2023	8/1/2024	Limit 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SEE BOTTOM OF PAGE TWO FOR SPECIFIC CERTIFICATE HOLDER AND ADDITIONAL INTERESTS WORDING IF APPLICABLE:

When required by Written Contract, it is agreed the following forms apply to Certificate Holder and other parties as required:

GENERAL LIABILITY

Blanket Additional Insured per policy form PGL2015
Blanket Waiver of Subrogation per policy form CG2404
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

23-24 FOR INFORMATION ONLY



ADDITIONAL REMARKS SCHEDULE

AGENCY Insurance Office of America		NAMED INSURED DAZSER-TPA Corporation dba Jani-King of Tampa Bay and Its Authorized Franchisees	
POLICY NUMBER SEE PAGE 1		2469 Sunset Point Road Clearwater, FL 33765	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

Blanket Primary and noncontributory per policy form CG2001

Notice of Cancellation As Required by Written Contract – 30 days except 10 days for Nonpayment per policy form PIL0235

BUSINESS AUTOMOBILE:

Blanket Additional Insured per policy CAU0581022

Blanket Waiver of Subrogation per policy form CA04441013

Primary and Non-contributory CAU0820115

WORKERS COMPENSATION:

Blanket Waiver of Subrogation per policy form WC000313

UMBRELLA/EXCESS LIABILITY:

Travelers provides \$10,000,000 Lead Umbrella Coverage

Fireman's Fund provides \$10,000,000 Excess of Travelers' Lead.

Umbrella and Excess Coverage are excess of Underlying Liability of referenced General Liability, Business Automobile Liability and Employer's Liability policies.

/swk08012023/

QUOTE

South fork 3 CDD

Quote # 0000025

Quote Date 09/14/2023

Item	Description	Unit Price	Quantity	Amount
Product		4.00	75.00	300.00
<p><u>NOTES:</u> Comercial products Toilet papers Hand soap Trash bags For 3 times a week Price is monthly</p>				
				Subtotal 300.00
				Total 300.00
				Amount Paid 0.00
				Quote \$300.00

QUOTE

CDD
 south fork 3 CDD

Quote # 0000024

Quote Date 09/14/2023

Item	Description	Unit Price	Quantity	Amount
Service	Cleaning 3 times a week and trash service	1.00	0.00	0.00
Service		1100.00	1.00	1,100.00
<p><u>NOTES:</u> This price is monthly Mon, Wed, Thu service for the restrooms located at the clubhouse and the two at the pavilion park will also include trash service for the pool and the pavilion, 5 dog stations located at various locations throughout the South Fork III CDD. Clubhouse cleaning - One small front office, approximately 12ft x 18ft, one event room approximately 21ft x 30ft. Drinking fountains - 2 drinking fountains at the pool, and 2 located at the pavilion, vending machine wipe down included as well.(we will provide the disinfecting cleaning products)</p>				
Subtotal				1,100.00
Total				1,100.00
Amount Paid				0.00
Quote				\$1,100.00

Neptune Multi Services



Prepared For :

Pedro Cruz Owner
Andrea Cedres Co-owner

Contact 813-778-9857
neptunemts@gmail.com

Activity Room

Clean all windows inside only as needed. Sweep/mop as needed. Clean any tables and/or furniture as needed.

Pool deck

Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use.

**South Fork III
CDD Clubhouse
and Dog park
amenity center.**

MISCELLANEOUS DUTIES

1. Remove dust and cobwebs from grilles, mail kiosk area.
2. Remove debris in areas immediately adjacent to entrance
3. Remove debris around pool
4. Notify Management company of any damage or needs for repair
5. Maintenance dog stations

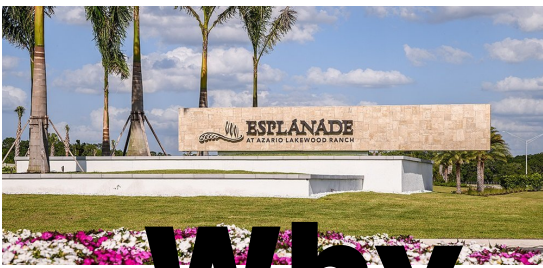
Gym (once weekly): Equipment wiped down; Mirrors polished; Window sills and ceiling fans dusted; Garbage removed with liners replaced. Floors vacuumed.

