

**South Fork III
Community Development
District**

September 18, 2025

AGENDA PACKAGE

Teams Information

Call In Number: 278 575 284 840 Meeting ID: tb6YZ6zb

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South Fork III Community Development District

Agenda Page 2

Board of Supervisors

Darryl Dew, Chairman
Susan Peltz, Vice Chairperson
Scott Corder, Assistant Secretary
Robert Craig Fulcher, Assistant Secretary
Stephen McElroy, Assistant Secretary

Staff

Alba Sanchez, District Manager
Kathryn “KC” Hopkinson, District Counsel
Robert Dvorak, District Engineer
Dustin Heflin, Field Manager

Meeting Agenda

Thursday, September 18, 2025, at 5:30 p.m.

Teams Information

Call In Number: 278 575 284 840 Meeting ID: tb6YZ6zb

[Join the meeting now](#)

- 1. Call to Order/Roll Call**
- 2. Audience Comments (3) minute time limit.**
- 3. Staff Reports**
 - A. Landscape Report
 - i. Consideration of Triangle Pool Services Pump Motor Replacement
 - ii. Discussion on Additional Pet Waste Stations
 - iii. Consideration of Complete I.T. Service & Solutions Card Reader Access Proposal for Pradera Park
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
- 4. Business Items**
 - A. General Matters of the District
 - B. Consideration of Inframark Maintenance Concrete Proposal
 - C. Discussion on the Street Light Special Purpose
- 5. Approval of Consent Agenda**
 - A. Consideration of Minutes from the Meeting held August 21, 2025
 - B. Review of the Financials as of August 31, 2025
- 6. Supervisors' Requests**
- 7. Adjournment**

*The next CDD Meeting is scheduled for Thursday, October 16, 2025 at 5:30 P.M.

District Office

Inframark Community Management Services
2654 Cypress Ridge Blvd.
Wesley Chape, Florida 33607
(813) 873 – 7300

Meeting Location:

South Fork III Clubhouse
11771 Ambleside Blvd
Riverview, Florida 33579
(813) 608 - 8232



Dustin Heflin
Inframark

SOUTH FORK III CDD FIELD INSPECTION

Wednesday, September 3, 2025

Prepared For Board of Supervisors

11 Issues Identified



AMENITIES CENTER ISSUE 1

Assigned To NewLeaf

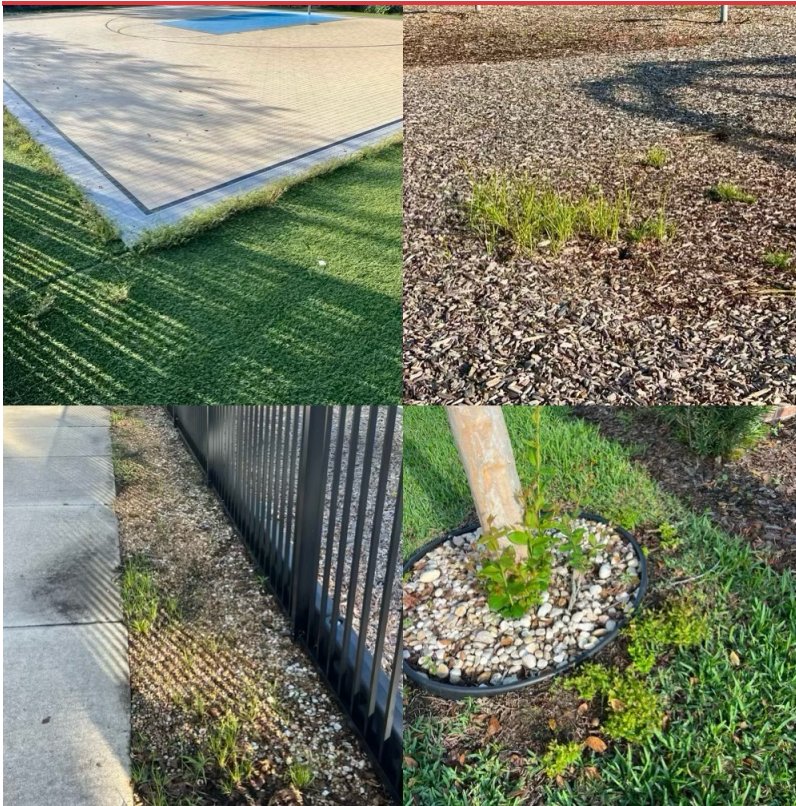
Replace failed tree. This particular tree never took root when placed here. Consider maybe installing a purple jacaranda tree, or another flowering tree option other than crape myrtle.



AMENITIES CENTER ISSUE 2

Assigned To NewLeaf

Take care to remove all suckers, especially in high traffic areas like the clubhouse/amenities area.



