

NATURE'S HIDEAWAY PHASE 1A HOA

NOTICE OF 2026 BUDGET ADOPTION MEETING

To All NATURE'S HIDEAWAY PHASE 1A HOA Members,

The BUDGET MEETING of **NATURE'S HIDEAWAY PHASE 1A HOA**, will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Tuesday, November 11, 2025 at 6:00 PM
- **LOCATION:** Ameri-Tech Community Management Partners, LLC.
5434 Grand Boulevard
New Port Richey, FL 34652
- This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.
 1. **Call to Order**
 2. Appoint Chairperson of the Meeting
 3. Proof of Notice of the Meeting
 4. Certify Quorum of the Board and Membership
 5. Vote to Roll Over Excess Funds
 6. Board Approval of the 2026 Annual Budget
 7. Board Approval of Master Association 2026 Special Assessment \$3,383.33
 8. **Adjournment**

Mailed: October 24, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

**BOARD OF DIRECTORS MEETING TO FOLLOW
IMMEDIATELY AFTER BUDGET MEETING**

NATURE'S HIDEAWAY PHASE 1A HOA

87 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025	2025 PROJ	2026	2026
		APPROVED	CASH	PROPOSED	QUARTER
		BUDGET	FLOW	BUDGET	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
MASTER ASSOCIATION SPECIAL ASSESSMENT	\$3,383.33	478.50	\$3,861.83	\$3,861.83	\$44.39	DUE ON JANUARY 1ST
TOTALS			<u>\$3,861.83</u>	<u>\$3,861.83</u>	<u>\$44.39</u>	<u>\$44.39</u>

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 Associaliton.