

South Fork III
Community Development District

February 15, 2024

Agenda Package



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

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

Workshop & Regular Meeting Agenda

Thursday, February 15, 2024, at 5:00 p.m.

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

Budget Workshop

Discussion of the Preliminary Fiscal Year 2025 Budget

Regular 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 Manager

11845, 11847, and 11851 Sunburst Marble Rd. Owner Encroachment on CDD Drainage Easement & CDD Owned Land

Status: This matter is underway via three simultaneous approaches.

1. The HOA is working towards enforcing their ARC rules via notices to the residents. The CDD has no involvement in this avenue.
2. SWFWMD has sent these residents a 2nd notice on 2/2/24 due to the residents non-compliance.
3. The CDD engaged District Counsel on 2/1/2024 once the CDD confirmed no change to the properties has occurred based on HOA and SWFWMD notices. District Counsel is notifying the residents that they are violating CDD drainage easements and if the sheds, fences, and all other remaining structures are not removed by April 10th the CDD Board will vote to forcibly remove all structures from the easement on the April 18th meeting. The cost of said removal will be placed on the residents individual tax bills for 2025.

Currently there is no further action on this item at this time until **Field Management is able to verify the status of said properties on April 11** so that the CDD Board can accurately vote on the April 18th meeting.

4. Approval of Consent Agenda

- A. December 21, 2023 Minutes and the January 18, 2024 Meeting Minutes
- B. Review of the Revised Financial Statements for December, 2023
- C. Review of Financial Statements for January, 2024

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 March 21, 2024, 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

www.southfork3cdd.org

BUDGET WORKSHOP

SOUTH FORK III
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



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South Fork III
Community Development District

Operating Budget
Fiscal Year 2025

SOUTH FORK III
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL BUDGET FY 2025
				THRU 1/31/24	JAN- 9/30/2024	PROJECTED FY 2024		
REVENUES								
Interest Earnings	38	\$ 56	\$ -	\$ 9,147	\$ -	\$ 9,147	0%	\$ -
Interest - Tax Collector			-	-	-	-	0%	-
Operations & Maintenance Assmts-Tax Roll	754,741	1,123,605	1,357,561	1,174,683	182,878	1,357,561	0%	1,357,964
Interest - Tax Collector			-	-	-	-	0%	-
Interest - Tax Collector			-	-	-	-	0%	-
Card Revenue	-	1,300	-	150	299	449	0%	-
Event Revenue	-	3,532	-	325	-	325	0%	-
TOTAL REVENUES	771,235	1,128,493	1,357,561	1,184,305	183,177	1,367,482		1,357,964
EXPENDITURES								
<i>Legislative</i>								
Supervisor Fees	16,050	7,600	12,000	2,400	4,780	7,180	-40%	12,000
Total Legislative	16,050	7,600	12,000	2,400	4,780	7,180		12,000
<i>Financial & Administrative</i>								
District Manager	61,500	60,000	60,000	20,000	40,000	60,000	0%	60,000
District Engineer	5,877	5,335	5,000	-	3,000	3,000	-40%	5,000
Disclosure Report	16,050	12,600	12,600	4,200	8,400	12,600	0%	12,600
ProfServ-Trustee Fees	15,354	14,672	13,000	-	14,672	14,672	13%	14,672
Auditing Services	7,687	7,200	7,300	-	7,300	7,300	0%	7,300
Mailed Notices - Postage	-	3,488	3,000	-	3,000	3,000	0%	3,000
Postage, Phone, Faxes, Copies	295	1,558	300	26	274	300	0%	300
Public Officials Insurance	2,489	2,786	3,203	2,884	-	2,884	-10%	3,203
Legal Advertising	4,993	6,212	3,100	-	3,100	3,100	0%	3,100
Misc-Taxes	-	714	714	-	714	714	0%	714
Bank Fees	35	36	100	-	100	100	0%	100
Dues, Licenses, & Fees	2,029	450	175	175	-	175	0%	175
Web Administration	1,500	625	-	-	-	-	0%	-
ADA Website Compliance	3,069	3,065	1,528	1,553	-	1,553	2%	1,528
Financial & Administrative	125,878	118,741	110,020	28,838	80,560	109,398		111,692
<i>Legal Counsel</i>								
District Counsel	21,447	16,927	12,000	1,266	4,734	6,000	-50%	12,000
Total Legal Counsel	21,447	16,927	12,000	1,266	4,734	6,000		12,000
<i>Electrical Utility Services</i>								
Electric Utility Services	275,244	266,645	275,000	76,875	198,125	275,000	0%	275,000
Total Electrical Utility Services	275,244	266,645	275,000	76,875	198,125	275,000		275,000
<i>Garbage Solid Waste Control Services</i>								
Garbage Collection	1,428	2,920	2,800	1,306	1,827	3,133	12%	3,133
Total Garbage Solid Waste Control Services	1,428	2,920	2,800	1,306	1,827	3,133		3,133
<i>Water-Sewer Combination Services</i>								
Water Utility Services	17,358	9,101	7,500	4,843	9,646	14,489	93%	14,489
Total Water-Sewer Combination Services	17,358	9,101	7,500	4,843	9,646	14,489		14,489
<i>Other Physical Environment</i>								
Onsite Staff	72,129	63,975	65,920	21,333	42,491	63,824	-3%	65,739
Insurance -Property & Casualty	20,237	28,022	29,879	38,246	-	38,246	28%	42,071
Insurance Deductible	-	-	-	-	-	-	0%	-
Waterway Management	53,833	42,043	29,640	9,880	19,679	29,559	0%	29,640
Landscape Maintenance	193,309	197,213	227,980	75,993	151,363	227,356	0%	227,980
Landscape - Other	29,353	-	-	-	-	-		-
Landscape Maint. - Seasonal Color Program	-	12,625	-	-	-	-	0%	-