AMENITIES CENTER ISSUE 3

Assigned To NewLeaf

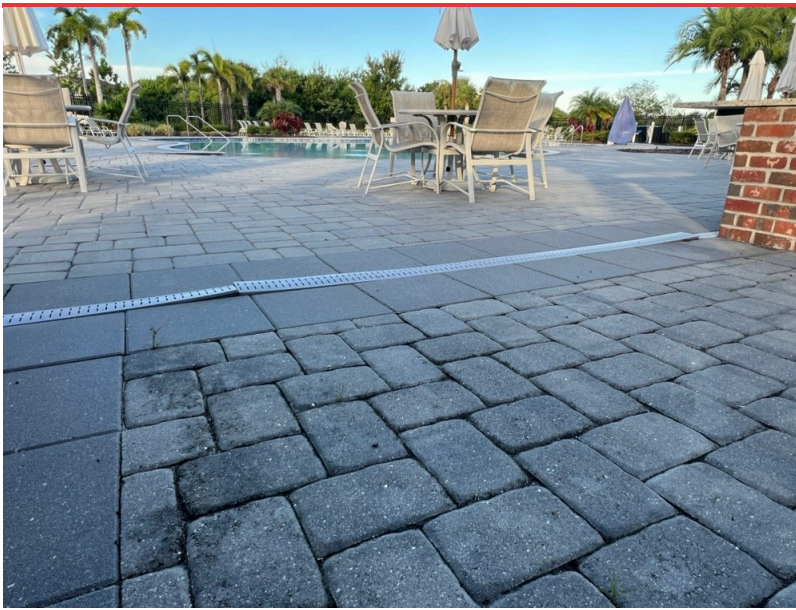
1. Glyphosate application needed in areas around the amenities center, to include the playground and artificial turf at the basketball court.
2. Suckers were previously mentioned.



AMENITIES CENTER ISSUE 4

Assigned To NewLeaf

Cogon grass has developed in the hedge inside the pool area.



AMENITIES CENTER ISSUE 5

Assigned To BOD/Triangle Pools

The trench drains are warping, creating a trip hazard. I have press fit these back in place almost daily for a couple of months. I suggest replacing them with new drain covers, and possibly new tracks if necessary.



WILLOW BLUESTAR LP POCKET PARK

Assigned To NewLeaf

1. Irrigation control boxes are getting overgrown. Would consider having them string trimmed with weekly service.
2. Mulch beds have weeds and turf grass developing. Recommend glyphosate application during next PCO service.



PRADERA RESERVE SIDEWALK

Assigned To BDI

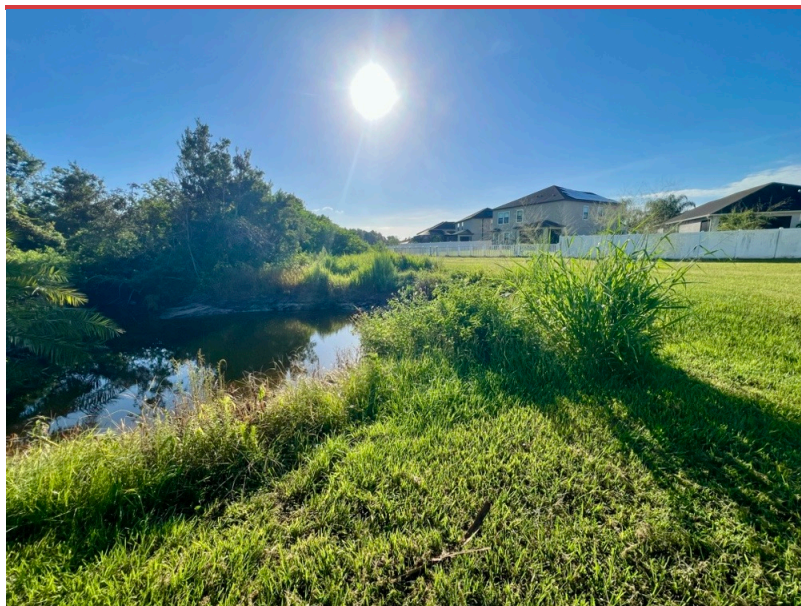
Landscapers cut some trenches in the turf and shoveled water off the sidewalk to help dry it out. It appears to have helped a little with the drainage, but doesn't look like a long term resolution. Too much water is coming out of the TECO splice box.