Amenities Center and Kitchen: Glass doors and mirrors polished and washed when needed; Tabletops washed; Other furniture and ledges dusted; Countertops sanitized; Cabinet doors washed when needed; Inside and outside of microwave cleaned and sanitized; Outside of other appliances cleaned; Inside of other appliances cleaned when necessary; Refrigerator polished; Floors swept and mopped.

Estimated cost: 3 days per week. \$125.00 per week Monthly cost \$1500.00.

Proposal includes Office, clubhouse, pavilion, dog stations, trash.





TROON®

Why Choose us?

**HOA/CDD
Budget
Friendly
Solution**

**Neptune Multi Services LLC
Specializes in providing CDD
and HOA operational support.**

Other partnerships are:

**EISENHOWER
PROPERTY GROUP**



INFRAMARK



Unparalleled Property Services



South Fork III Dog Park and bathrooms Community and Pavillion Janitorial Services Scope

Service three (3) times a week.

Include 5 dog stations 9 community trash bins.

- Replace dog station trash can liners with black liners (If requested)
- Replace toilet paper at all restroom stalls
- Replace paper towels at all restroom dispensers AS NEEDED
- Clean, sanitize and polish paper towel dispensers
- Fill hand soap at all restroom dispensers
- Polish and clean Handicap grab rails
- Clean and sanitize restroom floors
- Clean and sanitize all restroom urinals, toilets and sinks
- Reset all pool furniture to original deck location - AS NEEDED
- Wipe down pool furniture - AS NEEDED
- Wipe down and remove webs from ceilings - AS NEEDED
- Wipe down and remove webs from cabana - AS NEEDED
- Wipe down and remove webs from coach lamps - AS NEEDED
- Wipe down and remove webs from mailboxes - AS NEEDED
- Wipe down and remove webs from bulletin boards - AS NEEDED
- Clean, sanitize, and polish drinking fountains
- Clean, sanitize, and polish call boxes
- Empty and replace liners at all restroom trash containers with clear liners
- Empty and replace trash can liners at all pool trash containers with black liners.
- Unclog toilets at all restroom toilets - AS NEEDED
- Wipe down pool rescue equipment -AS NEEDED
- Blow or sweep pool deck and cabana/mailbox area pavers
- Pickup any trash at community vehicle entrances - AS NEEDED
- Bookshelves and windows will be cleaned once a week
- Fitness Center, Equipment wipe down, vacuum, swept floors and mopped. (If applicable)

Neptune Multi Services will meet any board of directors' budgetary needs.
Thanks, Neptune Multi Services

Neptune Multi Services provides a weekly checklist and a manager report.

Thanks for the opportunity.

Zippies Cleaning

4302 Henderson Blvd # 102
Tampa, FL 33629

(813) 485-6555
Contact.zippies@gmail.com

BILL TO

Dustin
South Fork III CDD
Inframark IMS
210 N. University Drive, Suite 207
Coral Springs, FL 33071

INVOICE DETAILS

Invoice Number:
Invoice Date:
Due Date:
Terms:

Proposed services in

INVOICE

DESCRIPTION	QUANTITY
Cleaning of Facilities	3X per Week
Supplies Restocking (hand towels, urinal cakes, soap, etc.)	3X per Week
Water Fountain	3X per Week
Trash Service	3X per Week
Dog Station	3X per Week

Thank you for your business!