SOUTH FORK III
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 1/31/24	JAN- 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
Plant Replacement Program	9,083	5,775	35,000	-	35,000	35,000	0%	35,000
Landscape- Storm Clean Up & Tree Removal	-	20,657	-	-	-	-	0%	-
Irrigation Maintenance	26,525	23,585	9,000	-	9,000	9,000	0%	9,000
Contracts-Pools	29,030	24,835	19,500	8,000	15,934	23,934	23%	24,000
Internet Service	-	6,477	4,500	1,498	2,984	4,482	0%	4,500
Club Facility Maintenance	52,518	-	-	-	4,165	4,165	0%	7,140
Landscape - Mulch	-	-	18,300	7,040	11,260	18,300	0%	18,300
Security System Monitoring	-	-	11,772	1,823	3,631	5,454	-54%	12,831
Holiday Lighting	-	-	5,000	3,825	-	3,825	-24%	-
Mitigation Area Monitoring & Maintenance	-	-	6,600	-	6,600	6,600	0%	6,600
Contracts-Envirom'l Monitoring	-	-	11,550	-	11,550	11,550	0%	11,550
Misc-Contingency	-	-	93,400	592	77,514	78,106	-16%	284,099
Contracts-Termite Inspection	-	-	200	-	-	-	-100%	200
Total Other Physical Environment	526,830	433,171	569,241	168,368	391,446	559,814		779,650
Capital Reserves								
1st Quarter Operating Capital	-	5,846	185,000	-	-	-	-100%	-
Contractual Services	-	-	25,000	-	25,000	25,000	0%	-
Capital Improvements	-	274	-	-	-	-	0%	-
Reserve Study	-	-	9,000	-	9,000	9,000	0%	-
Reserve	-	-	150,000	-	-	-	-100%	150,000
Total Capital Reserves	-	6,120	369,000	-	34,000	34,000		150,000
TOTAL EXPENDITURES	984,235	861,225	1,357,561	283,896	725,119	1,009,015		1,357,964
Excess (deficiency) of revenues								
Over (under) expenditures		267,268	-	900,409	(541,942)	358,467		0
Net change in fund balance		267,268	-	900,409	(541,942)	358,467		-
FUND BALANCE, BEGINNING		(290,735)	(23,467)	(23,467)	-	(23,467)		335,000
FUND BALANCE, ENDING		\$ (23,467)	\$ (23,467)	\$ 876,942	\$ (541,942)	\$ 335,000		\$ 335,000

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

LEGAL COUNSEL

District Counsel

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

ELECTRIC UTILITY SERVICES

Electric Utility Services

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

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

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

WATER-SEWER COMBINATION SERVICES

Water Utility Services

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

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

SOUTH FORK III

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

South Fork III
Community Development District

Debt Service Budgets
Fiscal Year 2025

SOUTH FORK III
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	JAN-	PROJECTED	BUDGET
			FY 2024	Jan-24	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	\$ 41	\$ 937	\$ -	\$ 4,825	\$ -	\$ 4,825	\$ -
Interest - Tax Collector	-	-	150	-	-	-	-
Special Assmnts- Tax Collector	187,813	187,813	187,813	187,813	-	187,813	608,674
TOTAL REVENUES	187,854	188,750	187,963	192,638	-	192,638	608,674
EXPENDITURES							
<i>Debt Service</i>							
Principal Debt Retirement	40,000	40,000	40,000	-	-	-	175,000
Principal Prepayments	15,000	20,000	-	25,000	-	25,000	-
Interest Expense	121,356	118,191	115,181	114,802	-	114,802	421,544
Total Debt Service	176,356	178,191	155,181	139,802	-	139,802	596,544
TOTAL EXPENDITURES	176,356	178,191	155,181	139,802	-	139,802	596,544
Excess (deficiency) of revenues Over (under) expenditures	11,498	10,559	32,782	52,836	-	52,836	12,130
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	32,782	-	-	-	12,130
TOTAL OTHER SOURCES (USES)	-	-	32,782	-	-	-	12,130
Net change in fund balance	11,498	10,559	32,782	52,836	-	52,836	12,130
FUND BALANCE, BEGINNING	185,465	196,963	207,522	207,522	-	207,522	260,358
FUND BALANCE, ENDING	\$ 196,963	\$ 207,522	\$ 240,304	\$ 260,358	\$ -	\$ 260,358	\$ 272,488
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT							
		11/1/2022	11/1/2023	11/1/2024			11/1/2025
Series 2014 Bonds:		\$ 8,025,000	\$ 7,855,000	\$ 7,690,000			\$ 7,515,000

SOUTH FORK III
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU #REF!	PROJECTED JAN- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 39	\$ 39	\$ -	\$ 6,940	\$ -	\$ 6,940	\$ 39
Interest - Tax Collector	-	-	150	-	-	-	-
Special Assmnts- Tax Collector	772,344	772,334	772,344	772,344	-	772,344	755,916
TOTAL REVENUES	772,383	772,373	772,494	779,284	-	779,284	755,955
EXPENDITURES							
<i>Administrative</i>							
<i>Debt Service</i>							
Principal Debt Retirement	395,000	405,000	420,000	420,000	-	420,000	215,000
Principal Prepayments	10,000	10,000	-	5,000	-	5,000	-
Interest Expense	317,256	306,474	294,521	294,421	-	294,421	542,013
Total Debt Service	722,256	721,474	714,521	719,421	-	719,421	757,013
TOTAL EXPENDITURES	722,256	721,474	714,521	719,421	-	719,421	757,013
Excess (deficiency) of revenues Over (under) expenditures	50,127	6,684	57,973	59,863	-	59,863	(1,057)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	57,973	-	-	-	(1,057)
TOTAL OTHER SOURCES (USES)	-	-	57,973	-	-	-	(1,057)
Net change in fund balance	50,127	6,684	57,973	59,863	-	59,863	(1,057)
FUND BALANCE, BEGINNING	634,556	684,683	691,367	697,023	-	697,023	756,886
FUND BALANCE, ENDING	\$ 684,683	\$ 691,367	\$ 749,340	\$ 756,886	\$ -	\$ 756,886	\$ 755,829
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT							
		11/1/2022	11/1/2023	11/1/2024			11/1/2025
Series 2014 Bonds:		\$ 10,865,000	\$ 10,665,000	\$ 10,460,000			\$ 10,245,000

SOUTH FORK III

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	BUDGET FY 2024	THRU #REF!	JAN- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES						
Interest - Investments	\$ 5	\$ -	\$ 178	\$ -	\$ 178	\$ 178
Interest - Tax Collector	-	150	-	-	-	-
Special Assmnts- Tax Collector	253,085	253,085	252,097	988	253,085	457,094
Special Assmnts-Prepayment	11,617	-	10,997	-	-	-
TOTAL REVENUES	264,707	253,235	263,272	988	253,263	457,272
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	145,000	147,000	147,000	-	147,000	125,000
Principal Prepayments			23,000	-	-	
Interest Expense	87,128	89,280	89,100	-	89,100	326,094
Total Debt Service	232,128	236,280	259,100	-	236,100	451,094
TOTAL EXPENDITURES	232,128	236,280	259,100	-	236,100	451,094
Excess (deficiency) of revenues						
Over (under) expenditures	32,579	16,955	4,172	988	17,163	6,179
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	-	-	-
Debt Proceeds	-					
Pymt Escrow Acct-Refunding	-					
Contribution to (Use of) Fund Balance	-	1,770	-	-	-	6,179
TOTAL OTHER SOURCES (USES)	-	1,770	-	-	-	6,179
Net change in fund balance	32,579	1,770	4,172	988	17,163	6,179
FUND BALANCE, BEGINNING	-	85,126	98,572	-	98,572	115,735
FUND BALANCE, ENDING	\$ 78,574	\$ 86,896	\$ 102,744	\$ 988	\$ 115,735	\$ 121,914
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	5/1/2022	5/1/2023	5/1/2024			5/1/2025
Series 2014 Bonds:	\$ 6,675,000	\$ 6,560,000	\$ 6,440,000			\$ 6,315,000