WILD GINGER POCKET PARK

Assigned To Dustin

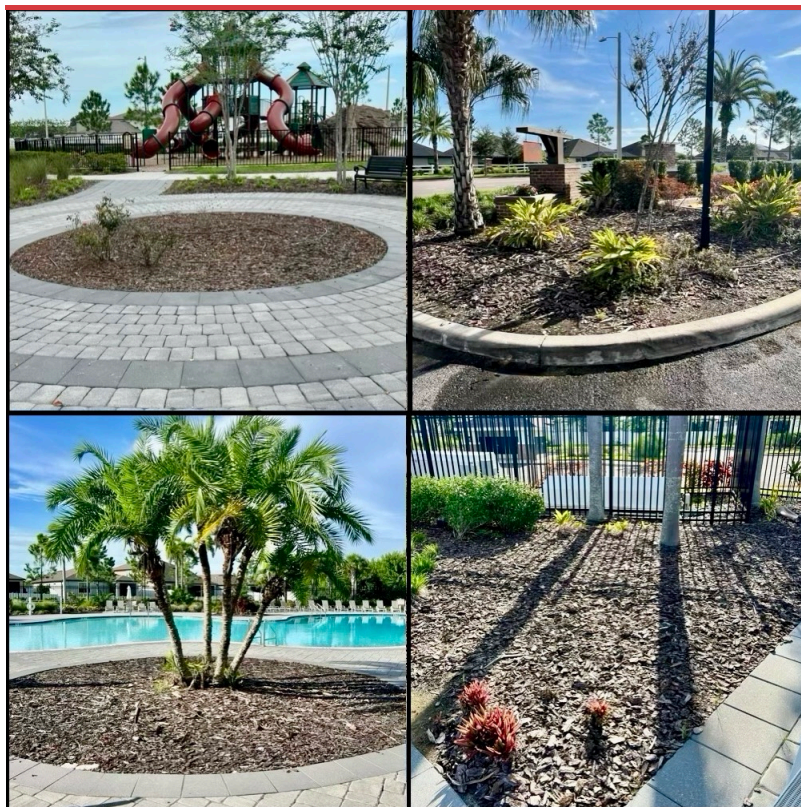
Fence paneling was dumped at the park. Remove at earliest convenience.



DRAINAGE SUMP INTO WETLANDS

Assigned To NewLeaf

This area located behind 13448 White Sapphire needs to remain clear of large plant development. A buffer zone is still recommended, but removal of any large vegetation is requested.



COMMON AREA IMPROVEMENTS

Assigned To CDD Board

As summer is coming to an end, now might be a good opportunity to plan for installing some color and ornamentals in certain areas that are lacking.

1. Inside the pool area
2. Pradera park sitting area
3. Clubhouse parking entryway
4. Monuments
5. Pradera Reserve Blvd mulch beds

COMMENTS

Assigned To Board of Supervisors

There are pending issues and projects for the upcoming offseason.

1. The sidewalk flooding issue from the TECO splice box. I requested BDI take a look and see if there's any action we can or should take. It is a county sidewalk and the flooding is originating from a TECO owned underground box.
2. Deck drains need replacing in the pool area.
3. The bearings in one of the pool pump motors may need to be replaced this offseason.
4. Empty mulch beds along Pradera Reserve Blvd and in multiple common areas could use some ornamentals.
5. The approved cordgrass will be installed behind the pool parking lot.
6. The requested quote for a concrete path at White Sapphire Park still hasn't not been received.

This concludes the September field inspection.



EXHIBIT "C"

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

SOUTH FORK III CDD

Date: Wednesday, August 6, 2025

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Starting to wake up from dormancy.</u>
TURF FERTILITY	10	9	-1	<u>Received first fertilizer treatment this week</u>
TURF EDGING	5	5	0	<u>Edging being conducted as expected.</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Areas of clover in Bahia grass</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None identified.</u>
PLANT FERTILITY	5	5	0	<u>Ornamentals are healthy.</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Some weeds still persist.</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None identified</u>
PRUNING	10	9	-1	<u>Pruning needed at White Sapphire park.</u>
CLEANLINESS	5	5	0	<u>Grounds are tidy and beds maintained.</u>
MULCHING	5	5	0	<u>N/A</u>
WATER/IRRIGATION MGMT	8	7	-1	<u>Several repairs underway</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	5	5	0	<u>Flowers rotated this week.</u>
INSECT/DISEASE CONTROL	5	5	0	<u>None identified</u>
DEADHEADING/PRUNING	5	5	0	<u>As expected</u>

SCORE

98	90	-8	92%
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Contractor Signature: _____

Manager's Signature: _____

Dustin Heflin

ESTIMATE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
SOUTH FORK III CDD
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

Ship to
SOUTH FORK III CDD
11771 AMBLESIDE DRIVE
RIVERVIEW, FL 33579

Estimate details

Estimate no.: 006441240
Estimate date: 09/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/02/2025	EEQ750	EEQ 7 1/2 HP 1 PHASE MOTOR	1	\$2,680.95	\$2,680.95
2.		SERVICE-LABOR	SERVICE CALL / LABOR	2	\$175.00	\$350.00

Subtotal \$3,030.95

Sales tax \$197.01

Total \$3,227.96

Note to customer

PROPOSAL TO REPLACE MOTOR ONLY ON THE PUMP THAT SITS IN FRONT OF THE VAC PAK, WE JUST REPLACED THE INTERNALS ON THIS PUMP SO WE SHOULD BE ABLE TO JUST REPLACE MOTOR (THE MOTOR BEARINGS ARE SCREAMING) 1 YEAR WARRANTY

Accepted date

Accepted by

Brand: Qinyoung

4.4 ★★★★★ (13)

Dog Waste Station Galvanized Steel Outdoor Pet Bin with Poop Bag Dispenser Reflective Sign Rust Proof for Backyard Commercial Park



Ways to buy: Buy New

Buy New
\$213⁹⁹

Used - Like New
\$162²¹

\$213⁹⁹

Or \$35.67 /mo (6 mo). [Select from 2 plans](#)

prime Tomorrow



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 09/12/2025
Work Order # WOSF91225 Customer
ID: South Fork III CDD

Phone: 656-247-3501

Quotation valid until 10/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
<ul style="list-style-type: none"> Replacing shell with concrete Full area outlined by metal threshold Removal and reinstalled benches and trash cans 		\$21.47	1,500sqft	\$32,200
Total	Labor and Materials			\$32,200.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 08/29/25

Date: _____

Inframark

Epperson Ranch II CDD

Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.

