

South Fork III Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2018



Meritus Corporation
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

South Fork III CDD

Balance Sheet

As of 10/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2016	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets								
Cash-Operating Account (Suntrust)	793	0	0	0	0	0	0	793
Investment-Revenue 2016 (40000)	0	263,779	0	0	0	0	0	263,779
Investment-Interest 2016 (40001)	0	0	0	0	0	0	0	0
Investment-Sinking 2016 (40002)	0	0	0	0	0	0	0	0
Investment-Reserve 2016 (40003)	0	617,781	0	0	0	0	0	617,781
Investment-Prepayment 2016 (40004)	0	48,518	0	0	0	0	0	48,518
Investment-Construction 2016 (40005)	0	0	0	17,445	0	0	0	17,445
Investment-Revenue 2018 (8000)	0	0	943	0	0	0	0	943
Investment-Interest 2018 (8001)	0	0	645,608	0	0	0	0	645,608
Investment-Sinking 2018 (8002)	0	0	0	0	0	0	0	0
Investment-Reserve 2018 (8003)	0	0	566,498	0	0	0	0	566,498
Investment-Construction 2018 (8005)	0	0	0	0	130	0	0	130
Investment-Amenity 2018 (8006)	0	0	0	0	952,590	0	0	952,590
Investment-S&T 2018 (8007)	0	0	0	0	887,176	0	0	887,176
Accounts Receivable - Other	2,100	0	0	0	0	0	0	2,100
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	3,816	0	0	0	0	0	0	3,816
Construction Work in Progress	0	0	0	0	0	15,286,708	0	15,286,708
Amount Available-Debt Service	0	0	0	0	0	0	963,703	963,703
Amount To Be Provided-Debt Service	0	0	0	0	0	0	19,266,297	19,266,297
Other	0	0	0	0	0	0	0	0
Total Assets	<u>6,709</u>	<u>930,079</u>	<u>1,213,049</u>	<u>17,445</u>	<u>1,839,896</u>	<u>15,286,708</u>	<u>20,230,000</u>	<u>39,523,886</u>
Liabilities								
Accounts Payable	33,163	0	0	0	0	0	0	33,163
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	0	0	8,815,000	8,815,000
Revenue Bonds Payable-2018	0	0	0	0	0	0	11,415,000	11,415,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>33,163</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,230,000</u>	<u>20,263,163</u>

South Fork III CDD

Balance Sheet

As of 10/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2016	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	929,850	1,212,750	17,440	2,058,642	0	0	4,218,683
Fund Balance-Unreserved	5,078	0	0	0	0	0	0	5,078
Investment in General Fixed Assets	0	0	0	0	0	15,286,708	0	15,286,708
Other	(31,531)	229	299	4	(218,746)	0	0	(249,746)
Total Fund Equity & Other Credits	<u>(26,453)</u>	<u>930,079</u>	<u>1,213,049</u>	<u>17,445</u>	<u>1,839,896</u>	<u>15,286,708</u>	<u>0</u>	<u>19,260,723</u>
Total Liabilities & Fund Equity	<u>6,709</u>	<u>930,079</u>	<u>1,213,049</u>	<u>17,445</u>	<u>1,839,896</u>	<u>15,286,708</u>	<u>20,230,000</u>	<u>39,523,886</u>