South Fork III
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

SOUTH FORK III

Community Development District

**Debt Amortization Schedule
Series 2016 Special Assessment Bonds**

Date	Par Outstanding	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2022	\$ 8,025,000	10,000		218,896.88	218,896.88	218,896.88
5/1/2023	8,015,000	160,000	5.000%	218,896.88	378,896.88	
11/1/2023	7,855,000			214,896.88	214,896.88	593,793.75
5/1/2024	7,855,000	165,000	5.000%	214,896.88	379,896.88	
11/1/2024	7,690,000			210,771.88	210,771.88	590,668.75
5/1/2025	7,690,000	175,000	5.000%	210,771.88	385,771.88	
11/1/2025	7,515,000			206,396.88	206,396.88	592,168.75
5/1/2026	7,515,000	185,000	5.000%	206,396.88	391,396.88	
11/1/2026	7,330,000			201,771.88	201,771.88	593,168.75
5/1/2027	7,330,000	195,000	5.000%	201,771.88	396,771.88	
11/1/2027	7,135,000			196,896.88	196,896.88	593,668.75
5/1/2028	7,135,000	205,000	5.000%	196,896.88	401,896.88	
11/1/2028	6,930,000			191,771.88	191,771.88	593,668.75
5/1/2029	6,930,000	215,000	5.000%	191,771.88	406,771.88	
11/1/2029	6,715,000			186,396.88	186,396.88	593,168.75
5/1/2030	6,715,000	225,000	5.375%	186,396.88	411,396.88	
11/1/2030	6,490,000			180,350.00	180,350.00	591,746.88
5/1/2031	6,490,000	240,000	5.375%	180,350.00	420,350.00	
11/1/2031	6,250,000			173,900.00	173,900.00	594,250.00
5/1/2032	6,250,000	250,000	5.375%	173,900.00	423,900.00	
11/1/2032	6,000,000			167,181.25	167,181.25	591,081.25
5/1/2033	6,000,000	265,000	5.375%	167,181.25	432,181.25	
11/1/2033	5,735,000			160,059.38	160,059.38	592,240.63
5/1/2034	5,735,000	280,000	5.375%	160,059.38	440,059.38	
11/1/2034	5,455,000			152,534.38	152,534.38	592,593.75
5/1/2035	5,455,000	295,000	5.375%	152,534.38	447,534.38	
11/1/2035	5,160,000			144,606.25	144,606.25	592,140.63
5/1/2036	5,160,000	310,000	5.375%	144,606.25	454,606.25	
11/1/2036	4,850,000			136,275.00	136,275.00	590,881.25
5/1/2037	4,850,000	330,000	5.375%	136,275.00	466,275.00	
11/1/2037	4,520,000			127,406.25	127,406.25	593,681.25
5/1/2038	4,520,000	345,000	5.625%	127,406.25	472,406.25	
11/1/2038	4,175,000			117,703.13	117,703.13	590,109.38
5/1/2039	4,175,000	370,000	5.625%	117,703.13	487,703.13	
11/1/2039	3,805,000			107,296.88	107,296.88	595,000.00
5/1/2040	3,805,000	390,000	5.625%	107,296.88	497,296.88	
11/1/2040	3,415,000			96,328.13	96,328.13	593,625.00
5/1/2041	3,415,000	410,000	5.625%	96,328.13	506,328.13	
11/1/2041	3,005,000			84,796.88	84,796.88	591,125.00
5/1/2042	3,005,000	435,000	5.625%	84,796.88	519,796.88	
11/1/2042	2,570,000			72,562.50	72,562.50	592,359.38
5/1/2043	2,570,000	460,000	5.625%	72,562.50	532,562.50	
11/1/2043	2,110,000			59,625.00	59,625.00	592,187.50
5/1/2044	2,110,000	485,000	5.625%	59,625.00	544,625.00	
11/1/2044	1,625,000			45,984.38	45,984.38	590,609.38
5/1/2045	1,625,000	515,000	5.625%	45,984.38	560,984.38	
11/1/2045	1,110,000			31,500.00	31,500.00	592,484.38
5/1/2046	1,110,000	545,000	5.625%	31,500.00	576,500.00	

