

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, March 21, 2024, at 5:00 p.m.

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

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.

B. Crosscreek Environmental Inc. Estimate for Forestry Mulching

4. Field Services

A. Quote from Trusted Propane Services To Convert Two, Five Gallon Propane Tanks into a Single 57 Gallon Tank

B. Invoice for Grill Repairs – Trusted Propane Services

C. Illuminations Holiday Lighting – Electrical Proposal

D. Field Report

5. Approval of Consent Agenda

A. February 15, 2024 Meeting Minutes

B. Review of the February 29, 2024 Financial Statements

6. Supervisors' Requests

7. 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 April 18, 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



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
3/7/2024	11390
PO #	

Name / Address
Southfork III CDD Inframark Mark Vega 11771 Ambleside Blvd. Riverview, FL 33579

* Estimate Good For 30 Days

Description	Qty	Rate	Total
<p>Southfork III CDD Forestry Mulching</p> <p>Forestry mulching of all invasive vegetation (Brazilian Pepper and Primrose Willow) located in two (2) areas (1,300'x10' and 475'x10') as shown on the attached aerial. All vegetation to be mulched in place and left onsite.</p> <p>**Maintenance events will need to commence immediately following removal.**</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p>	1	5,545.00	5,545.00
Please sign and return if accepted		Total	\$5,545.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).



ESTIMATE TO:

Dustin Heflin

11771 Ambleside BLVD, Reerview, FL 33579

dustin.heflin@inframark.com

EST072

Date: Feb 17, 2024

#	Item	Unit Price	Qty	Total
01	57 Gallons / 200 Lbs Tank Customer will received ownership affidavit once tank is purchased.	\$800.00	1	\$800.00
02	3/4 Gas Line Gas line from tank to both grills	\$22.00	50	\$1,100.00
03	Permit Fees All new install requires permit per state of Florida.	\$280.00	1	\$280.00
04	Parts And Fittings Flex lines, ball valves, tees, nipples.....	\$420.00	1	\$420.00
			Subtotal	\$2,600.00
			Tax (7%)	\$0.00
			Grand Total	\$2,600.00

Thank you!

Note:
 Each grill cabinets needed a vent for air circulation, per codes. Can be done by other.
 Otherwise \$340 per cabinet to add vent.
 ALSO ADVISED CUSTOMER TO REPLACED RUBBER HOSE ON EACH 20# CYLINDERS.
 Thank you for your time. We are anxious to hear from you.



INVOICE TO:

South Fork III CDD
 11771 Ambleside BLVD, Reerview, FL 33579
dustin.heflin@inframark.com

INV51534

Date: Feb 16, 2024

#	Item	Unit Price	Qty	Total
01	Grill Repairs Repaired 6 igniters, cleaned all burners, both grills works as spec.	\$850.00	1	\$850.00
Subtotal				\$850.00
Tax (7%)				\$0.00
Grand Total				\$850.00
Paid				\$0.00
Due				\$850.00

Thank you!

Note:

Repaired 6 igniters, cleaned all burners, both grills works as spec. Advices customer to replace both hoses, also each grill cabinet needed a vent for air circulation

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay

(813) 334-4827

TO:

South Fork III CDD
 2005 Pan Am Circle; Suite 300
 Tampa, FL 33607
 Attn: Mark Vega

(813) 295-5455

JOB DESCRIPTION
Southfork III CDD Electrical Proposal Scope: Front entrance monuments (14) that do not have receptacle on Entrance Sign

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Community Entrances</p> <p>Install weather proof electrical cover and GFCI at 14 community entrance signs per entrance x 14</p> <p>Crestview x 2 Avondale x 4 Crestview x 2 Sunstone Ridge x 4 Stonecrest x 2</p> <p>Requires 50% Deposit</p>	<p>\$240.00</p>
TOTAL ESTIMATE JOB COST	\$3,360.00

- * Price includes materials and labor
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

2/26/2024

DATE

AUTHORIZED SIGNATURE FOR SOUTH FORK III CDD

DATE



Dustin Heflin
Inframark

SOUTH FORK III CDD FIELD REPORT

Wednesday, March 13, 2024

Prepared For South Fork III CDD Board Of Supervisors

6 Issues Identified



ISSUE 1

Assigned To BOD

Fence paneling, mounting brackets and post caps need repaired or replaced throughout the community. 52 post caps are missing, several panels are damaged. Pictured here are just a few examples.