South Fork III CDD

Income Statement

001 - General Fund
From 10/1/2018 Through 10/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	213,730	0	(213,730)	(100)%
O&M Assessments - Off Roll	159,098	0	(159,098)	(100)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	20	20	0 %
Total Revenues	<u>372,828</u>	<u>20</u>	<u>(372,808)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	60,000	6,059	53,941	90 %
District Engineer	10,000	110	9,890	99 %
Disclosure Report	8,200	0	8,200	100 %
Trustee Fees	8,800	2,241	6,559	75 %
Accounting Services	2,250	0	2,250	100 %
Auditing Services	8,500	0	8,500	100 %
Postage, Phone, Faxes, Copies	1,100	7	1,093	99 %
Public Officials Insurance	3,040	0	3,040	100 %
Legal Advertising	1,600	946	655	41 %
Bank Fees	400	26	374	93 %
Dues, Licenses, & Fees	280	175	105	38 %
Office Supplies	400	78	322	81 %
Legal Counsel				
District Counsel	15,000	1,034	13,966	93 %
Electric Utility Services				
Electric Utility Services	80,000	8,233	71,767	90 %
Garbage/Solid Waste Control Services				
Garbage Collection	800	0	800	100 %
Water-Sewer Combination Services				
Water Utility Services	4,000	1,525	2,475	62 %
Other Physical Environment				
Property & Casualty Insurance	10,358	0	10,358	100 %
Waterway Management Program	13,500	1,103	12,397	92 %
Landscape Maintenance - Contract	99,500	7,747	91,754	92 %
Landscape Maintenance - Other	7,500	0	7,500	100 %
Plant Replacement Program	4,000	0	4,000	100 %
Irrigation Maintenance	5,600	0	5,600	100 %
Pool Maintenance	16,000	1,200	14,800	93 %
Club Facility Maintenance	12,000	1,069	10,931	91 %
Total Expenditures	<u>372,828</u>	<u>31,551</u>	<u>341,277</u>	<u>92 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(31,531)</u>	<u>(31,531)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	5,078	5,078	0 %
Fund Balance, End of Period	<u>0</u>	<u>(26,453)</u>	<u>(26,453)</u>	<u>0 %</u>

South Fork III CDD

Income Statement

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	609,169	0	(609,169)	(100)%
Interest Earnings				
Interest Earnings	0	229	229	0 %
Total Revenues	609,169	229	(608,940)	(100)%
Expenditures				
Debt Service Payments				
Interest Payment	469,169	0	469,169	100 %
Principal Payment	140,000	0	140,000	100 %
Total Expenditures	609,169	0	609,169	100 %
Excess of Revenues Over (Under) Expenditures	0	229	229	0 %
Fund Balance, Beginning of Period	0	929,850	929,850	0 %
Fund Balance, End of Period	0	930,079	930,079	0 %

South Fork III CDD

Income Statement

202 - Debt Service Fund - Series 2018

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	580,213	0	(580,213)	(100)%
Interest Earnings				
Interest Earnings	0	299	299	0 %
Total Revenues	580,213	299	(579,914)	(100)%
Expenditures				
Debt Service Payments				
Interest Payment	580,213	0	580,213	100 %
Total Expenditures	580,213	0	580,213	100 %
Excess of Revenues Over (Under) Expenditures	0	299	299	0 %
Fund Balance, Beginning of Period	0	1,212,750	1,212,750	0 %
Fund Balance, End of Period	0	1,213,049	1,213,049	0 %

South Fork III CDD

Income Statement

300 - Capital Projects Fund - Series 2016

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	17,440	17,440	0 %
Fund Balance, End of Period	<u>0</u>	<u>17,445</u>	<u>17,445</u>	<u>0 %</u>

South Fork III CDD

Income Statement

302 - Capital Projects Fund - Series 2018

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	523	523	0 %
Total Revenues	0	523	523	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	219,270	(219,270)	0 %
Total Expenditures	0	219,270	(219,270)	0 %
Excess of Revenues Over (Under) Expenditures	0	(218,746)	(218,746)	0 %
Fund Balance, Beginning of Period	0	2,058,642	2,058,642	0 %
Fund Balance, End of Period	0	1,839,896	1,839,896	0 %

South Fork III CDD

Income Statement

900 - General Fixed Assets
From 10/1/2018 Through 10/31/2018
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	15,286,708	15,286,708	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,286,708</u>	<u>15,067,438</u>	<u>0 %</u>

South Fork III CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account (Suntrust)

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Bank Balance	3,591.09
Less Outstanding Checks/Vouchers	2,797.87
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	793.22
Balance Per Books	<u>793.22</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

South Fork III CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account (Suntrust)

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1428	10/22/2018	Series 2016 FY18 Tax Dist ID Excess Fees	2,449.24	South Fork III CDD
1429	10/30/2018	System Generated Check/Voucher	348.63	Bright House Networks
Outstanding Checks/Vouchers			<u>2,797.87</u>	

South Fork III CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account (Suntrust)