2301
12/01/2023
12/30/2023
Net 30

clude supply restocking (hand towels, urinal cakes, toilet paper, hand soap)
Price per month: \$2,640

UNIT PRICE	AMOUNT
100.00	\$300.00
30.00	\$90.00
25.00	\$75.00
40.00	\$120.00
25.00	\$75.00
WEEKLY BALANCE DUE	\$660.00



**MINUTES OF MEETING
SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork III Community Development District was held on Tuesday, September 12, 2023, at 5:00 p.m. at the South Fork III Clubhouse 11771 Ambleside Blvd Riverview, Florida 33579.

Present and constituting a quorum were:

Scott Corder	Chairperson
Darryl Dew	Vice Chairperson
Susan Peltz	Assistant Secretary

Also present were:

Mark Vega	District Manager
Dustin Heflin	Field Manager
Residents	

The following is a summary of the discussions and actions taken.

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

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

i. FY 2024 Meeting Schedule

There was Board consensus to change the meeting schedule to the third Thursday of the month with the Budget Public Hearing moved to July.

ii. Discussion of Amenities Policy

The Board tabled this business item to the October meeting.

iii. Q&Ms for July of 2023

A discussion ensued and the Board would prefer the O&M as the last page of the Financials.

UNAPPROVED

SEPTEMBER 12, 2023

46 **D. Onsite Manager**

47 The Board requested Dustin to investigate the status of weed treatment by landscaper.

48
49 *The Board recessed the meeting at 5:21 p.m. and returned to proceed with the meeting at 5:24 p.m.*

50
51 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

52 **A. Consideration of Board of Supervisors’ Meeting Minutes of the Public Hearing and**
53 **Regular Meeting August 29, 2023**

54 **B. Review of Financial Statements Month Ending July 31, 2023**

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

57

58

On MOTION by Ms. Peltz seconded by Mr. Corder with all in 59 favor the Consent Agenda, was approved as presented. 3-0
--

60
61 **FIFTH ORDER OF BUSINESS** **Board of Supervisors’ Requests and**
62 **Comments**

63 There being no supervisors’ requests or comments, the next order of business followed.

64

65 **SIXTH ORDER OF BUSINESS** **Adjournment**

66 There being no further business,

67

68

On MOTION by Mr. Dew seconded by Mr. Corder with all in favor 69 the meeting was adjourned at 5:33 p.m.
--