MINUTES OF MEETING SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

The Budget Public Hearing and regular meeting of the Board of Supervisors of the South Fork III Community Development District was held Thursday, August 21, 2025, at 5:30 p.m. at the South Fork III Clubhouse 11771 Ambleside Blvd Riverview, Florida 33579.

Present and constituting a quorum were:

Darryl Dew	Chairperson
Susan Peltz	Vice Chairperson
Scott Corder	Assistant Secretary
Craig Fulcher	Assistant Secretary
Stephen McElroy	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Jerry Whitehead	District Engineer
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

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

- *Engineer joined via TEAMS*

On MOTION by Mr. McElroy seconded by Mr. Dew with all in favor, to proceed with FINN OUTDOORS for \$34,500 with the project to begin within 90 days, was approved. (5-0)

THIRD ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Consideration of Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. McElroy seconded by Mr. Dew with all in favor, Resolution 2025-08; Adopting Fiscal Year 2026 Goals and Objectives, was adopted. (5-0)

ii. Review of 2nd Quarter Website Compliance Audit Report

- Ms. Sanchez reviewed the 2nd Quarter Website Compliance Audit report with the Board, noting the District passing all aspects.

iii. Consideration of Florida Insurance Alliance Renewal

On MOTION by Mr. McElroy seconded by Mr. Corder with all in favor, to move forward with the Florida Insurance Alliance Renewal, was approved. (5-0)

B. District Engineer

- There being no report the next order of business followed.

FOURTH ORDER OF BUSINESS**Field Services****A. South Fork III Field Inspection – August 2025**

- Mr. Heflin presented the August 2025 Field Inspection Report and reported 9 open issues.

B. Consideration of Complete I.T. Service & Solutions Card Reader Access Proposal for Pradera Park

- This item was tabled to the September meeting.

C. Consideration of Aquatic Weed Control Inc. Ditch Maintenance Proposal

On MOTION by Ms. Peltz seconded by Mr. Dew with all in favor, to proceed with 12 inspections in the amount of \$298.00, was approved. (5-0)

D. Review of Inframark Monthly Landscape Maintenance Inspection Grade sheet

- Mr. Heflin reviewed the Inframark Monthly Landscape Maintenance Grade sheet with the Board and answered all questions.

E. Discussion on Part-Time Staff Pay Increase Proposal

On MOTION by Mr. Corder seconded by Mr. McElroy with all in favor, to increase the current part-time to \$18.00 at the discretion of the supervisor. All new part-time employees will start at \$16.00 and after one year, depending on their progression on the job, training will increase to \$17.00-\$18.00 maximum (5-0)

FIFTH ORDER OF BUSINESS**Old Business****A. Discussion on the Street Light Special Purpose**

- There being no discussion, the next order of business followed.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Approval of the July 17, 2025 Meeting Minutes****B. Review of the July 31, 2025 Financial Statements & O&M Report**

On MOTION by Ms. Peltz seconded by Mr. McElroy, with all in favor, consent agenda items A & B were approved. 5-0

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Heflin entered his resignation on the record, with his last day being September 12, 2025.
- The Board of Supervisors unanimously noted his great accomplishments and thanked him for a job well done.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Peltz seconded by Mr. Corder with all in favor the meeting was adjourned at 6:35 p.m.

Alba Sanchez
Secretary/District Manager

South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



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

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(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	\$ 795,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795,581
Accounts Receivable	1,554	-	-	-	-	-	-	-	1,554
Due From Other Funds	-	63,503	50,891	54,712	-	26	-	-	169,132
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	809	-	30	-	-	-	-	839
Reserve Fund	-	296,003	377,666	229,209	-	-	-	-	902,878
Revenue Fund	-	362,314	369,302	423,483	-	-	-	-	1,155,099
Deposits	3,719	-	-	-	-	-	-	-	3,719
Fixed Assets									
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	15,117,653	-	15,117,653
Recreational Facilities	-	-	-	-	-	-	1,604,517	-	1,604,517
Miscellaneous Improvements	-	-	-	-	-	-	2,797,424	-	2,797,424
Other Fixed Assets	-	-	-	-	-	-	4,531,394	-	4,531,394
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,650,060	1,650,060
Amount To Be Provided	-	-	-	-	-	-	-	21,864,940	21,864,940
TOTAL ASSETS	\$ 800,854	\$ 722,629	\$ 797,859	\$ 707,434	\$ 7	\$ 26	\$ 24,050,988	\$ 23,515,000	\$ 50,594,797
LIABILITIES									
Accounts Payable	\$ 4,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,913
Bonds Payable - Series 2016	-	-	-	-	-	-	-	7,495,000	7,495,000
Bonds Payable - Series 2018	-	-	-	-	-	-	-	10,245,000	10,245,000
Bonds Payable - Series 2019	-	-	-	-	-	-	-	6,310,000	6,310,000
Due To Other Funds	169,132	-	-	-	-	-	-	-	169,132
TOTAL LIABILITIES	174,045	-	-	-	-	-	-	24,050,000	24,224,045

