

**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, December 21, 2023, at 5:00 p.m.

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*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 Manager
    - i. Proposals (*under separate cover*)
- 4. Approval of Consent Agenda**
  - A. Review of Financial Statements Months Ending October & November of 2023
- 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 January 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

# **South Fork III Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 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 October 31, 2023

(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			
<b>ASSETS</b>									
Cash - Operating Account	\$ 47,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,845
Accounts Receivable - Other	25	-	-	-	-	-	-	-	25
Due From Other Funds	-	13,561	11,393	15,386	-	26	-	-	40,366
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	266,735	292,845	345,771	-	-	-	-	905,351
Fixed Assets									
Construction Work In Process	-	-	-	-	-	-	24,050,988	-	24,050,988
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,650,060	1,650,060
Amount To Be Provided	-	-	-	-	-	-	-	23,914,940	23,914,940
<b>TOTAL ASSETS</b>	<b>\$ 47,870</b>	<b>\$ 577,281</b>	<b>\$ 681,904</b>	<b>\$ 590,396</b>	<b>\$ 7</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 51,513,472</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 120,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,120
Accounts Payable - Other	18,683	-	-	-	-	-	-	-	18,683
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	40,366	-	-	-	-	-	-	-	40,366
<b>TOTAL LIABILITIES</b>	<b>179,169</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,565,000</b>	<b>25,744,169</b>

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2023

(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			
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	577,281	681,904	590,396	-	-	-	-	1,849,581
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	(131,299)	-	-	-	-	-	24,050,988	-	23,919,689
<b>TOTAL FUND BALANCES</b>	<b>(131,299)</b>	<b>577,281</b>	<b>681,904</b>	<b>590,396</b>	<b>7</b>	<b>26</b>	<b>24,050,988</b>	<b>-</b>	<b>25,769,303</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 47,870</b>	<b>\$ 577,281</b>	<b>\$ 681,904</b>	<b>\$ 590,396</b>	<b>\$ 7</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 51,513,472</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Events	\$ -	\$ 100	\$ 100	0.00%
Special Assmnts- Tax Collector	1,357,561	-	(1,357,561)	0.00%
Access Cards	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>1,357,561</b>	<b>150</b>	<b>(1,357,411)</b>	<b>0.01%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	13,000	-	13,000	0.00%
Disclosure Report	12,600	1,050	11,550	8.33%
District Counsel	12,000	-	12,000	0.00%
District Engineer	5,000	374	4,626	7.48%
District Manager	60,000	5,000	55,000	8.33%
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	6	294	2.00%
Public Officials Insurance	3,203	-	3,203	0.00%
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%
<b>Total Administration</b>	<b>134,020</b>	<b>8,158</b>	<b>125,862</b>	<b>6.09%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	275,000	23,155	251,845	8.42%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>23,155</b>	<b>251,845</b>	<b>8.42%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	7,500	1,219	6,281	16.25%
<b>Total Water Utility Services</b>	<b>7,500</b>	<b>1,219</b>	<b>6,281</b>	<b>16.25%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,800	261	2,539	9.32%
<b>Total Garbage/Solid Waste Services</b>	<b>2,800</b>	<b>261</b>	<b>2,539</b>	<b>9.32%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	29,640	8,245	21,395	27.82%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	19,500	-	19,500	0.00%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	65,920	5,333	60,587	8.09%
Insurance -Property & Casualty	29,879	-	29,879	0.00%
Landscape - Mulch	18,300	-	18,300	0.00%
Landscape Maintenance	227,980	18,998	208,982	8.33%
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	318	4,182	7.07%
Misc-Contingency	93,400	-	93,400	0.00%
Holiday Lighting & Decorations	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>569,241</b>	<b>34,132</b>	<b>535,109</b>	<b>6.00%</b>
<b><u>Reserves</u></b>				
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%
<b>Total Reserves</b>	<b>369,000</b>	<b>-</b>	<b>369,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,357,561</b>	<b>66,925</b>	<b>1,290,636</b>	<b>4.93%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(66,775)	(66,775)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(64,524)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (131,299)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,467	\$ 2,467	0.00%
Special Assmnts- Tax Collector	590,119	-	(590,119)	0.00%
<b>TOTAL REVENUES</b>	<b>590,119</b>	<b>2,467</b>	<b>(587,652)</b>	<b>0.42%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	425,119	-	425,119	0.00%
<b>Total Debt Service</b>	<b>590,119</b>	<b>-</b>	<b>590,119</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>590,119</b>	<b>-</b>	<b>590,119</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,467	2,467	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>574,814</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 577,281</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,933	\$ 2,933	0.00%
Special Assmnts- Tax Collector	775,213	-	(775,213)	0.00%
<b>TOTAL REVENUES</b>	<b>775,213</b>	<b>2,933</b>	<b>(772,280)</b>	<b>0.38%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	550,213	-	550,213	0.00%
<b>Total Debt Service</b>	<b>755,213</b>	<b>-</b>	<b>755,213</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>755,213</b>	<b>-</b>	<b>755,213</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	20,000	2,933	(17,067)	14.67%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	20,000	-	(20,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,000</b>	<b>-</b>	<b>(20,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 20,000</u>	<u>\$ 2,933</u>	<u>\$ (57,067)</u>	<u>14.67%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>678,971</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 681,904</u></b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,516	\$ 2,516	0.00%
Special Assmnts- Tax Collector	451,038	-	(451,038)	0.00%
<b>TOTAL REVENUES</b>	<b>451,038</b>	<b>2,516</b>	<b>(448,522)</b>	<b>0.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	120,000	-	120,000	0.00%
Interest Expense	331,038	-	331,038	0.00%
<b>Total Debt Service</b>	<b>451,038</b>	<b>-</b>	<b>451,038</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>451,038</b>	<b>-</b>	<b>451,038</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,516	2,516	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>587,880</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 590,396</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>7</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 7</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>24,050,988</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,050,988</u></b>		