70

71

72

73

74 _____
75 Mark Vega
76 Assistant Secretary

77

South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2018		SERIES 2019		SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS											
Cash - Operating Account	\$ 135,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,720
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	-	261,730	286,892	340,666	-	-	-	-	-	-	889,288
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	\$ 135,745	\$ 567,290	\$ 675,211	\$ 576,303	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,570,569		
LIABILITIES											
Accounts Payable	\$ 44,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,164
Bonds Payable	-	-	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	25,652	-	-	-	-	-	-	-	-	-	25,652
TOTAL LIABILITIES	69,816	-	-	-	-	-	-	-	-	25,565,000	25,634,816
FUND BALANCES											
Restricted for:											
Debt Service	-	567,290	675,211	576,303	-	-	-	-	-	-	1,818,804
Capital Projects	-	-	-	-	6	26	-	-	-	-	32
Unassigned:	65,929	-	-	-	-	-	-	24,050,988	-	-	24,116,917
TOTAL FUND BALANCES	65,929	567,290	675,211	576,303	6	26	24,050,988	-	-	-	25,935,753
TOTAL LIABILITIES & FUND BALANCES	\$ 135,745	\$ 567,290	\$ 675,211	\$ 576,303	\$ 6	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 51,570,569		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 55	\$ 55	0.00%
Special Events	-	3,332	3,332	0.00%
Special Assmnts- Tax Collector	1,111,369	1,120,533	9,164	100.82%
Access Cards	-	1,250	1,250	0.00%
TOTAL REVENUES	1,111,369	1,125,170	13,801	101.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	13,000	14,672	(1,672)	112.86%
Disclosure Report	12,600	11,550	1,050	91.67%
District Counsel	12,000	16,019	(4,019)	133.49%
District Engineer	5,000	4,810	190	96.20%
District Manager	60,000	55,000	5,000	91.67%
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	1,554	(1,254)	518.00%
Public Officials Insurance	3,110	2,786	324	89.58%
Legal Advertising	1,500	5,460	(3,960)	364.00%
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%
Total Administration	130,139	127,229	2,910	97.76%
<u>Electric Utility Services</u>				
Utility - Electric	250,000	232,526	17,474	93.01%
Total Electric Utility Services	250,000	232,526	17,474	93.01%
<u>Water Utility Services</u>				
Utility - Water	50,000	7,905	42,095	15.81%
Total Water Utility Services	50,000	7,905	42,095	15.81%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,548	2,659	(111)	104.36%
Total Garbage/Solid Waste Services	2,548	2,659	(111)	104.36%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	29,640	36,860	(7,220)	124.36%
Contracts-Pools	19,500	16,432	3,068	84.27%
Onsite Staff	58,000	58,642	(642)	101.11%
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	178,215	53,324	76.97%
Entry/Gate/Walls Maintenance	-	4,196	(4,196)	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	23,585	(14,585)	262.06%
Internet Services	-	6,159	(6,159)	0.00%
Op Supplies - Clubhouse	1,000	3,343	(2,343)	334.30%
Total Other Physical Environment	421,054	388,736	32,318	92.32%
<u>Reserves</u>				
1st Quarter Operating Capital	57,628	5,846	51,782	10.14%
Operating Loan Repayment	200,000	-	200,000	0.00%
Total Reserves	257,628	5,846	251,782	2.27%
TOTAL EXPENDITURES & RESERVES	1,111,369	764,901	346,468	68.83%
Excess (deficiency) of revenues Over (under) expenditures	-	360,269	360,269	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(294,340)		
FUND BALANCE, ENDING		\$ 65,929		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,590	\$ 8,590	0.00%
Special Assmnts- Tax Collector	595,400	615,242	19,842	103.33%
TOTAL REVENUES	595,400	623,832	28,432	104.78%
<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	-	16,246	16,246	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		551,044		
FUND BALANCE, ENDING		\$ 567,290		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,358	\$ 8,358	0.00%
Special Assmnts- Tax Collector	754,212	738,255	(15,957)	97.88%
TOTAL REVENUES	754,212	746,613	(7,599)	98.99%
<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	-	(11,600)	(11,600)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		686,811		
FUND BALANCE, ENDING		\$ 675,211		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,879	\$ 9,879	0.00%
Special Assmnts- Tax Collector	453,850	486,839	32,989	107.27%
TOTAL REVENUES	453,850	496,718	42,868	109.45%
<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	-	45,687	45,687	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	\$ -	\$ 45,686	\$ 45,686	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		530,617		
FUND BALANCE, ENDING		\$ 576,303		