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service	-	722,629	797,859	707,434	-	-	-	-	2,227,922
Capital Projects	-	-	-	-	7	26	-	-	33
Unassigned:	626,809	-	-	-	-	-	24,050,988	(535,000)	24,142,797
TOTAL FUND BALANCES	626,809	722,629	797,859	707,434	7	26	24,050,988	(535,000)	26,370,752
TOTAL LIABILITIES & FUND BALANCES	\$ 800,854	\$ 722,629	\$ 797,859	\$ 707,434	\$ 7	\$ 26	\$ 24,050,988	\$ 23,515,000	\$ 50,594,797

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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	\$ -	\$ 4	\$ 4	0.00%
Interest - Tax Collector	-	4,808	4,808	0.00%
Rental Income	-	550	550	0.00%
Special Assmnts- Tax Collector	1,357,964	1,362,087	4,123	100.30%
Special Assmnts- CDD Collected	2,250	-	(2,250)	0.00%
Other Miscellaneous Revenues	-	450	450	0.00%
TOTAL REVENUES	1,360,214	1,367,899	7,685	100.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,800	2,200	81.67%
ProfServ-Trustee Fees	14,672	12,968	1,704	88.39%
Disclosure Report	12,600	11,550	1,050	91.67%
District Counsel	12,000	7,031	4,969	58.59%
District Engineer	5,000	16,363	(11,363)	327.26%
District Manager	60,000	55,000	5,000	91.67%
Auditing Services	7,300	13,050	(5,750)	178.77%
Website Compliance	1,528	1,553	(25)	101.64%
Mailed Notices - Postage	3,000	-	3,000	0.00%
Postage, Phone, Faxes, Copies	300	122	178	40.67%
Public Officials Insurance	3,203	3,160	43	98.66%
Legal Advertising	3,100	1,766	1,334	56.97%
Misc-Taxes	714	-	714	0.00%
Bank Fees	100	531	(431)	531.00%
Dues, Licenses, Subscriptions	175	232	(57)	132.57%
Total Administration	135,692	133,126	2,566	98.11%
<u>Electric Utility Services</u>				
Utility - Electric	275,000	233,237	41,763	84.81%
Total Electric Utility Services	275,000	233,237	41,763	84.81%
<u>Water Utility Services</u>				
Utility - Water	14,388	16,252	(1,864)	112.96%
Total Water Utility Services	14,388	16,252	(1,864)	112.96%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,133	3,383	(250)	107.98%
Total Garbage/Solid Waste Services	3,133	3,383	(250)	107.98%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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	27,170	2,470	91.67%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	24,000	34,138	(10,138)	142.24%
Contracts-Termite Inspection	200	-	200	0.00%
Onsite Staff	72,567	88,428	(15,861)	121.86%
Insurance -Property & Casualty	42,071	41,471	600	98.57%
R&M-Clubhouse	7,140	5,445	1,695	76.26%
Landscape - Mulch	18,300	4,590	13,710	25.08%
Landscape Maintenance	227,980	246,007	(18,027)	107.91%
Plant Replacement Program	35,000	-	35,000	0.00%
Security System Monitoring	12,831	22,378	(9,547)	174.41%
Irrigation Maintenance	9,000	4,680	4,320	52.00%
Mitigation Area Monitoring & Maintenance	6,600	5,775	825	87.50%
Internet Services	4,500	4,579	(79)	101.76%
Misc-Contingency	277,372	86,744	190,628	31.27%
Op Supplies - Clubhouse	1,000	4,553	(3,553)	455.30%
Total Other Physical Environment	779,751	575,958	203,793	73.86%
<u>Reserves</u>				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,964	961,956	396,008	70.84%
Excess (deficiency) of revenues				
Over (under) expenditures	2,250	405,943	403,693	18041.91%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,250	-	(2,250)	0.00%
TOTAL FINANCING SOURCES (USES)	2,250	-	(2,250)	0.00%
Net change in fund balance	<u>\$ 2,250</u>	<u>\$ 405,943</u>	<u>\$ 399,193</u>	<u>18041.91%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		220,866		
FUND BALANCE, ENDING		<u>\$ 626,809</u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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	\$ -	\$ 27,838	\$ 27,838	0.00%
Special Assmnts- Tax Collector	608,674	603,619	(5,055)	99.17%
TOTAL REVENUES	608,674	631,457	22,783	103.74%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	195,000	(20,000)	111.43%
Interest Expense	421,544	420,438	1,106	99.74%
Total Debt Service	596,544	615,438	(18,894)	103.17%
TOTAL EXPENDITURES	596,544	615,438	(18,894)	103.17%
Excess (deficiency) of revenues Over (under) expenditures	12,130	16,019	3,889	132.06%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	12,130	-	(12,130)	0.00%
TOTAL FINANCING SOURCES (USES)	12,130	-	(12,130)	0.00%
Net change in fund balance	\$ 12,130	\$ 16,019	\$ (20,371)	132.06%
FUND BALANCE, BEGINNING (OCT 1, 2024)		706,610		
FUND BALANCE, ENDING		\$ 722,629		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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	\$ -	\$ 31,822	\$ 31,822	0.00%
Special Assmnts- Tax Collector	755,955	751,649	(4,306)	99.43%
TOTAL REVENUES	755,955	783,471	27,516	103.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	215,000	-	100.00%
Interest Expense	542,013	542,013	-	100.00%
Total Debt Service	757,013	757,013	-	100.00%
TOTAL EXPENDITURES	757,013	757,013	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,058)	26,458	27,516	-2500.76%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,058)	-	1,058	0.00%
TOTAL FINANCING SOURCES (USES)	(1,058)	-	1,058	0.00%
Net change in fund balance	\$ (1,058)	\$ 26,458	\$ 29,632	-2500.76%
FUND BALANCE, BEGINNING (OCT 1, 2024)		771,401		
FUND BALANCE, ENDING		\$ 797,859		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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	\$ -	\$ 24,333	\$ 24,333	0.00%
Special Assmnts- Tax Collector	457,272	454,441	(2,831)	99.38%
TOTAL REVENUES	457,272	478,774	21,502	104.70%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	326,094	325,831	263	99.92%
Total Debt Service	451,094	450,831	263	99.94%
TOTAL EXPENDITURES	451,094	450,831	263	99.94%
Excess (deficiency) of revenues Over (under) expenditures	6,178	27,943	21,765	452.30%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	6,178	-	(6,178)	0.00%
TOTAL FINANCING SOURCES (USES)	6,178	-	(6,178)	0.00%
Net change in fund balance	\$ 6,178	\$ 27,943	\$ 9,409	452.30%
FUND BALANCE, BEGINNING (OCT 1, 2024)		679,491		
FUND BALANCE, ENDING		\$ 707,434		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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, 2024)		7		
FUND BALANCE, ENDING		<u><u>\$ 7</u></u>		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
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, 2024)		26		
FUND BALANCE, ENDING		<u>\$ 26</u>		