ISSUE 2

Assigned To South County

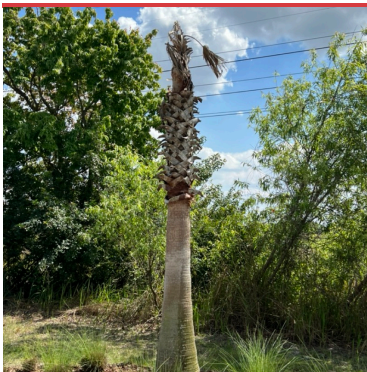
Major ant infestations throughout green spaces and ponds. Suggest a substantial pesticide treatment.



ISSUE 3

Assigned To BOD

Spoke with South County concerning White Sapphire Park mulch beds. They suggest a pine straw application vs mulch.



ISSUE 4

Assigned To South County

Brighton Knoll Lp dog park area - Dead palm tree. This palm tree has been in my field reports for several months.



ISSUE 5

Assigned To BOD

Brighton Knoll Lp - Dog park area on street grass has substantial weed development. This has been discussed in previous field reports and with South County. If they kill all the weeds, not much turf will remain. This area is in need of new sod.

COMMENTS

Assigned To BOD

Unresolved Issues:

1. Ant infestation at pockets parks.
2. Exposed hole with fence post at Willow Bluestar pocket park. See fence repair comments below for recommendations.

General Comments:

Pressure washing was conducted throughout the community, but the vendor mentioned the inside of fence will need cleaned next time around. The following are needed fence repairs for the community : (52) post caps, (1) fence post, (3) 4ft vertical panels, (2) horizontal panels, 3) mounting brackets, and (1) post hole to fill. I suggest getting a fence company to do the repairs.

Ponds appear to be in good health, and the landscapers just did their last bank edging, as they will start leaving growth in a no mow zone for the rainy season.

This concludes the March Field Report.

**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, February 15, 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**

Audience comments were received.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Manager

Mr. Vega updated the Board on the multiple pronged approach to dealing with the three resident encroachments on CDD property and the drainage easement.

FOURTH ORDER OF BUSINESS **Consent Agenda**

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

Changes to the January minutes were requested as follows: line 34, the motion should read motion by Mr. Corder seconded by Mr. Dew, line 38, the motion should read motion by Ms. Pelz seconded by Mr. Corder.

On MOTION by Ms. Peltz seconded by Mr. Dew with all in favor the consent agenda was approved as amended.

FEBRUARY 15, 2024

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FIFTH ORDER OF BUSINESS **Supervisors' Requests/Old Business**

Discussion ensued on the multiple pressure washing bids and the Board's desire for the bids to include cleaning all concrete caps, one side of the three rail fence, the Pavilion, all benches, and resident fences above the three rail fence.

On MOTION by Mr. Corder seconded by Ms. Peltz with all in favor awarding the pressure washing contract for CDD assets to Just The Guy including all pillar caps, one side of the three rail fence, topside of resident fence behind the three rail fence, Pavilion, pavers, Playgrounds (2) and all benches, in the amount of not to exceed \$6,500 was approved.

There was a Board consensus to accept the HOA offer of a free 85 inch TV and mounting bracket.

Mr. Vega asked if the HOA can provide the CDD with two free cable accounts.

On MOTION by Mr. Corder seconded by Ms. Peltz with all in favor remitting to South County Landcare the amount of \$9,980 for landscape refresh around the clubhouse, pending confirmation that all work will be complete by March 15, 2024 was approved.

On MOTION by Ms. Peltz seconded by Mr. Dew the not to exceed amount of \$25,000 for the amenity center fence at a height of 8 feet to match the pool fence and 12 feet high behind the basketball backboard was approved.

There was a Board consensus to engage PEO Staff starting on March 1, 2024 until 7 p.m. with Saturday and Sunday hours from 7 a.m. to 7 p.m., March 23, 2024 Saturday and Sunday hours will change to Noon to 7 p.m.

On MOTION by Mr. Dew seconded by Ms. Peltz with all in favor to provide \$1,000 reloadable debit card to Dustin Heflin while waiting for the completion of the processing of a CDD credit card was approved.

To provide a proposal to repair the Pradera Playground.
There was a Board consensus to return to playing music at the pool.
There was a Board consensus to table pond signage.

FEBRUARY 15, 2024

83 Dustin Heflin, Field Manager, updated the Board on a burner phone plan to address the
84 Securiteam point of contact.

85 Mr. Heflin also updated the Board that a vendor will examine the grills on Friday.

86

87 On MOTION by Ms. Peltz seconded by Mr. Dew with all in favor the
88 not to exceed amount of \$11,500 for grill replacement or repair was
89 approved.

