

**SOUTH FORK III
HOMEOWNERS' ASSOCIATION, INC.**

Fellow South Fork III of Hillsborough County HOA homeowners:

We are pleased to enclose our HOA budget for 2019 which will reduce your payment next year to \$74 a quarter. This is a savings to you of \$200 annually.

Responding to the request of the community, we did not renew our 15 year contract with Spectrum. As noted on our website, we have extended the expiration date for your basic cable until January 31, 2019 so homeowners who use this service can enjoy their holidays without worrying about amending or changing their cable service. If you are a Spectrum customer, please contact them before January 31st so you have uninterrupted service.

With the elimination of the Spectrum contract we will be able to improve services to you, and quality of life, even while reducing your quarterly payment. There will be better, more accurate violation and rental properties tracking, We've budgeted to be able to clean up distressed properties, remove squatters, and have allocated funds to better pursue legal remedy, when needed. This will help us all by improving our property values. We are looking forward to funding community events, put together by neighbors, for neighbors.

Please regularly check our HOA website, <http://southfork3.hoahomeportal.com/> for information on what's going on in our community. We will be posting information on how you can become involved in our neighborhood. We are looking for people to start or expand committees for: events, fundraising, fining review, Architectural Review board, Rental Application review, and more. If there's something you'd love to do for the community, we'd love to help you do it! Just let us know under the **contact us** tab located on: <http://southfork3.hoahomeportal.com/>

Wishing you and yours the happiest of holidays and New Year, your HOA board,

Hope Brisette
Chris Masters
Hector Batista
Nodale Exceus
Sreenivasa Pedapudi

**SOUTH FORK III
HOMEOWNERS' ASSOCIATION, INC.**

Meritus Corp Contacts:

Accounting/Collections-Thea Simmons-thea.simmons@merituscorp.com

Violations/Compliance-compliance@meritusassociations.com

Administrative- (ARC/Tenant Forms) Jessica Glisson- jessica.glisson@merituscorp.com

Community Association Manager-Shawndel Kaiser-shawndel.kaiser@merituscorp.com

Pay dues online at: <https://www.meritusassociations.com/>

Community Website: <http://southfork3.hoahomeportal.com/>

**SOUTH FORK OF HILLSBOROUGH III HOMEOWNERS
ASSOCIATION, INC.**

2019 Budget

		Approved 2019
INCOME		
6310	Assessment Revenue	\$271,438.52
	Non-Assessment Revenue	\$105,252.24
6311	2017-2018 Bad Debt Recovery (Previous Years)	\$37,494.24
6312	Enforcement Recovery (Fines)	\$47,008.00
6313	Statutory Recovery (Late Fees/Interest)	\$5,000.00
6314	Administrative Recovery (Rental/ARC Fees)	\$10,000.00
6320	Capital Contributions	\$3,750.00
6315	Rental Revenue	\$0.00
6316	Abatement Recovery (Billbacks)	\$2,000.00
	TOTAL INCOME	\$376,690.76
MANAGEMENT AND ADMINISTRATIVE		
7990	Anticipated Uncollectable Statutory Amounts	\$43,750.00
7010	Management Services	\$42,500.00
7020	Financial Review/Taxes	\$550.00
7030	Professional Fees/Audit	\$4,000.00
7160	General Counsel Legal Fees	\$35,000.00
7163	Litigation Fees	\$20,000.00
7165	Documents - A&R	\$12,500.00
7280	Insurance	\$12,600.00
7255	Administrative Services	\$8,300.00
7500	Annual Corporate Report	\$62.00
	Website Maintenance	\$360.00
	TOTAL MANAGEMENT AND ADMIN	\$179,622.00
UTILITY EXPENSE		
8950	Bulk Service Cable	\$31,000.00
	TOTAL UTILITIES	\$31,000.00
MAINTENANCE EXPENSE		

7040 Community Events	\$15,000.00
7045 Community Development/Mailings	\$10,000.00
9120 Abatement	\$16,068.76
7046 ARC Administration	\$15,000.00
7047 Enforcement Compliance	\$30,000.00
7048 Rental Administration	\$25,000.00
9115 Abandoned Properties	\$45,000.00
9600 Landscape Maintenance/Force Mows	\$5,000.00
9615 Signage/Permits	\$5,000.00
TOTAL MAINTENANCE EXPENSE	\$166,068.76
TOTAL RESERVES	\$0.00
TOTAL EXPENSES	\$376,690.76
Total Number of Units As of 10/31/18	917
ANNUAL ASSESSMENT AMOUNT	\$296.01
To Be Paid Quarterly:	\$74.00