Bank Account Statement

South Fork III CDD

Bank Account No. 8694
Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101001 Balance	795,580.72	Statement Balance	802,975.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	802,975.72
Subtotal	795,580.72	Outstanding Checks	-7,395.00
Negative Adjustments	0.00	Ending Balance	795,580.72
Ending G/L Balance	795,580.72		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/01/2025		JE001152	Misc-Contingency	Rev Truist CC payment Adj	607.81	607.81	0.00
07/01/2025		JE001212	Dues, Licenses, Subscriptions	Rev Truist CC Payment Adj JE	115.37	115.37	0.00
08/01/2025		JE001270	Misc-Contingency	Truist -CC payment	2,166.16	2,166.16	0.00
08/31/2025		JE001276	Interest - Investments	Interest Earned	1.11	1.11	0.00
08/31/2025		JE001281	Garbage Collection	Waste Management Adj. JE	20.00	20.00	0.00
Total Deposits					2,910.45	2,910.45	0.00
Checks							
							0.00
06/20/2025	Payment	2950	DARRYL F. DEW	Check for Vendor V00107	-200.00	-200.00	0.00
07/22/2025	Payment	2956	DARRYL F. DEW	Check for Vendor V00107	-200.00	-200.00	0.00
07/22/2025	Payment	2960	SUSAN PELTZ	Check for Vendor V00104	-200.00	-200.00	0.00
07/24/2025	Payment	100115	COMPLETE I.T.	Inv: 17100	-680.00	-680.00	0.00
07/24/2025	Payment	100116	TRIANGLE POOL SERVICES	Inv: 1320832, Inv: 1320833, Inv: 1320834, Inv: 1320835,	-13,770.00	-13,770.00	0.00
07/24/2025	Payment	100119	BIG SUN EQUINE PRODUCTS INC	Inv: SB-1595	-3,694.00	-3,694.00	0.00
07/28/2025	Payment	100120	DON HARRISON ENTERPRISES	Inv: 3162	-750.00	-750.00	0.00
08/04/2025	Payment	100124	STRALEY ROBIN VERICKER	Inv: 26893	-1,242.20	-1,242.20	0.00
08/04/2025	Payment	100125	JAN-PRO OF TAMPA	Inv: 230637	-613.00	-613.00	0.00
08/01/2025	Payment	300074	ENGAGE PEO - ACH	Inv: 118781-ACH	-1,417.69	-1,417.69	0.00
08/06/2025	Payment	100126	COMPLETE I.T.	Inv: 17275	-140.00	-140.00	0.00
08/06/2025	Payment	100127	SECURITEAM INC.	Inv: 20557	-981.00	-981.00	0.00
08/06/2025	Payment	100128	AQUATIC WEED MANAGEMENT LLC	Inv: 110722	-2,470.00	-2,470.00	0.00
08/06/2025	Payment	100129	BIG SUN EQUINE PRODUCTS INC	Inv: SB-1616	-668.00	-668.00	0.00
08/08/2025	Payment	300075	CHARTER COMMUNICATION S ACH	Inv: 2503623072125-ACH	-230.00	-230.00	0.00
08/13/2025	Payment	100130	INFRAMARK LLC	Inv: 155238	-12,097.25	-12,097.25	0.00