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91 **SIXTH ORDER OF BUSINESS** **Adjournment**

92 There being no further business,

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

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100 _____
Mark Vega
101 Assistant Secretary

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South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 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 February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS									
Cash - Operating Account	\$ 841,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 841,692
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	-	723,304	130,150	1,257,178	-	-	-	-	2,110,632
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	\$ 854,540	\$ 1,054,333	\$ 516,857	\$ 1,543,918	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,585,669
LIABILITIES									
Accounts Payable	\$ 25,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,700
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	67,972	-	-	-	-	-	-	25,565,000	25,632,972

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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									
Restricted for:									
Debt Service	-	1,054,333	516,857	1,543,918	-	-	-	-	3,115,108
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	786,568	-	-	-	-	-	24,050,988	-	24,837,556
TOTAL FUND BALANCES	786,568	1,054,333	516,857	1,543,918	7	26	24,050,988	-	27,952,697
TOTAL LIABILITIES & FUND BALANCES	\$ 854,540	\$ 1,054,333	\$ 516,857	\$ 1,543,918	\$ 7	\$ 26	\$ 24,050,988	\$ 25,565,000	\$ 53,585,669

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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>				
Special Events	\$ -	\$ 400	\$ 400	0.00%
Special Assmnts- Tax Collector	1,357,561	1,193,520	(164,041)	87.92%
Access Cards	-	150	150	0.00%
TOTAL REVENUES	1,357,561	1,194,070	(163,491)	87.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	13,000	-	13,000	0.00%
Disclosure Report	12,600	5,250	7,350	41.67%
District Counsel	12,000	2,081	9,919	17.34%
District Engineer	5,000	-	5,000	0.00%
District Manager	60,000	25,000	35,000	41.67%
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	29	271	9.67%
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	39,972	94,048	29.83%
<u>Electric Utility Services</u>				
Utility - Electric	275,000	100,555	174,445	36.57%
Total Electric Utility Services	275,000	100,555	174,445	36.57%
<u>Water Utility Services</u>				
Utility - Water	7,500	5,923	1,577	78.97%
Total Water Utility Services	7,500	5,923	1,577	78.97%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,800	1,567	1,233	55.96%
Total Garbage/Solid Waste Services	2,800	1,567	1,233	55.96%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	12,350	17,290	41.67%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	19,500	10,375	9,125	53.21%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	65,920	26,667	39,253	40.45%
Insurance -Property & Casualty	29,879	38,246	(8,367)	128.00%
Landscape - Mulch	18,300	35,200	(16,900)	192.35%
Landscape Maintenance	227,980	94,992	132,988	41.67%
Plant Replacement Program	35,000	-	35,000	0.00%
Security System Monitoring	11,772	3,960	7,812	33.64%
Irrigation Maintenance	9,000	-	9,000	0.00%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,500	1,628	2,872	36.18%
Misc-Contingency	93,400	2,889	90,511	3.09%
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	230,270	338,971	40.45%
<u>Reserves</u>				
ProfServ-Reserve Study	9,000	5,750	3,250	63.89%
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	5,750	363,250	1.56%
TOTAL EXPENDITURES & RESERVES	1,357,561	384,037	973,524	28.29%
Excess (deficiency) of revenues Over (under) expenditures	-	810,033	810,033	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(23,465)		
