

NATURE'S HIDEAWAY PHASE 1A HOA
87 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED BUDGET	2025 PROJ CASH FLOW	2026 PROPOSED BUDGET	2026 QUARTER LY AMOUNT
4010	MAINTENANCE FEES	\$40,020		\$41,760	\$10,440
	TOTAL REVENUE	\$40,020		\$41,760	\$10,440
OPERATING EXPENSES					
5010	Administration Fees	\$3,300	\$4,900	\$3,300	\$825
5020	Website	\$750	\$750	\$750	\$188
5025	Coupon / Stmt Charges	\$800	\$652	\$750	\$188
5300	Insurance	\$1,750	\$1,950	\$1,990	\$498
5400	Grounds Maint - Lawn Contract	\$3,600	\$3,600	\$3,800	\$950
5410	Grounds Maint - Owner Lots	\$400	\$0	\$0	\$0
5420	Otter Creek Canal Tree Mtn		\$1,500	\$920	\$230
5500	Master Assoc Dues	\$6,960	\$6,960	\$7,600	\$1,900
5600	Licenses & Permits	\$100	\$100	\$100	\$25
5700	Bad Debt	\$500	\$0	\$0	\$0
5800	Management Fees Exp. 12/26 - 30 day not	\$10,200	\$10,200	\$10,200	\$2,550
5900	Legal / Professional Fees	\$2,000	\$2,900	\$2,000	\$500
5910	Audit / Accounting	\$350	\$425	\$550	\$138
6100	Repar / Maintenance - General	\$300	\$705	\$300	\$75
6110	Community Projects	\$0	\$0	\$0	\$0
6120	Community Events	\$250	\$500	\$500	\$125
6170	Pond Maintenance	\$3,600	\$3,600	\$3,750	\$938
7000	Utilities - Street Lights	\$4,250	\$4,250	\$4,250	\$1,063
	TOTAL OPERATING EXPENSES	\$39,110	\$42,992	\$40,760	\$10,190
RESERVES					
9100	Contingency Reserve	\$910	\$910	\$1,000	\$250
	TOTAL RESERVES	\$910	\$910	\$1,000	\$250
	TOTAL EXPENSES	\$40,020	\$43,902	\$41,760	\$10,440
				\$0	

2026 MAINTENANCE FEES

\$120.00 PER QUARTER
per unit

	Master Associatoin	Admin Cost	TOTAL DUE JAN 1ST 2026	87 HOMES	PER HOME	2026 JAN 1ST
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MASTER ASSOCIATION SPECIAL ASSESSMENT	\$3,383.33	478.50	\$3,861.83	\$3,861.83	\$44.39	DUE ON JANUARY 1ST

TOTALS **\$3,861.83** **\$3,861.83** **\$44.39** **\$44.39**

Dear owner, Ameritech will provide you with (1) coupon to mail a seperate check for the specail assessment .
The maintenance fees and the special assessment fees are being paid by the Nature's Hideaway Phase 1 directly to Master Associaiton.