Bank Account Statement

South Fork III CDD

Bank Account No. 8694
Statement No. 25_08

Statement Date 08/31/2025

08/15/2025	Payment	300076	BOCC ACH	Inv: 072525-3327-ACH	-76.77	-76.77	0.00
08/19/2025	Payment	300077	TECO TAMPA ELECTRIC ACH	Inv: 080525-5924 ACH	-23,764.97	-23,764.97	0.00
08/19/2025	Payment	300078	ENGAGE PEO - ACH	Inv: 119087 ACH	-1,420.29	-1,420.29	0.00
08/22/2025	Payment	100131	SOUTH COUNTY LANDCARE INC	Inv: 10733	-20,998.16	-20,998.16	0.00
08/22/2025	Payment	100133	TRIANGLE POOL SERVICES	Inv: 320207	-1,044.95	-1,044.95	0.00
08/22/2025	Payment	100134	CROSSCREEK ENVIRONMENTAL, INC	Inv: 22200	-9,650.00	-9,650.00	0.00
08/22/2025	Payment	2962	ROBERT CRAIG FULCHER	Check for Vendor V00136	-200.00	-200.00	0.00
08/22/2025	Payment	2963	SCOTT D. CORDER	Check for Vendor V00078	-200.00	-200.00	0.00
08/22/2025	Payment	2964	SUSAN PELTZ	Check for Vendor V00104	-200.00	-200.00	0.00
08/22/2025	Payment	2965	STEPHEN MCELROY	Check for Vendor V00138	-200.00	-200.00	0.00
08/22/2025	Payment	100136	AFFORDABLE BACKFLOW WASTE	Inv: 080625-22988	-200.00	-200.00	0.00
08/25/2025	Payment	300079	MANAGEMENT INC OF FLORIDA ACH	Inv: 0174448-2206-2-ACH	-565.78	-565.78	0.00
08/25/2025		JE001275	Bank Fees	Bank Fees	-531.23	-531.23	0.00
08/26/2025	Payment	100137	TRIANGLE POOL SERVICES CHARTER	Inv: 320382, Inv: 210075	-2,592.40	-2,592.40	0.00
08/27/2025	Payment	300080	COMMUNICATION S ACH	Inv: 2542969081025-ACH	-174.99	-174.99	0.00
08/31/2025		JE001277	Misc-Contingency	Truist CC payment Adj. JE	-607.81	-607.81	0.00
08/31/2025		JE001278	Dues, Licenses, Subscriptions	Truist CC payment Adj. JE	-115.37	-115.37	0.00
08/31/2025		JE001279	Misc-Contingency	Rev Truist CC payment Adj.	-2,166.16	-2,166.16	0.00
08/31/2025		JE001280	Misc-Contingency	Truist CC payment Adj. JE	-410.15	-410.15	0.00
08/15/2025	Payment	300082	BOCC ACH	Inv: 072525-5049-ACH	-545.11	-545.11	0.00
08/15/2025	Payment	300083	BOCC ACH	Inv: 072525-8367-ACH	-2,259.94	-2,259.94	0.00
08/15/2025	Payment	300084	BOCC ACH	Inv: 072525-2882-ACH	-657.17	-657.17	0.00
08/31/2025		JE001296	Onsite Staff	S2HR Adj. JE	-1,394.88	-1,394.88	0.00
Total Checks					-109,329.27	-109,329.27	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/25/2025	Payment	2930	SUSAN PELTZ	Check for Vendor V00104		-200.00
08/22/2025	Payment	100132	BIG SUN EQUINE PRODUCTS INC	Inv: SB-1615		-3,085.00
08/22/2025	Payment	100135	BDI ENGINEERING	Inv: 2038		-1,440.00
08/22/2025	Payment	2961	DARRYL F. DEW	Check for Vendor V00107		-200.00
08/26/2025	Payment	100138	AQUATIC WEED MANAGEMENT LLC	Inv: 112984		-2,470.00
Total Outstanding Checks						-7,395.00