**SOUTH FORK III CDD**

Bank Reconciliation

Bank Account No. 8694 TRUIST - GF Operating  
 Statement No. 10-23  
 Statement Date 10/31/2023

<b>G/L Balance (LCY)</b>	47,844.77	<b>Statement Balance</b>	47,844.77
<b>G/L Balance</b>	47,844.77	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	47,844.77
<b>Subtotal</b>	47,844.77	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	47,844.77	<b>Ending Balance</b>	47,844.77
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
9/14/2023	Payment	2692	INFRAMARK LLC	11,383.33	11,383.33	0.00
9/21/2023	Payment	2694	DARRYL F. DEW	200.00	200.00	0.00
9/21/2023	Payment	2695	SCOTT D. CORDER	200.00	200.00	0.00
9/21/2023	Payment	2696	THE NATIVES, INC.	6,600.00	6,600.00	0.00
9/28/2023	Payment	2699	INFRAMARK LLC	3.78	3.78	0.00
9/28/2023	Payment	2700	STANTEC CONSULTING	152.00	152.00	0.00
10/10/2023	Payment	DD138	Payment of Invoice 000875	535.95	535.95	0.00
10/10/2023	Payment	DD139	Payment of Invoice 000876	57.10	57.10	0.00
10/10/2023	Payment	DD140	Payment of Invoice 000877	134.42	134.42	0.00
10/10/2023	Payment	DD141	Payment of Invoice 000878	469.21	469.21	0.00
10/10/2023	Payment	DD142	Payment of Invoice 000874	227.97	227.97	0.00
10/20/2023	Payment	DD143	Payment of Invoice 000879	261.21	261.21	0.00
10/30/2023	Payment	DD144	Payment of Invoice 000914	89.97	89.97	0.00
10/24/2023	Payment	DD145	Payment of Invoice 000947	23,154.71	23,154.71	0.00
Total Checks				43,469.65	43,469.65	0.00
<b>Deposits</b>						
10/11/2023		JE000458	CK#1001### - Clubhouse	G/L Ac 100.00	100.00	0.00
10/11/2023		JE000459	CK#1101### - Key	G/L Ac 25.00	25.00	0.00
10/17/2023		JE000460	CK#896## - Key	G/L Ac 25.00	25.00	0.00
10/31/2023		JE000462	DS/ Tax Revenue 10/31	G/L Ac 23,774.81	23,774.81	0.00
Total Deposits				23,924.81	23,924.81	0.00

# **South Fork III Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2023

Prepared by:



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

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of November 30, 2023  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>									
Cash - Operating Account	\$ 88,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,556
Cash in Transit	-	25,416	3,774	45,820	-	-	-	-	75,010
Accounts Receivable - Other	25	-	-	-	-	-	-	-	25
Due From Other Funds	-	20,585	7,043	33,238	-	26	-	-	60,892
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	172	-	30	-	-	-	-	202
Reserve Fund	-	296,813	377,666	229,209	-	-	-	-	903,688
Revenue Fund	-	59,608	26,911	65,294	-	-	-	-	151,813
Fixed Assets									
Construction Work In Process	-	-	-	-	-	-	24,050,988	-	24,050,988
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,650,060	1,650,060
Amount To Be Provided	-	-	-	-	-	-	-	23,914,940	23,914,940
<b>TOTAL ASSETS</b>	<b>\$ 88,581</b>	<b>\$ 402,594</b>	<b>\$ 415,394</b>	<b>\$ 373,591</b>	<b>\$ 7</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 50,896,181</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 129,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,975
Accounts Payable - Other	30,067	-	-	-	-	-	-	-	30,067
Bonds Payable	-	-	-	-	-	-	-	25,565,000	25,565,000
Due To Other Funds	60,892	-	-	-	-	-	-	-	60,892
<b>TOTAL LIABILITIES</b>	<b>220,934</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,565,000</b>	<b>25,785,934</b>

