NATURE'S HIDEAWAY PHASE 1A HOA

NOTICE OF 2027 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 10, 2026 at 6:30 PM**
- **LOCATION: Ameri-Tech Community Management Partners, LLC.**
  5434 Grand Boulevard
  New Port Richey, FL 34652
- **Zoom Meeting – Meeting ID: 834 0003 4007 Passcode: 222707**
- This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 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 2027 Annual Budget
7. **Adjournment**

Mailed: October 20, 2026

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
PROXY

(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)

The undersigned owner(s) or designated voter of Unit/Address _____ in **NATURE'S HIDEAWAY PHASE 1A HOA** hereby appoints the **Secretary** of the Association or (fill in name),_____ as my proxyholder to **ATTEND** the **Budget Meeting** of **Nature's Hideaway Phase 1A HOA** to be held **on Tuesday, November 10, 2026 @ 6:00 PM at Ameri-Tech Community Management Partners, LLC., 5434 Grand Blvd., New Port Richey, FL 34652, Via Zoom.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS:

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below:

1. **Roll Over Excess Funds:**

Do you want to roll over any excess operating funds in the **2026** calendar year into the **2027** budget as a constructive return of capital to the membership consistent with IRS rulings 70-604.

_____**YES** _____**NO**

Signature of Owner or Designated Voter:	Signature of Co-Owner:	Date:
_____	_____	_____
Print Name:	Print Name:	Date:
_____	_____	_____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated:_____ _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

NATURE'S HIDEAWAY PHASE 1A HOA

87 UNITS

JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED BUDGET	2026 ACTUAL 6/30/26	2027 PROPOSED BUDGET	2027 QUARTERLY AMOUNT
4010	MAINTENANCE FEES	$41,760	$45,145	$45,235	$11,309
	TOTAL REVENUE	**$41,760**	**$45,145**	**$45,235**	**$11,309**
	OPERATING EXPENSES				
5010	Administration Fees	$3,300	$3,000	$3,000	$750
5020	Website	$750	$750	$750	$188
5025	Coupon / Stmt Charges	$750	$700	$800	$200
5300	Insurance	$1,990	$1,950	$2,100	$525
5400	Grounds Maint - Lawn Contract	$3,800	$3,780	$3,800	$950
5420	Otter Creek Canal Tree Mtn	$920	$0	$500	$125
5500	Master Assoc Dues	$7,600	$10,964	$11,000	$2,750
5600	Licenses & Permits	$100	$100	$100	$25
5800	Management Fees Exp. 12/26 - 30 day	$10,200	$10,200	$10,200	$2,550
5900	Legal / Professional Fees	$2,000	$7,770	$2,000	$500
5910	Audit / Accounting	$550	$425	$425	$106
6100	Repar / Maintenance - General	$300	$696	$700	$175
6110	Community Projects	$0	$0	$0	$0
6120	Community Events	$500	$300	$300	$75
6170	Pond Maintenance	$3,750	$4,300	$4,500	$1,125
7000	Utilities - Street Lights	$4,250	$4,200	$4,300	$1,075
	TOTAL OPERATING EXPENSES	**$40,760**	**$49,135**	**$44,475**	**$11,119**
	RESERVES				
9100	Contingency Reserve	$1,000	$1,000	$760	$190
	TOTAL RESERVES	**$1,000**	**$1,000**	**$760**	**$190**
	TOTAL EXPENSES	**$41,760**	**$50,135**	**$45,235**	**$11,309**

2027 MAINTENANCE FEES **$130.00** **PER QUARTER**
per unit