SOUTH FORK III

Community Development District

**Debt Amortization Schedule
Series 2018 Special Assessment Refunding Bonds**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	10,460,000			271,006.25	271,006.25	751,112.50
5/1/2025	10,460,000	215,000	4.625%	271,006.25	486,006.25	
11/1/2025	10,245,000			266,034.38	266,034.38	752,040.63
5/1/2026	10,245,000	225,000	4.625%	266,034.38	491,034.38	
11/1/2026	10,020,000			260,831.25	260,831.25	751,865.63
5/1/2027	10,020,000	235,000	4.625%	260,831.25	495,831.25	
11/1/2027	9,785,000			255,396.88	255,396.88	751,228.13
5/1/2028	9,785,000	250,000	4.625%	255,396.88	505,396.88	
11/1/2028	9,535,000			249,615.63	249,615.63	755,012.51
5/1/2029	9,535,000	260,000	4.625%	249,615.63	509,615.63	
11/1/2029	9,275,000			243,603.13	243,603.13	753,218.76
5/1/2030	9,275,000	275,000	5.000%	243,603.13	518,603.13	
11/1/2030	9,000,000			236,728.13	236,728.13	755,331.26
5/1/2031	9,000,000	285,000	5.000%	236,728.13	521,728.13	
11/1/2031	8,715,000			229,603.13	229,603.13	751,331.26
5/1/2032	8,715,000	300,000	5.000%	229,603.13	529,603.13	
11/1/2032	8,415,000			222,103.13	222,103.13	751,706.26
5/1/2033	8,415,000	315,000	5.000%	222,103.13	537,103.13	
11/1/2033	8,100,000			214,228.13	214,228.13	751,331.26
5/1/2034	8,100,000	335,000	5.000%	214,228.13	549,228.13	
11/1/2034	7,765,000			205,853.13	205,853.13	755,081.26
5/1/2035	7,765,000	350,000	5.000%	205,853.13	555,853.13	
11/1/2035	7,415,000			197,103.13	197,103.13	752,956.26
5/1/2036	7,415,000	370,000	5.000%	197,103.13	567,103.13	
11/1/2036	7,045,000			187,853.13	187,853.13	754,956.26
5/1/2037	7,045,000	385,000	5.000%	187,853.13	572,853.13	
11/1/2037	6,660,000			178,228.13	178,228.13	751,081.26
5/1/2038	6,660,000	405,000	5.000%	178,228.13	583,228.13	
11/1/2038	6,255,000			168,103.13	168,103.13	751,331.26
5/1/2039	6,255,000	430,000	5.375%	168,103.13	598,103.13	
11/1/2039	5,825,000			156,546.88	156,546.88	754,650.01
5/1/2040	5,825,000	450,000	5.375%	156,546.88	606,546.88	
11/1/2040	5,375,000			144,453.13	144,453.13	751,000.01
5/1/2041	5,375,000	475,000	5.375%	144,453.13	619,453.13	
11/1/2041	4,900,000			131,687.50	131,687.50	751,140.63
5/1/2042	4,900,000	505,000	5.375%	131,687.50	636,687.50	
11/1/2042	4,395,000			118,115.63	118,115.63	754,803.13
5/1/2043	4,395,000	530,000	5.375%	118,115.63	648,115.63	
11/1/2043	3,865,000			103,871.88	103,871.88	751,987.51
5/1/2044	3,865,000	560,000	5.375%	103,871.88	663,871.88	
11/1/2044	3,305,000			88,821.88	88,821.88	752,693.76
5/1/2045	3,305,000	590,000	5.375%	88,821.88	678,821.88	
11/1/2045	2,715,000			72,965.63	72,965.63	751,787.51
5/1/2046	2,715,000	625,000	5.375%	72,965.63	697,965.63	
11/1/2046	2,090,000			56,168.75	56,168.75	754,134.38
5/1/2047	2,090,000	660,000	5.375%	56,168.75	716,168.75	
11/1/2047	1,430,000			38,431.25	38,431.25	754,600.00
5/1/2048	1,430,000	695,000	5.375%	38,431.25	733,431.25	
11/1/2048	735,000			19,753.13	19,753.13	753,184.38

SOUTH FORK III

Community Development District

**Debt Amortization Schedule
Series 2019 Special Assessment Refunding Bonds**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	6,440,000	125,000	4.250%	164,375.00	289,375.00	453,750.00
5/1/2025	6,315,000			161,718.75	161,718.75	
11/1/2025	6,315,000	135,000	4.500%	161,718.75	296,718.75	458,437.50
5/1/2026	6,180,000			158,681.25	158,681.25	
11/1/2026	6,180,000	140,000	4.500%	158,681.25	298,681.25	457,362.50
5/1/2027	6,040,000			155,531.25	155,531.25	
11/1/2027	6,040,000	145,000	4.500%	155,531.25	300,531.25	456,062.50
5/1/2028	5,895,000			152,268.75	152,268.75	
11/1/2028	5,895,000	150,000	4.500%	152,268.75	302,268.75	454,537.50
5/1/2029	5,745,000			148,893.75	148,893.75	
11/1/2029	5,745,000	160,000	4.500%	148,893.75	308,893.75	457,787.50
5/1/2030	5,585,000			145,293.75	145,293.75	
11/1/2030	5,585,000	165,000	5.125%	145,293.75	310,293.75	455,587.50
5/1/2031	5,420,000			141,065.63	141,065.63	
11/1/2031	5,420,000	175,000	5.125%	141,065.63	316,065.63	457,131.26
5/1/2032	5,245,000			136,581.25	136,581.25	
11/1/2032	5,245,000	185,000	5.125%	136,581.25	321,581.25	458,162.50
5/1/2033	5,060,000			131,840.63	131,840.63	
11/1/2033	5,060,000	195,000	5.125%	131,840.63	326,840.63	458,681.26
5/1/2034	4,865,000			126,843.75	126,843.75	
11/1/2034	4,865,000	200,000	5.125%	126,843.75	326,843.75	453,687.50
5/1/2035	4,665,000			121,718.75	121,718.75	
11/1/2035	4,665,000	215,000	5.125%	121,718.75	336,718.75	458,437.50
5/1/2036	4,450,000			116,209.38	116,209.38	
11/1/2036	4,450,000	225,000	5.125%	116,209.38	341,209.38	457,418.76
5/1/2037	4,225,000			110,443.75	110,443.75	
11/1/2037	4,225,000	235,000	5.125%	110,443.75	345,443.75	455,887.50
5/1/2038	3,990,000			104,421.88	104,421.88	
11/1/2038	3,990,000	245,000	5.125%	104,421.88	349,421.88	453,843.76
5/1/2039	3,745,000			98,143.75	98,143.75	
11/1/2039	3,745,000	260,000	5.125%	98,143.75	358,143.75	456,287.50

SOUTH FORK III

Community Development District

**Debt Amortization Schedule
Series 2016 Special Assessment Bonds**

Date	Par Outstanding	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2022	\$ 8,025,000	10,000		218,896.88	218,896.88	218,896.88
11/1/2046	565,000			16,171.88	16,171.88	592,671.88
5/1/2047	565,000	575,000	5.625%	16,171.88	591,171.88	
Total		7,700,000		6,136,575	13,836,575	

SOUTH FORK III

Community Development District

**Debt Amortization Schedule
Series 2019 Special Assessment Refunding Bonds**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2040	3,485,000			91,481.25	91,481.25	
11/1/2040	3,485,000	275,000	5.250%	91,481.25	366,481.25	457,962.50
5/1/2041	3,210,000			84,262.50	84,262.50	
11/1/2041	3,210,000	290,000	5.250%	84,262.50	374,262.50	458,525.00
5/1/2042	2,920,000			76,650.00	76,650.00	
11/1/2042	2,920,000	305,000	5.250%	76,650.00	381,650.00	458,300.00
5/1/2043	2,615,000			68,643.75	68,643.75	
11/1/2043	2,615,000	320,000	5.250%	68,643.75	388,643.75	457,287.50
5/1/2044	2,295,000			60,243.75	60,243.75	
11/1/2044	2,295,000	335,000	5.250%	60,243.75	395,243.75	455,487.50
5/1/2045	1,960,000			51,450.00	51,450.00	
11/1/2045	1,960,000	355,000	5.250%	51,450.00	406,450.00	457,900.00
5/1/2046	1,605,000			42,131.25	42,131.25	
11/1/2046	1,605,000	370,000	5.250%	42,131.25	412,131.25	454,262.50
5/1/2047	1,235,000			32,418.75	32,418.75	
11/1/2047	1,235,000	390,000	5.250%	32,418.75	422,418.75	454,837.50
5/1/2048	845,000			22,181.25	22,181.25	
11/1/2048	845,000	410,000	5.250%	22,181.25	432,181.25	454,362.50
5/1/2049	435,000			11,418.75	11,418.75	
11/1/2049	435,000	435,000	5.250%	11,418.75	446,418.75	457,837.50
Total		6,005,000		5,254,031	11,259,031	11,411,988