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2023

(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			
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	402,594	415,394	373,591	-	-	-	-	1,191,579
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	(132,353)	-	-	-	-	-	24,050,988	-	23,918,635
<b>TOTAL FUND BALANCES</b>	<b>(132,353)</b>	<b>402,594</b>	<b>415,394</b>	<b>373,591</b>	<b>7</b>	<b>26</b>	<b>24,050,988</b>	<b>-</b>	<b>25,110,247</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 88,581</b>	<b>\$ 402,594</b>	<b>\$ 415,394</b>	<b>\$ 373,591</b>	<b>\$ 7</b>	<b>\$ 26</b>	<b>\$ 24,050,988</b>	<b>\$ 25,565,000</b>	<b>\$ 50,896,181</b>



**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Events	\$ -	\$ 325	\$ 325	0.00%
Special Assmnts- Tax Collector	1,357,561	67,922	(1,289,639)	5.00%
Access Cards	-	75	75	0.00%
<b>TOTAL REVENUES</b>	<b>1,357,561</b>	<b>68,322</b>	<b>(1,289,239)</b>	<b>5.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	13,000	-	13,000	0.00%
Disclosure Report	12,600	2,100	10,500	16.67%
District Counsel	12,000	249	11,751	2.08%
District Engineer	5,000	374	4,626	7.48%
District Manager	60,000	10,000	50,000	16.67%
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	6	294	2.00%
Public Officials Insurance	3,203	-	3,203	0.00%
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%
<b>Total Administration</b>	<b>134,020</b>	<b>14,457</b>	<b>119,563</b>	<b>10.79%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	275,000	46,344	228,656	16.85%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>46,344</b>	<b>228,656</b>	<b>16.85%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	7,500	2,550	4,950	34.00%
<b>Total Water Utility Services</b>	<b>7,500</b>	<b>2,550</b>	<b>4,950</b>	<b>34.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,800	522	2,278	18.64%
<b>Total Garbage/Solid Waste Services</b>	<b>2,800</b>	<b>522</b>	<b>2,278</b>	<b>18.64%</b>

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	29,640	10,715	18,925	36.15%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	19,500	-	19,500	0.00%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	65,920	10,667	55,253	16.18%
Insurance -Property & Casualty	29,879	-	29,879	0.00%
Landscape - Mulch	18,300	-	18,300	0.00%
Landscape Maintenance	227,980	45,037	182,943	19.75%
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	796	3,704	17.69%
Misc-Contingency	93,400	-	93,400	0.00%
Holiday Lighting & Decorations	5,000	3,825	1,175	76.50%
Op Supplies - Clubhouse	1,000	-	1,000	0.00%
<b>Total Other Physical Environment</b>	<b>569,241</b>	<b>72,278</b>	<b>496,963</b>	<b>12.70%</b>
<b><u>Reserves</u></b>				
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%
<b>Total Reserves</b>	<b>369,000</b>	<b>-</b>	<b>369,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,357,561</b>	<b>136,151</b>	<b>1,221,410</b>	<b>10.03%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(67,829)	(67,829)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(64,524)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (132,353)</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending November 30, 2023  
 Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,029	\$ 5,029	0.00%
Special Assmnts- Tax Collector	590,119	37,373	(552,746)	6.33%
<b>TOTAL REVENUES</b>	<b>590,119</b>	<b>42,402</b>	<b>(547,717)</b>	<b>7.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	165,000	-	165,000	0.00%
Interest Expense	425,119	214,622	210,497	50.49%
<b>Total Debt Service</b>	<b>590,119</b>	<b>214,622</b>	<b>375,497</b>	<b>36.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>590,119</b>	<b>214,622</b>	<b>375,497</b>	<b>36.37%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(172,220)	(172,220)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>574,814</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 402,594</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
Series 2018 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,979	\$ 5,979	0.00%
Special Assmnts- Tax Collector	775,213	5,550	(769,663)	0.72%
<b>TOTAL REVENUES</b>	<b>775,213</b>	<b>11,529</b>	<b>(763,684)</b>	<b>1.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	205,000	-	205,000	0.00%
Interest Expense	550,213	275,106	275,107	50.00%
<b>Total Debt Service</b>	<b>755,213</b>	<b>275,106</b>	<b>480,107</b>	<b>36.43%</b>
<b>TOTAL EXPENDITURES</b>	<b>755,213</b>	<b>275,106</b>	<b>480,107</b>	<b>36.43%</b>
Excess (deficiency) of revenues Over (under) expenditures	20,000	(263,577)	(283,577)	-1317.89%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	20,000	-	(20,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,000</b>	<b>-</b>	<b>(20,000)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 20,000</u>	<u>\$ (263,577)</u>	<u>\$ (323,577)</u>	<u>-1317.89%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>678,971</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 415,394</u></b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending November 30, 2023  
 Series 2019 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,128	\$ 5,128	0.00%
Special Assmnts- Tax Collector	451,038	67,377	(383,661)	14.94%
<b>TOTAL REVENUES</b>	<b>451,038</b>	<b>72,505</b>	<b>(378,533)</b>	<b>16.08%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	120,000	120,000	-	100.00%
Interest Expense	331,038	166,794	164,244	50.39%
<b>Total Debt Service</b>	<b>451,038</b>	<b>286,794</b>	<b>164,244</b>	<b>63.59%</b>
<b>TOTAL EXPENDITURES</b>	<b>451,038</b>	<b>286,794</b>	<b>164,244</b>	<b>63.59%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(214,289)	(214,289)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>587,880</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 373,591</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending November 30, 2023  
 Series 2018 Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>7</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 7</b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending November 30, 2023  
 Series 2019 Capital Projects Fund (303)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26</u></b>		

**SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending November 30, 2023  
 General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>24,050,988</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,050,988</u></b>		



**SOUTH FORK III CDD**

Bank Reconciliation

Bank Account No. 8694 TRUIST - GF Operating  
 Statement No. 11-23  
 Statement Date 11/30/2023

<b>G/L Balance (LCY)</b>	88,556.29	<b>Statement Balance</b>	186,389.21
<b>G/L Balance</b>	88,556.29	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	186,389.21
<b>Subtotal</b>	88,556.29	<b>Outstanding Checks</b>	97,832.92
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	88,556.29	<b>Ending Balance</b>	88,556.29
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/3/2023	Payment	2701	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00
11/8/2023	Payment	2702	SOUTH FORK III CDD	14,764.39	14,764.39	0.00
11/8/2023	Payment	DD146	Payment of Invoice 000923	326.68	326.68	0.00
11/8/2023	Payment	DD147	Payment of Invoice 000924	336.57	336.57	0.00
11/8/2023	Payment	DD148	Payment of Invoice 000925	492.53	492.53	0.00
11/8/2023	Payment	DD149	Payment of Invoice 000926	63.17	63.17	0.00
11/10/2023	Payment	DD150	Payment of Invoice 000915	227.97	227.97	0.00
11/17/2023	Payment	DD151	Payment of Invoice 000922	261.21	261.21	0.00
11/22/2023	Payment	DD152	Payment of Invoice 000946	23,189.77	23,189.77	0.00
11/29/2023	Payment	DD153	Payment of Invoice 000968	89.97	89.97	0.00
Total Checks				39,927.26	39,927.26	0.00
<b>Deposits</b>						
11/6/2023		JE000461	MO##### - Key	G/L Ac 25.00	25.00	0.00
11/27/2023		JE000492	CK#1202### - Clubhouse	G/L Ac 125.00	125.00	0.00
11/27/2023		JE000493	CK#1187### - Clubhouse	G/L Ac 100.00	100.00	0.00
11/8/2023		JE000495	Tax Revenue/ Debt Service	G/L Ac 31,658.18	31,658.18	0.00
11/17/2023		JE000496	Tax Revenue/ Debt Service	G/L Ac 89,542.03	89,542.03	0.00
11/22/2023		JE000497	Tax Revenue/ Debt Service	G/L Ac 57,021.49	57,021.49	0.00
Total Deposits				178,471.70	178,471.70	0.00
<b>Outstanding Checks</b>						
11/29/2023	Payment	2703	ILLUMINATIONS HOLIDAY LIGHTING	3,825.00	0.00	3,825.00
11/29/2023	Payment	2704	SOUTH COUNTY LANDCARE INC	18,998.33	0.00	18,998.33
11/29/2023	Payment	2705	SOUTH FORK III CDD	75,009.59	0.00	75,009.59
<b>Total Outstanding Checks.....</b>				<b>97,832.92</b>		<b>97,832.92</b>