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

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

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

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

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

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

SOUTH FORK III CDD

Bank Reconciliation

Bank Account No. 8694 TRUIST - GF Operating
 Statement No. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	135,720.45	Statement Balance	137,345.45
G/L Balance	135,720.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	137,345.45
Subtotal	135,720.45	Outstanding Checks	1,625.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	135,720.45	Ending Balance	135,720.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/13/2023	Payment	2670	ZEBRA CLEANING TEAM	1,625.00	1,625.00	0.00
7/21/2023	Payment	2672	SOUTH COUNTY LANDCARE	18,998.33	18,998.33	0.00
8/3/2023	Payment	2675	STRALEY ROBIN VERICKER	2,692.00	2,692.00	0.00
8/9/2023	Payment	DD122	Payment of Invoice 000774	500.02	500.02	0.00
8/9/2023	Payment	DD123	Payment of Invoice 000775	659.64	659.64	0.00
8/9/2023	Payment	DD124	Payment of Invoice 000776	587.23	587.23	0.00
8/9/2023	Payment	DD125	Payment of Invoice 000777	57.65	57.65	0.00
8/10/2023	Payment	DD126	Payment of Invoice 000769	227.97	227.97	0.00
8/11/2023	Payment	2677	INFRAMARK LLC	11,506.60	11,506.60	0.00
8/11/2023	Payment	2678	SCOTT D. CORDER	600.00	600.00	0.00
8/11/2023	Payment	2679	SUSAN PELTZ	600.00	600.00	0.00
8/15/2023	Payment	DD128	Payment of Invoice 000768	252.49	252.49	0.00
8/17/2023	Payment	2680	COMPLETE I.T.	412.50	412.50	0.00
8/17/2023	Payment	2681	FIRST CHOICE AQUATIC WEED MANAGEM	4,940.00	4,940.00	0.00
8/17/2023	Payment	2682	SECURITEAM INC.	612.50	612.50	0.00
8/24/2023	Payment	2685	TIMES PUBLISHING COM	2,859.68	2,859.68	0.00
8/29/2023	Payment	DD127	Payment of Invoice 000816	89.97	89.97	0.00
8/23/2023	Payment	DD136	Payment of Invoice 000894	23,259.08	23,259.08	0.00
Total Checks				70,480.66	70,480.66	0.00
Deposits						
8/4/2023		JE000398	CASH - Pool Key	G/L Ac 25.00	25.00	0.00
8/4/2023		JE000399	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
8/21/2023		JE000400	CK#127## - Key	G/L Ac 25.00	25.00	0.00
8/21/2023		JE000401	MO#96993546##### - Clubhouse	G/L Ac 150.00	150.00	0.00
8/31/2023		JE000435	Interest Revenue	G/L Ac 1.45	1.45	0.00
Total Deposits				251.45	251.45	0.00
Outstanding Checks						
8/11/2023	Payment	2676	DARRYL F. DEW	600.00	0.00	600.00
8/24/2023	Payment	2683	AFFORDABLE BACKFLOW	200.00	0.00	200.00

SOUTH FORK III CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
8/24/2023	Payment	2684	SOUTH COUNTY LANDCARE	700.00	0.00	700.00
8/24/2023	Payment	2686	ZEBRA CLEANING TEAM	125.00	0.00	125.00
Total Outstanding Checks.....				1,625.00		1,625.00