SOUTH FORK III

Community Development District

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

Lot Size	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2025 Total Assessment	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
SERIES 2016							
PARCEL O							
Single Family 50'	61	\$1,302.08	\$1,082.92	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 60'	47	\$1,562.50	\$1,299.50	\$2,862.00	\$2,862.00	\$0.00	0.00%
Single Family 70'	11	\$1,822.92	\$1,516.09	\$3,339.01	\$3,339.01	\$0.00	0.00%
PARCEL P							
Single Family 50'	47	\$1,302.08	\$1,082.92	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 60'	175	\$1,562.50	\$1,299.50	\$2,862.00	\$2,862.00	\$0.00	0.00%
PARCEL Q							
Single Family 50'	3	\$1,302.08	\$1,082.92	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 65'	83	\$1,692.70	\$1,407.79	\$3,100.49	\$3,100.50	-\$0.01	0.00%
SERIES 2018							
PARCEL P							
Single Family 60'	12	\$1,875.00	\$1,299.50	\$3,174.50	\$3,174.50	\$0.00	0.00%
PARCEL Q							
Single Family 50'	71	\$1,562.50	\$1,082.92	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL R							
R1 Single Family 50'	74	\$1,302.08	\$1,082.92	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 50'	31	\$1,562.50	\$1,082.92	\$2,645.42	\$2,645.42	\$0.00	0.00%
Single Family 60'	55	\$1,875.00	\$1,299.50	\$3,174.50	\$3,174.50	\$0.00	0.00%
PARCEL S							
Single Family 40'	92	\$1,250.00	\$866.34	\$2,116.34	\$2,116.34	\$0.00	0.00%
Single Family 50'	20	\$1,562.50	\$1,082.92	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL T							
Single Family 50'	58	\$1,562.50	\$1,082.92	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL U							
Single Family 50'	119	\$1,562.50	\$1,082.92	\$2,645.42	\$2,645.42	\$0.00	0.00%
SERIES 2019 - PARCELS V & W							
PARCEL V							
Single Family 40'	53	\$1,272.96	\$866.34	\$2,139.30	\$2,139.30	\$0.00	0.00%
Single Family 50'	53	\$1,591.20	\$1,082.92	\$2,674.12	\$2,674.12	\$0.00	0.00%
Single Family 60'	81	\$1,909.44	\$1,299.50	\$3,208.94	\$3,208.94	\$0.00	0.00%
PARCEL W							
Single Family 50'	53	\$1,591.20	\$1,082.92	\$2,674.12	\$2,674.12	\$0.00	0.00%
Single Family 60'	50	\$1,909.44	\$1,299.50	\$3,208.94	\$3,208.94	\$0.00	0.00%
COMMERCIAL							
Commercial	4.84	\$0.00	\$162.44	\$162.44	\$162.44	\$0.00	0.00%
TOTAL COUNT	1,250						

Notations:

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

REGULAR MEETING

**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 Thursday, December 21, 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 **Audience Comments**

Comments were received.

THIRD ORDER OF BUSINESS **Staff Reports**

Get pricing to move playground by clubhouse.
ADA mulch.
Education email for HOA to be sent to Craig.

A. District Manager

i. Proposals – Fence Quote

Talk to APEX about events, bus slab, signs to 5 minute mail parking.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Review of Financial Statements Months Ending October & November of 2023

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

FIFTH ORDER OF BUSINESS **Supervisors’ Requests**

Mr. Corder requested what are we going to do with the grills.

Mr. Dew requested pressure washing in the spring.

UNAPPROVED

DECEMBER 21, 2023

46 Ms. Peltz to look at pond aeration.

47

48 **SIXTH ORDER OF BUSINESS**

Adjournment

49 There being no further business,

50

51 On MOTION by Ms. Peltz seconded by Mr. Dew with all in favor the
52 meeting was adjourned.

53

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57 _____
58 Mark Vega
59 Assistant Secretary

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**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 Thursday, January 18, 2024, 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 **Audience Comments**

Discussion ensued with Paul Urbanek owner of South County Landcare on completion ETA on completion of Mulch install and discussion of sod and plant replacement ensued.

The Board and residents went outside to review proposed amenity center projects.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Manager

On MOTION by Mr. Corder seconded by Ms. Peltz with all in favor rescinding the motion for Jan-king was approved. 3-0

On MOTION by Mr. Corder seconded by Mr. Dew with all in favor the Jani-Pro contract to start as soon as possible was approved. 3-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. December 21, 2023 Meeting Minutes

B. Review of Financial Statements Months Ending December of 2023

UNAPPROVED

JANUARY 18, 2024

SOUTH FORK III CDD

45 A consensus of the Board was to table this item due to not receiving the minutes and Egis
46 question on the insurance.

47 **FIFTH ORDER OF BUSINESS** **Supervisors' Requests**

48 Mr. Corder requested updated amenity center fence proposals for the next meeting.

49 Ms. Peltz requested status of the audit and Mr. Vega stated we should have an answer shortly
50 as the accounting department is working with the auditor.