FUND BALANCE, ENDING		\$ 786,568		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 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	\$ -	\$ 12,009	\$ 12,009	0.00%
Special Assmnts- Tax Collector	590,119	656,716	66,597	111.29%
Special Assmnts- CDD Collected	-	25,416	25,416	0.00%
TOTAL REVENUES	590,119	694,141	104,022	117.63%
<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	-	479,519	479,519	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		574,814		
FUND BALANCE, ENDING		\$ 1,054,333		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 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	\$ -	\$ 11,697	\$ 11,697	0.00%
Special Assmnts- Tax Collector	755,213	97,521	(657,692)	12.91%
Special Assmnts- CDD Collected	-	3,774	3,774	0.00%
TOTAL REVENUES	755,213	112,992	(642,221)	14.96%
<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	-	(162,114)	(162,114)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		678,971		
FUND BALANCE, ENDING		\$ 516,857		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 Series 2019 Debt Service Fund (203)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,075	\$ 13,075	0.00%
Special Assmnts- Tax Collector	451,038	1,183,937	732,899	262.49%
Special Assmnts- CDD Collected	-	45,820	45,820	0.00%
TOTAL REVENUES	451,038	1,242,832	791,794	275.55%
<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	-	956,038	956,038	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		587,880		
FUND BALANCE, ENDING		\$ 1,543,918		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 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 February 29, 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 February 29, 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. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	841,691.58	Statement Balance	853,223.58
G/L Balance	841,691.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	841,691.58	Subtotal	853,223.58
Negative Adjustments	0.00	Outstanding Checks	11,532.00
	<hr/>	Differences	0.00
Ending G/L Balance	841,691.58	Ending Balance	841,691.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/7/2024	Payment	2755	ARDURRA GROUP, INC.	243.00	243.00	0.00
2/7/2024	Payment	2756	COMPLETE I.T.	585.00	585.00	0.00
2/7/2024	Payment	2757	EGIS INSURANCE	860.00	860.00	0.00
2/7/2024	Payment	2758	INFRAMARK LLC	11,395.93	11,395.93	0.00
2/14/2024	Payment	2759	SECURITEAM INC.	175.00	175.00	0.00
2/14/2024	Payment	2760	SOUTH FORK III CDD	15,736.09	15,736.09	0.00
2/14/2024	Payment	2761	TRIANGLE POOL SERVICES	2,000.00	2,000.00	0.00
2/15/2024	Payment	2762	INFRAMARK LLC	11,383.33	11,383.33	0.00
2/15/2024	Payment	2763	SECURITEAM INC.	1,962.00	1,962.00	0.00
2/15/2024	Payment	2764	SOUTH COUNTY LANDCARE INC	47,158.33	47,158.33	0.00
2/15/2024	Payment	2765	TRIANGLE POOL SERVICES	2,000.00	2,000.00	0.00
2/22/2024	Payment	2767	DUSTIN HEFLIN	1,000.00	1,000.00	0.00
2/14/2024	Payment	DD170	Payment of Invoice 001104	77.33	77.33	0.00
2/14/2024	Payment	DD171	Payment of Invoice 001105	332.67	332.67	0.00
2/14/2024	Payment	DD172	Payment of Invoice 001106	660.26	660.26	0.00
2/14/2024	Payment	DD173	Payment of Invoice 001107	198.32	198.32	0.00
2/14/2024	Payment	DD174	Payment of Invoice 001087	227.97	227.97	0.00
2/14/2024	Payment	DD175	Payment of Invoice 001166	129.97	129.97	0.00
Total Checks				96,125.20	96,125.20	0.00
Deposits						
2/27/2024		JE000663	MO#563737461##### - Clubhouse	G/L 75.00	75.00	0.00
2/2/2024		JE000682	Tax Revenue / Debt Service	G/L 3,443.22	3,443.22	0.00
2/7/2024		JE000683	Tax Revenue / Debt Service	G/L 21,983.11	21,983.11	0.00
Total Deposits				25,501.33	25,501.33	0.00
Outstanding Checks						
2/22/2024	Payment	2766	DARRYL F. DEW	200.00	0.00	200.00
2/22/2024	Payment	2768	RESERVE ADVISORS	5,750.00	0.00	5,750.00
2/22/2024	Payment	2769	SCOTT D. CORDER	200.00	0.00	200.00
2/22/2024	Payment	2770	STRALEY ROBIN VERICKER	815.00	0.00	815.00