Outstanding Deposits

Bank Account Statement

South Fork III CDD

Bank Account No. 8694

Statement No. 25_08

Statement Date 08/31/2025

Total Outstanding Deposits

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100124	08/04/25	STRALEY ROBIN VERICKER	26893	July 2025 Legal review	PROFESSIONAL SERVICES	531146-51301	\$1,242.20
001	100125	08/04/25	JAN-PRO OF TAMPA	230637	August 2025 janitorial	JANITORIAL	549900-53908	\$613.00
001	100126	08/06/25	COMPLETE I.T.	17275	August BRIVO Onair Tier 1	monthly	546473-51304	\$140.00
001	100127	08/06/25	SECURTEAM INC.	20557	August 2025 Monthly monitoring	SECURITY MONITORING	546473-53908	\$981.00
001	100128	08/06/25	AQUATIC WEED MANAGEMENT LLC	110722	monthly aquatic June 2025	WATERWAY SVCS	531085-53908	\$2,470.00
001	100129	08/06/25	BIG SUN EQUINE PRODUCTS INC	SB-1616	July 2025 wide chain link gate	dog park fence	549900-53908	\$668.00
001	100130	08/13/25	INFRAMARK LLC	155238	August 2025 Managemetn fee	MANAGEMENT FEE	531150-51301	\$5,000.00
001	100130	08/13/25	INFRAMARK LLC	155238	August 2025 Managemetn fee	MANAGEMENT FEE	531142-51301	\$1,050.00
001	100130	08/13/25	INFRAMARK LLC	155238	August 2025 Managemetn fee	MANAGEMENT FEE	534215-53908	\$6,047.25
001	100131	08/22/25	SOUTH COUNTY LANDCARE INC	10733	August 2025 Landscape cONTRACT	LANDSCAPE SERVICES	546300-53908	\$20,998.16
001	100132	08/22/25	BIG SUN EQUINE PRODUCTS INC	SB-1615	8inch chainlink mesh only - R&M clubhouse	R&M	546074-51301	\$3,085.00
001	100133	08/22/25	TRIANGLE POOL SERVICES	320207	PENTAIR EQ series parts	MTHLY CLEANING SVC	534078-53908	\$1,044.95
001	100134	08/22/25	CROSSCREEK ENVIRONMENTAL, INC	22200	11851 sunburst Marble rd	remove fence pavers and storm water pipe from cdd property	549900-53908	\$9,650.00
001	100135	08/22/25	BDI ENGINEERING	2038	August 2025	ENGINEER	531147-51301	\$1,440.00
001	100136	08/22/25	AFFORDABLE BACKFLOW	080625-22988	August 2025 backflow testing	backflow	546930-51304	\$200.00
001	100137	08/26/25	TRIANGLE POOL SERVICES	210075	front pump repair August 2025	MTHLY CLEANING SVC	534078-53908	\$1,134.90
001	100137	08/26/25	TRIANGLE POOL SERVICES	320382	waterway 9x9 grate repair	MTHLY CLEANING SVC	534078-53908	\$1,457.50
001	100138	08/26/25	AQUATIC WEED MANAGEMENT LLC	112984	aquatic August Monthly	WATERWAY SVCS	531085-53908	\$2,470.00
001	2961	08/22/25	DARRYL F. DEW	DD-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	2962	08/22/25	ROBERT CRAIG FULCHER	RF-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	2963	08/22/25	SCOTT D. CORDER	SC-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	2964	08/22/25	SUSAN PELTZ	SP-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	2965	08/22/25	STEPHEN MCELROY	SM-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	300074	08/01/25	ENGAGE PEO - ACH	118781-ACH	payroll August 1 2025	PAYROLL	534215-53908	\$1,417.69
001	300075	08/08/25	CHARTER COMMUNICATIONS ACH	2503623072125-ACH	July 2025 Spectrum	INTERNET	549031-57212	\$230.00
001	300076	08/15/25	BOCC ACH	072525-3327-ACH	July 2025 BOCC	WATER	543018-53300	\$76.77
001	300077	08/19/25	TECO TAMPA ELECTRIC ACH	080525-5924 ACH	August 2025 TECO	ELECTRIC	543041-53100	\$23,764.97
001	300078	08/19/25	ENGAGE PEO - ACH	119087 ACH	payroll for SFill	PAYROLL	534215-53908	\$1,420.29
001	300079	08/25/25	WASTE MANAGEMENT INC OF FLORIDA ACH	0174448-2206-2-ACH	waste management July 2025	GARBAGE	546913-53400	\$565.78
001	300080	08/27/25	CHARTER COMMUNICATIONS ACH	2542969081025-ACH	spectrum August -Sept 2025	INTERNET	549031-57212	\$174.99
001	300082	08/15/25	BOCC ACH	072525-5049-ACH	BOCC JULY 2025	Utility - Water	543018-53300	\$545.11
001	300083	08/15/25	BOCC ACH	072525-8367-ACH	BOCC JULY 2025	Utility - Water	543018-53300	\$2,259.94
001	300084	08/15/25	BOCC ACH	072525-2882-ACH	SERV PRD 07/25-08/18/25	Utility - Water	543018-53300	\$657.17
Fund Total								\$91,804.67

Total Checks Paid	\$91,804.67
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