51

52 **SIXTH ORDER OF BUSINESS** **Adjournment**

53 There being no further business,

54

55 On MOTION by Mr. Corder seconded by Mr. Dew with all in favor
56 the meeting was adjourned.

57

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59

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61 _____
62 Mark Vega
63 Assistant Secretary

64

South Fork III Community Development District (Revised)

Financial Statements
(Unaudited)

Period Ending
December 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 December 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	
ASSETS									
Cash - Operating Account	\$ 989,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989,076
Cash in Transit	-	623,675	92,614	1,124,369	-	-	-	-	1,840,658
Accounts Receivable - Other	12,848	-	-	-	-	-	-	-	12,848
Due From Other Funds	-	8,628	5,267	11,681	-	26	-	-	25,602
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	109,243	35,802	153,272	-	-	-	-	298,317
Prepaid Items	261	-	-	-	-	-	-	-	261
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	\$ 1,002,185	\$ 1,038,531	\$ 511,349	\$ 1,518,561	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,686,647
LIABILITIES									
Accounts Payable	\$ 29,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,460
Accounts Payable - Other	16,670	-	-	-	-	-	-	-	16,670
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	25,602	-	-	-	-	-	-	-	25,602
TOTAL LIABILITIES	71,732	-	-	-	-	-	-	25,565,000	25,636,732

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
FUND BALANCES									
Nonspendable:									
Prepaid Items	261	-	-	-	-	-	-	-	261
Restricted for:									
Debt Service	-	1,038,531	511,349	1,518,561	-	-	-	-	3,068,441
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	930,192	-	-	-	-	-	24,050,988	-	24,981,180
TOTAL FUND BALANCES	930,453	1,038,531	511,349	1,518,561	7	26	24,050,988	-	28,049,915
TOTAL LIABILITIES & FUND BALANCES	\$ 1,002,185	\$ 1,038,531	\$ 511,349	\$ 1,518,561	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,686,647

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>				
Special Events	\$ -	\$ 325	\$ 325	0.00%
Special Assmnts- Tax Collector	1,357,561	1,174,683	(182,878)	86.53%
Access Cards	-	100	100	0.00%
TOTAL REVENUES	1,357,561	1,175,108	(182,453)	86.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Trustee Fees	13,000	-	13,000	0.00%
Disclosure Report	12,600	3,150	9,450	25.00%
District Counsel	12,000	1,266	10,734	10.55%
District Engineer	5,000	-	5,000	0.00%
District Manager	60,000	15,000	45,000	25.00%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,528	1,553	(25)	101.64%
Mailed Notices - Postage	3,000	-	3,000	0.00%
Postage, Phone, Faxes, Copies	300	13	287	4.33%
Public Officials Insurance	3,203	2,884	319	90.04%
Legal Advertising	3,100	-	3,100	0.00%
Misc-Taxes	714	-	714	0.00%
Bank Fees	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	134,020	25,841	108,179	19.28%
<u>Electric Utility Services</u>				
Utility - Electric	275,000	53,702	221,298	19.53%
Total Electric Utility Services	275,000	53,702	221,298	19.53%
<u>Water Utility Services</u>				
Utility - Water	7,500	3,535	3,965	47.13%
Total Water Utility Services	7,500	3,535	3,965	47.13%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,800	784	2,016	28.00%
Total Garbage/Solid Waste Services	2,800	784	2,016	28.00%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	7,410	22,230	25.00%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	19,500	6,000	13,500	30.77%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	65,920	16,000	49,920	24.27%
Insurance -Property & Casualty	29,879	37,386	(7,507)	125.12%
Landscape - Mulch	18,300	7,040	11,260	38.47%
Landscape Maintenance	227,980	56,995	170,985	25.00%
Plant Replacement Program	35,000	-	35,000	0.00%
Security System Monitoring	11,772	1,238	10,534	10.52%
Irrigation Maintenance	9,000	-	9,000	0.00%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,500	1,140	3,360	25.33%
Misc-Contingency	93,400	155	93,245	0.17%
Holiday Lighting & Decorations	5,000	3,825	1,175	76.50%
Op Supplies - Clubhouse	1,000	138	862	13.80%
Total Other Physical Environment	569,241	137,327	431,914	24.12%
<u>Reserves</u>				
ProfServ-Reserve Study	9,000	-	9,000	0.00%
Contractual Services	25,000	-	25,000	0.00%
1st Quarter Operating Capital	185,000	-	185,000	0.00%
Reserve	150,000	-	150,000	0.00%
Total Reserves	369,000	-	369,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,561	221,189	1,136,372	16.29%
Excess (deficiency) of revenues Over (under) expenditures	-	953,919	953,919	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(23,466)		
FUND BALANCE, ENDING		\$ 930,453		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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	\$ -	\$ 6,571	\$ 6,571	0.00%
Special Assmnts- Tax Collector	590,119	646,352	56,233	109.53%
Special Assmnts- CDD Collected	-	25,416	25,416	0.00%
TOTAL REVENUES	590,119	678,339	88,220	114.95%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	425,119	214,622	210,497	50.49%
Total Debt Service	590,119	214,622	375,497	36.37%
TOTAL EXPENDITURES	590,119	214,622	375,497	36.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	463,717	463,717	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		574,814		
FUND BALANCE, ENDING		\$ 1,038,531		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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	\$ -	\$ 7,728	\$ 7,728	0.00%
Special Assmnts- Tax Collector	755,213	95,982	(659,231)	12.71%
Special Assmnts- CDD Collected	-	3,774	3,774	0.00%
TOTAL REVENUES	755,213	107,484	(647,729)	14.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	550,213	275,106	275,107	50.00%
Total Debt Service	755,213	275,106	480,107	36.43%
TOTAL EXPENDITURES	755,213	275,106	480,107	36.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(167,622)	(167,622)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		678,971		
FUND BALANCE, ENDING		\$ 511,349		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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	\$ -	\$ 6,404	\$ 6,404	0.00%
Special Assmnts- Tax Collector	451,038	1,165,251	714,213	258.35%
Special Assmnts- CDD Collected	-	45,820	45,820	0.00%
TOTAL REVENUES	451,038	1,217,475	766,437	269.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	120,000	120,000	-	100.00%
Interest Expense	331,038	166,794	164,244	50.39%
Total Debt Service	451,038	286,794	164,244	63.59%
TOTAL EXPENDITURES	451,038	286,794	164,244	63.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	930,681	930,681	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		587,880		
FUND BALANCE, ENDING		\$ 1,518,561		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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, 2023)		7		
FUND BALANCE, ENDING		<u>\$ 7</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26		
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 December 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, 2023)		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. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	989,076.35	Statement Balance	2,761,199.40
G/L Balance	989,076.35	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	2,761,199.40
Subtotal	989,076.35	Outstanding Checks	1,772,123.05
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	989,076.35	Ending Balance	989,076.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/29/2023	Payment	2704	SOUTH COUNTY LANDCARE INC	18,998.33	18,998.33	0.00
11/29/2023	Payment	2705	SOUTH FORK III CDD	75,009.59	75,009.59	0.00
12/6/2023	Payment	2721	EGIS INSURANCE	40,270.00	40,270.00	0.00
12/6/2023	Payment	2722	FIRST CHOICE AQUATIC WEED MANAGEM	4,940.00	4,940.00	0.00
12/6/2023	Payment	2723	FLORIDA PATIO FURNITURE INC.	2,332.50	2,332.50	0.00
12/6/2023	Payment	2724	GRAU AND ASSOCIATES	700.00	700.00	0.00
12/6/2023	Payment	2725	INNERSYNC STUDIO, Ltd	1,552.50	1,552.50	0.00
12/6/2023	Payment	2726	SECURITEAM INC.	1,238.21	1,238.21	0.00
12/6/2023	Payment	2727	SIGNS NOW	352.80	352.80	0.00
12/6/2023	Payment	2728	SOUTH COUNTY LANDCARE INC	37,996.66	37,996.66	0.00
12/6/2023	Payment	2729	STANTEC CONSULTING	373.50	373.50	0.00
12/6/2023	Payment	2730	STRALEY ROBIN VERICKER	1,156.50	1,156.50	0.00
12/6/2023	Payment	2731	SUSAN PELTZ	200.00	200.00	0.00
12/6/2023	Payment	2732	THE NATIVES, INC.	5,775.00	5,775.00	0.00
12/6/2023	Payment	2733	TRIANGLE POOL SERVICES	5,082.47	5,082.47	0.00
12/13/2023	Payment	2734	FIRST CHOICE AQUATIC WEED MANAGEM	2,470.00	2,470.00	0.00
12/13/2023	Payment	2735	INFRAMARK LLC	6,056.30	6,056.30	0.00
12/13/2023	Payment	2736	SOUTH COUNTY LANDCARE INC	26,038.33	26,038.33	0.00
12/13/2023	Payment	2737	SOUTH FORK III CDD	66,927.00	66,927.00	0.00
12/13/2023	Payment	2738	TAMPA ELECTRIC	16,083.45	16,083.45	0.00
12/18/2023	Payment	2739	ILLUMINATIONS HOLIDAY LIGHTING	3,825.00	3,825.00	0.00
12/21/2023	Payment	2740	FLORIDA PATIO FURNITURE INC.	274.00	274.00	0.00
12/21/2023	Payment	2743	TRIANGLE POOL SERVICES	2,155.00	2,155.00	0.00
12/11/2023	Payment	DD154	Payment of Invoice 000979	59.15	59.15	0.00
12/11/2023	Payment	DD155	Payment of Invoice 000980	406.19	406.19	0.00
12/11/2023	Payment	DD156	Payment of Invoice 000981	187.73	187.73	0.00
12/11/2023	Payment	DD157	Payment of Invoice 000982	678.15	678.15	0.00
12/11/2023	Payment	DD158	Payment of Invoice 000983	388.15	388.15	0.00
12/19/2023	Payment	DD159	Payment of Invoice 000971	261.21	261.21	0.00
12/27/2023	Payment	DD161	Payment of Invoice 001018	7,357.31	7,357.31	0.00
12/29/2023	Payment	DD160	Payment of Invoice 001024	115.78	115.78	0.00