SOUTH FORK III CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
2/22/2024	Payment	2771	SUSAN PELTZ	200.00	0.00	200.00
2/29/2024	Payment	2772	DARRYL F. DEW	200.00	0.00	200.00
2/29/2024	Payment	2773	FIRST CHOICE AQUATIC WEED	2,470.00	0.00	2,470.00
2/29/2024	Payment	2774	FLORIDA PATIO FURNITURE INC.	617.00	0.00	617.00
2/29/2024	Payment	2775	JAN-PRO OF TAMPA	680.00	0.00	680.00
2/29/2024	Payment	2776	SCOTT D. CORDER	200.00	0.00	200.00
2/29/2024	Payment	2777	SUSAN PELTZ	200.00	0.00	200.00
Total Outstanding Checks.....				11,532.00		11,532.00

SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	1024 021024 ACH	\$129.97		INTERNET - 02/10/24-03/09/24
FIRST CHOICE AQUATIC WEED MANAGEMENT LLC	93473	\$2,470.00		WATERWAY SERVICE - FEBRUARY 2024
INFRAMARK LLC	110073	\$11,383.33		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110658	\$3.62	\$11,386.95	DISTRICT SERVICES FEBRUARY 2024
SECURITEAM INC.	17920	\$981.00		MONITORING SERVICES - FEBRUARY 2023
SOUTH COUNTY LANDCARE INC	10263	\$18,998.33		LANDSCAPE MAINT - FEBRUARY 2024
TRIANGLE POOL SERVICES	124241	\$2,000.00		CLEANING SERVICE - JANUARY 2024
TRIANGLE POOL SERVICES	234974	\$2,000.00	\$4,000.00	CLEANING SERVICES - FEBRUARY 2024
Monthly Contract Subtotal		\$37,966.25		
Variable Contract				
DARRYL F. DEW	DD 011824	\$200.00		SUPERVISOR FEE - 01/18/24
DARRYL F. DEW	DD 021524	\$200.00	\$400.00	SUPERVISOR FEE - 02/15/24
SCOTT D. CORDER	SC 011824	\$200.00		SUPERVISOR FEE - 01/18/24
SCOTT D. CORDER	SC 021524	\$200.00	\$400.00	SUPERVISOR FEE - 02/15/24
SUSAN PELTZ	SP 011824	\$200.00		SUPERVISOR FEE - 01/18/24
SUSAN PELTZ	SP 021524	\$200.00	\$400.00	SUPERVISOR FEE - 02/15/24
Variable Contract Subtotal		\$1,200.00		
Utilities				
BOCC	2882 012624 ACH	\$198.32		WATER - 12/21/23-01/25/24
BOCC	2882 022724 ACH	\$195.96		WATER - 01/25/24-02/23/24
BOCC	3327 012624 ACH	\$77.33		WATER - 12/21/23-01/25/24
BOCC	3327 022724 ACH	\$63.70		WATER - 01/25/24-02/23/24
BOCC	5049 012624 ACH	\$332.67		WATER - 12/21/23-01/25/24
BOCC	5049 022724 ACH	\$343.76		WATER - 01/25/24-02/23/24
BOCC	8367 012624 ACH	\$660.26		WATER - 12/21/23-01/25/24
BOCC	8367 022724 ACH	\$515.92	\$2,387.92	WATER - 01/25/24-02/23/24
TAMPA ELECTRIC	5924 010824 ACH	\$23,175.05		BULK BILLING - ELECTRIC
TAMPA ELECTRIC	5924 020624 ACH	\$23,679.44	\$46,854.49	BULK BILLING - ELECTRIC
Utilities Subtotal		\$49,242.41		
Regular Services				
JAN-PRO OF TAMPA	207677	\$680.00		JANITORIAL SERVICE - 01/29/24-02/29/24
RESERVE ADVISORS	24105920R	\$5,750.00		PROFESSIONAL SERVICES

SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SIGNS NOW	284-24547	\$266.54		PARKING SIGNS
SOUTH COUNTY LANDCARE INC	10244	\$14,080.00		PINE BARK - 01/23/24
SOUTH COUNTY LANDCARE INC	10253	\$14,080.00	\$28,160.00	PINE BARK - 02/07/24
SOUTH FORK III CDD	02022024-01	\$722.04		SERIES 2016 FY24 TAX DIST ID INT 02/02/2024
SOUTH FORK III CDD	02022024-02	\$107.22		SERIES 2018 FY24 TAX DIST ID INT 02/02/2024
SOUTH FORK III CDD	02022024-03	\$1,301.71		SERIES 2019 V&W FY24 TAX DIST ID INT 02/02/2024
SOUTH FORK III CDD	02072024-01	\$4,609.86		SERIES 2016 FY24 TAX DIST ID 662
SOUTH FORK III CDD	02072024-02	\$684.55		SERIES 2018 FY24 TAX DIST ID 662
SOUTH FORK III CDD	02072024-03	\$8,310.71	\$15,736.09	SERIES 2019 V&W FY24 TAX DIST ID 662
STRALEY ROBIN VERICKER	24169	\$815.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
Regular Services Subtotal		\$51,407.63		
Additional Services				
DUSTIN HEFLIN	DH 02202024	\$1,000.00		PURCHASE RELOADABLE VISA CARD FOR CDD PURCHASES
FLORIDA PATIO FURNITURE INC.	74746	\$617.00		FURNITURE
JUST A GUY EXTERIOR SERVICES LLC	512	\$620.00		PRESSURE WASHING DEPOSIT
SECURITEAM INC.	14235011924	\$175.00		SERVICE LABOR - 01/19/24
TRUSTED PROPANE SERVICES	INV51534	\$850.00		GRILL REPAIRS
Additional Services Subtotal		\$3,262.00		
TOTAL		\$143,078.29		