SOUTH FORK III

Community Development District

**Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2675	08/03/23	STRALEY ROBIN VERICKER	23415	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	District Counsel	531146-51401	\$2,692.00
001	2676	08/11/23	DARRYL F. DEW	DD 061323	SUPERVISOR FEE 06/13/23	Supervisor Fees	511100-51101	\$200.00
001	2676	08/11/23	DARRYL F. DEW	DD 071123	SUPERVISOR FEE 07/11/23	Supervisor Fees	511100-51101	\$200.00
001	2676	08/11/23	DARRYL F. DEW	DD 080823	SUPERVISOR FEE 08/08/23	Supervisor Fees	511100-51101	\$200.00
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	Postage, Phone, Faxes, Copies	541024-51301	\$10.37
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	District Manager	531150-51301	\$5,000.00
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	Onsite Staff	534215-53908	\$5,333.33
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	Disclosure Report	531142-51301	\$1,050.00
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	Postage, Phone, Faxes, Copies	541024-51301	\$0.30
001	2677	08/11/23	INFRAMARK LLC	94239	DISTRICT INVOICE APRIL 2023	Op Supplies - Clubhouse	552003-53908	\$112.60
001	2678	08/11/23	SCOTT D. CORDER	SC 080823	SUPERVISOR FEE 08/08/23	Supervisor Fees	511100-51301	\$200.00
001	2678	08/11/23	SCOTT D. CORDER	SC 061323	SUPERVISOR FEE 06/13/23	Supervisor Fees	511100-51301	\$200.00
001	2678	08/11/23	SCOTT D. CORDER	SC 071123	SUPERVISOR FEE 07/11/23	Supervisor Fees	511100-51301	\$200.00
001	2679	08/11/23	SUSAN PELTZ	SP 080823	SUPERVISOR FEE 08/08/23	Supervisor Fees	511100-51101	\$200.00
001	2679	08/11/23	SUSAN PELTZ	SP 061323	SUPERVISOR FEE 06/13/23	Supervisor Fees	511100-51101	\$200.00
001	2679	08/11/23	SUSAN PELTZ	SP 071123	SUPERVISOR FEE 07/11/23	Supervisor Fees	511100-51101	\$200.00
001	2680	08/17/23	COMPLETE I.T.	11465	CAMERAL AND GATE MAG REPAIRS	Clubhouse Security Systems	534174-53908	\$412.50
001	2681	08/17/23	FIRST CHOICE AQUATIC WEED MANAGEMENT LLC	86837 A	JULY MONTHLY WATERWAY SERVICE	Waterway Management	531085-53908	\$2,470.00
001	2681	08/17/23	FIRST CHOICE AQUATIC WEED MANAGEMENT LLC	85793 A	JUNE MONTHLY WATERWAY SERVICE	Waterway Management	531085-53908	\$2,470.00
001	2682	08/17/23	SECURITEAM INC.	13561062123	SERVICE AND LABOR CAMERAS	Clubhouse Security Systems	534174-53908	\$612.50
001	2683	08/24/23	AFFORDABLE BACKFLOW	20139	BACKFLOW TESTING	Irrigation Maintenance	546930-53908	\$200.00
001	2684	08/24/23	SOUTH COUNTY LANDCARE	3049	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$700.00
001	2685	08/24/23	TIMES PUBLISHING COM	84558 081323	O&M ASSESSMENTS	Legal Advertising	548002-51301	\$2,327.68
001	2685	08/24/23	TIMES PUBLISHING COM	84558 082023	BUDGET HEARING	Legal Advertising	548002-51301	\$532.00
001	2686	08/24/23	ZEBRA CLEANING TEAM	5314	POOL WATER VALVE	R&M-Pools	546074-53908	\$125.00
001	DD122	08/09/23	BOCC	35049-072723 ACH	SERVICE 06/26/23 - 07/26/23	Utility - Water	543018-53300	\$500.02
001	DD123	08/09/23	BOCC	68367-072723 ACH	SERVICE 06/26/23 - 07/26/23	Utility - Water	543018-53300	\$659.64
001	DD124	08/09/23	BOCC	42882-072723 ACH	SERVICE 06/26/23 - 07/26/23	Utility - Water	543018-53300	\$587.23
001	DD125	08/09/23	BOCC	83327-072723 ACH	SERVICE 06/26/23 - 07/26/23	Utility - Water	543018-53300	\$57.65
001	DD126	08/10/23	CHARTER COMMUNICATIONS	2123 072123 ACH	INTERNET SERVICE - 07/21/23-08/20/23	Clubhouse Security Systems	534174-53908	\$227.97
001	DD127	08/29/23	CHARTER COMMUNICATIONS	1023 081023 ACH	INTERNET SERVICES - 08/10/23-09/09/23	Clubhouse Security Systems	534174-53908	\$89.97
001	DD128	08/15/23	WASTE MANAGEMENT INC OF FLORIDA	2068 072523 ACH	DISPOSAL 4 DUMPSTER - 1X WEEK - AUGUST 2023	Garbage Collection	546913-53400	\$252.49
001	DD136	08/23/23	TAMPA ELECTRIC	25924 080423 ACH	ELECTRICITY SERVICE - BULK BILLING - AUGUST	Utility - Electric	543041-53100	\$23,259.08
Fund Total								\$51,482.33

Total Checks Paid	\$51,482.33
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