SOUTH FORK III CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Checks				329,260.81	329,260.81	0.00
Deposits						
12/4/2023		JE000494	CK#301## - Key	G/L Ac 25.00	25.00	0.00
12/5/2023		JE000563	Tax Revenue/ Debt Service	G/L Ac 108,140.39	108,140.39	0.00
12/7/2023		JE000564	Tax Revenue/ Debt Service	G/L Ac 2,758,981.91	2,758,981.91	0.00
12/15/2023		JE000565	Tax Revenue/ Debt Service	G/L Ac 36,923.70	36,923.70	0.00
Total Deposits				2,904,071.00	2,904,071.00	0.00
Outstanding Checks						
12/6/2023	Payment	2720	COMPLETE I.T.	425.00	0.00	425.00
12/21/2023	Payment	2741	INFRAMARK LLC	6,050.00	0.00	6,050.00
12/21/2023	Payment	2742	SOUTH FORK III CDD	1,765,648.05	0.00	1,765,648.05
Total Outstanding Checks.....				1,772,123.05		1,772,123.05

South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 923,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 923,847
Cash in Transit	-	25,416	3,774	45,820	-	-	-	-	75,010
Accounts Receivable - Other	12,848	-	-	-	-	-	-	-	12,848
Due From Other Funds	-	8,628	5,267	11,681	-	26	-	-	25,602
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	714,269	127,231	1,242,452	-	-	-	-	2,083,952
Prepaid Items	261	-	-	-	-	-	-	-	261
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	\$ 936,956	\$ 1,045,298	\$ 513,938	\$ 1,529,192	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,641,405
LIABILITIES									
Accounts Payable	\$ 14,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,842
Accounts Payable - Other	19,270	-	-	-	-	-	-	-	19,270
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	25,602	-	-	-	-	-	-	-	25,602
TOTAL LIABILITIES	59,714	-	-	-	-	-	-	25,565,000	25,624,714

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES									
Nonspendable:									
Prepaid Items	261	-	-	-	-	-	-	-	261
Restricted for:									
Debt Service	-	1,045,298	513,938	1,529,192	-	-	-	-	3,088,428
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	876,981	-	-	-	-	-	24,050,988	-	24,927,969
TOTAL FUND BALANCES	877,242	1,045,298	513,938	1,529,192	7	26	24,050,988	-	28,016,691
TOTAL LIABILITIES & FUND BALANCES	\$ 936,956	\$ 1,045,298	\$ 513,938	\$ 1,529,192	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,641,405