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1408	9/20/2018	System Generated Check/Voucher	1,832.26	Ameriscape Services
1409	9/20/2018	System Generated Check/Voucher	1,103.00	First Choice Aquatic
1411	9/20/2018	System Generated Check/Voucher	615.00	Stantec Consulting Services Inc (SCSI)
1412	9/20/2018	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
1413	10/1/2018	System Generated Check/Voucher	4,029.00	Ameriscape Services
1414	10/1/2018	System Generated Check/Voucher	750.00	Carson's Lawn & Landscaping Services
1415	10/1/2018	System Generated Check/Voucher	3,032.60	Meritus Districts
1416	10/1/2018	System Generated Check/Voucher	246.40	South Fork East CDD
1417	10/1/2018	System Generated Check/Voucher	659.55	Straley & Robin
1418	10/1/2018	System Generated Check/Voucher	45.72	Tampa Electric
1419	10/1/2018	System Generated Check/Voucher	22.00	Tampa Electric
1420	10/1/2018	System Generated Check/Voucher	25.49	Tampa Electric
1421	10/1/2018	System Generated Check/Voucher	848.63	Tampa Electric
1422	10/1/2018	System Generated Check/Voucher	150.00	The Perfect Klean
1423	10/4/2018	System Generated Check/Voucher	2,365.41	BOCC
1424	10/4/2018	System Generated Check/Voucher	7,280.29	Tampa Electric
1425	10/11/2018	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1426	10/18/2018	System Generated Check/Voucher	20.86	Meritus Districts
1427	10/18/2018	System Generated Check/Voucher	945.50	Times Publishing Company
Cleared Checks/Vouchers			25,346.71	

South Fork III CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account (Suntrust)

Reconciliation ID: 10/31/18

Reconciliation Date: 10/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	5060	10/2/2018	Pool Cards - Henriquez	20.00
	CR116	10/22/2018	FY18 Excess Fees - 10.22.18	3,303.54
	CR120	10/31/2018	Interest	<u>0.13</u>
Cleared Deposits				<u><u>3,323.67</u></u>

10/31/2018



Account Statement

SOUTH FORK III CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Questions? Please call
 1-800-786-8787

Financial confidence gives you all kinds of confidence.
 Join the movement at onUp.com.
 Confidence Starts Here.

Account Summary	Account Type PUBLIC FUNDS ADVANTAGE PLUS	Account Number	Statement Period 10/01/2018 - 10/31/2018
-----------------	---	----------------	---

Description	Amount	Description	Amount
Beginning Balance	\$25,614.13	Average Balance	\$7,525.71
Deposits/Credits	\$3,323.67	Average Collected Balance	\$7,525.07
Checks	\$25,346.71	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$3,591.09	Interest Paid Year to Date	\$110.30

Overdraft Protection	Account Number	Protected By Not enrolled
----------------------	----------------	------------------------------

For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	10/04	20.00		DEPOSIT				
	10/23	3,303.54		ELECTRONIC/ACH CREDIT HLLS GENERAL EXCESS FEE DN022140				
	10/31	.13		INTEREST PAID THIS STATEMENT THRU 10/31				
Deposits/Credits: 3				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1408	1,832.26	10/01	1416	246.40	10/15	1422	150.00	10/09
	1409	1,103.00	10/02	1417	659.55	10/10	1423	2,365.41	10/11
	*1411	615.00	10/01	1418	45.72	10/04	1424	7,280.29	10/11
	1412	1,200.00	10/09	1419	22.00	10/04	1425	175.00	10/24
	1413	4,029.00	10/10	1420	25.49	10/04	1426	20.86	10/22
	1414	750.00	10/10	1421	848.63	10/04	1427	945.50	10/26
	1415	3,032.60	10/02						

Checks: 19
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	23,166.87	23,166.87	10/15	1,428.78	1,428.78
	10/02	19,031.27	19,031.27	10/22	1,407.92	1,407.92
	10/04	18,109.43	18,089.43	10/23	4,711.46	4,711.46
	10/05	18,109.43	18,109.43	10/24	4,536.46	4,536.46
	10/09	16,759.43	16,759.43	10/26	3,590.96	3,590.96
	10/10	11,320.88	11,320.88	10/31	3,591.09	3,591.09
	10/11	1,675.18	1,675.18			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.