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 9,146	\$ 9,146	0.00%
Special Events	-	325	325	0.00%
Special Assmnts- Tax Collector	1,357,561	1,174,683	(182,878)	86.53%
Access Cards	-	150	150	0.00%
TOTAL REVENUES	1,357,561	1,184,304	(173,257)	87.24%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,400	9,600	20.00%
ProfServ-Trustee Fees	13,000	-	13,000	0.00%
Disclosure Report	12,600	4,200	8,400	33.33%
District Counsel	12,000	1,266	10,734	10.55%
District Engineer	5,000	-	5,000	0.00%
District Manager	60,000	20,000	40,000	33.33%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,528	1,553	(25)	101.64%
Mailed Notices - Postage	3,000	-	3,000	0.00%
Postage, Phone, Faxes, Copies	300	26	274	8.67%
Public Officials Insurance	3,203	2,884	319	90.04%
Legal Advertising	3,100	-	3,100	0.00%
Misc-Taxes	714	-	714	0.00%
Bank Fees	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	134,020	32,504	101,516	24.25%
<u>Electric Utility Services</u>				
Utility - Electric	275,000	76,875	198,125	27.95%
Total Electric Utility Services	275,000	76,875	198,125	27.95%
<u>Water Utility Services</u>				
Utility - Water	7,500	4,803	2,697	64.04%
Total Water Utility Services	7,500	4,803	2,697	64.04%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,800	1,045	1,755	37.32%
Total Garbage/Solid Waste Services	2,800	1,045	1,755	37.32%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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	9,880	19,760	33.33%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	19,500	8,000	11,500	41.03%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	65,920	21,333	44,587	32.36%
Insurance -Property & Casualty	29,879	38,246	(8,367)	128.00%
Landscape - Mulch	18,300	7,040	11,260	38.47%
Landscape Maintenance	227,980	75,993	151,987	33.33%
Plant Replacement Program	35,000	-	35,000	0.00%
Security System Monitoring	11,772	1,823	9,949	15.49%
Irrigation Maintenance	9,000	-	9,000	0.00%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,500	1,498	3,002	33.29%
Misc-Contingency	93,400	592	92,808	0.63%
Holiday Lighting & Decorations	5,000	3,825	1,175	76.50%
Op Supplies - Clubhouse	1,000	138	862	13.80%
Total Other Physical Environment	569,241	168,368	400,873	29.58%
<u>Reserves</u>				
ProfServ-Reserve Study	9,000	-	9,000	0.00%
Contractual Services	25,000	-	25,000	0.00%
1st Quarter Operating Capital	185,000	-	185,000	0.00%
Reserve	150,000	-	150,000	0.00%
Total Reserves	369,000	-	369,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,561	283,595	1,073,966	20.89%
Excess (deficiency) of revenues Over (under) expenditures	-	900,709	900,709	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(23,467)		
FUND BALANCE, ENDING		\$ 877,242		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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	\$ -	\$ 13,338	\$ 13,338	0.00%
Special Assmnts- Tax Collector	590,119	646,352	56,233	109.53%
Special Assmnts- CDD Collected	-	25,416	25,416	0.00%
TOTAL REVENUES	590,119	685,106	94,987	116.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	425,119	214,622	210,497	50.49%
Total Debt Service	590,119	214,622	375,497	36.37%
TOTAL EXPENDITURES	590,119	214,622	375,497	36.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	470,484	470,484	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		574,814		
FUND BALANCE, ENDING		\$ 1,045,298		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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	\$ -	\$ 10,317	\$ 10,317	0.00%
Special Assmnts- Tax Collector	755,213	95,982	(659,231)	12.71%
Special Assmnts- CDD Collected	-	3,774	3,774	0.00%
TOTAL REVENUES	755,213	110,073	(645,140)	14.58%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	550,213	275,106	275,107	50.00%
Total Debt Service	755,213	275,106	480,107	36.43%
TOTAL EXPENDITURES	755,213	275,106	480,107	36.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(165,033)	(165,033)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		678,971		
FUND BALANCE, ENDING		\$ 513,938		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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	\$ -	\$ 17,035	\$ 17,035	0.00%
Special Assmnts- Tax Collector	451,038	1,165,251	714,213	258.35%
Special Assmnts- CDD Collected	-	45,820	45,820	0.00%
TOTAL REVENUES	451,038	1,228,106	777,068	272.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	120,000	120,000	-	100.00%
Interest Expense	331,038	166,794	164,244	50.39%
Total Debt Service	451,038	286,794	164,244	63.59%
TOTAL EXPENDITURES	451,038	286,794	164,244	63.59%
Excess (deficiency) of revenues Over (under) expenditures	-	941,312	941,312	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		587,880		
FUND BALANCE, ENDING		\$ 1,529,192		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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, 2023)		7		
FUND BALANCE, ENDING		<u>\$ 7</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024
 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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26		
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 January 31, 2024
 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, 2023)		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. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	923,847.45	Statement Balance	923,847.45
G/L Balance	923,847.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	923,847.45
Subtotal	923,847.45	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	923,847.45	Ending Balance	923,847.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/6/2023	Payment	2720	COMPLETE I.T.	425.00	425.00	0.00
12/21/2023	Payment	2741	INFRAMARK LLC	6,050.00	6,050.00	0.00
12/21/2023	Payment	2742	SOUTH FORK III CDD	1,765,648.05	1,765,648.05	0.00
1/4/2024	Payment	2744	FIRST CHOICE AQUATIC WEED MANAGEM	2,470.00	2,470.00	0.00
1/4/2024	Payment	2745	INFRAMARK LLC	22,194.69	22,194.69	0.00
1/4/2024	Payment	2746	STRALEY ROBIN VERICKER	1,017.00	1,017.00	0.00
1/12/2024	Payment	2747	SOUTH COUNTY LANDCARE INC	18,998.33	18,998.33	0.00
1/12/2024	Payment	2748	SOUTH FORK III CDD	14,853.83	14,853.83	0.00
1/12/2024	Payment	2749	VM CORPORATE SERVICES INC.	261.21	261.21	0.00
1/17/2024	Payment	2750	DARRYL F. DEW	600.00	600.00	0.00
1/17/2024	Payment	2751	SCOTT D. CORDER	600.00	600.00	0.00
1/17/2024	Payment	2752	SUSAN PELTZ	600.00	600.00	0.00
1/18/2024	Payment	2753	CINTAS FIRE 636525	437.21	437.21	0.00
1/24/2024	Payment	2754	FIRST CHOICE AQUATIC WEED MANAGEM	2,470.00	2,470.00	0.00
1/10/2024	Payment	DD162	Payment of Invoice 001048	362.88	362.88	0.00
1/10/2024	Payment	DD163	Payment of Invoice 001049	400.68	400.68	0.00
1/10/2024	Payment	DD164	Payment of Invoice 001050	62.77	62.77	0.00
1/10/2024	Payment	DD165	Payment of Invoice 001051	158.31	158.31	0.00
1/10/2024	Payment	DD166	Payment of Invoice 001052	227.97	227.97	0.00
1/11/2024	Payment	DD167	Payment of Invoice 001031	261.21	261.21	0.00
1/29/2024	Payment	DD168	Payment of Invoice 001083	129.97	129.97	0.00
1/25/2024	Payment	DD169	Payment of Invoice 001099	23,173.61	23,173.61	0.00
Total Checks				1,861,402.72	1,861,402.72	0.00
Deposits						
1/5/2024		JE000596	MO#576319431##### - Key	G/L Ac 50.00	50.00	0.00
1/5/2024		JE000651	Tax Revenue/ Debt Service	G/L Ac 24,000.77	24,000.77	0.00
Total Deposits				24,050.77	24,050.77	0.00