

CREEKSIDE HOMEOWNERS ASSOCIATION

NOTICE OF 2026 BUDGET ADOPTION MEETING

To All CREEKSIDE HOMEOWNERS ASSOCIATION Members,

The BUDGET MEETING of **CREEKSIDE HOMEOWNERS ASSOCIATION** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: Thursday, November 13, 2025 at 6:30 PM**
- **LOCATION: At the Home of Rafael E. Castillo
1639 Bayhill Drive
Oldsmar, FL 34677**
- This Budget Adoption 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.

Agenda items are as follows:

- 1. Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of the Board and Membership
4. Proof of Notice of the Meeting
5. Vote to Roll Over Excess Funds
6. Board Approval of 2026 Annual Budget
- 7. Adjournment**

October 23, 2025

BY ORDER OF THE BOARD OF DIRECTORS,
MAGDA HATKA, LCAM

CREEKSIDE HOMEOWNERS ASSOCIATION, INC

50 Units

JANUARY 1, 2026 THRU DECEMBER 31, 2026 PROPOSED BUDGET

		2025 APPROVED ANNUAL	2025 Projected AUG 2025	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
ACCT	REVENUE				
4010	Unit Maintenance Fees	\$113,460	\$113,460	\$119,549	\$9,962
	TOTAL REVENUE	\$113,460	\$113,460	\$119,549	\$9,962

OPERATING EXPENSES

5010	Copies / Printing / Supplies	\$3,400	\$3,750	\$3,500	\$292
5040	Website	\$750	\$750	\$750	\$63
5025	Lockbox/coupons	\$425	\$425	\$425	\$35
5300	Insurance	\$4,950	\$5,032	\$5,300	\$442
5030	Boxes - Stevens & Stevens- 3 boxes	\$135	\$135	\$135	\$11
5400	Lawn Service Contract	\$6,960	\$6,960	\$7,320	\$610
5410	Plant Replacement	\$2,700	\$4,900	\$2,100	\$175
5415	Tree Trimming / removal		\$400	\$1,205	\$100
5420	Irrigation / Sprinklers	\$6,000	\$5,781	\$6,000	\$500
5430	Fertilizer / Pest Control	\$400	\$396	\$400	\$33
5610	License & Fees	\$90	\$90	\$90	\$8
5700	ELW Community Assoc	\$51,000	\$51,096	\$52,000	\$4,333
5800	Management Fee Exp. 12/27 - 30 day noti	\$9,000	\$9,000	\$9,000	\$750
5900	Legal	\$2,000	\$1,258	\$1,500	\$125
5910	CPA Services	\$425	\$425	\$425	\$35
5920	Tax Return		\$558	\$600	\$50
6100	Repair / Maintenance Roads & Grounds	\$2,000	\$880	\$1,500	\$125
7001	Electric	\$4,600	\$5,154	\$5,340	\$445
7004	Trash Removal	\$12,011	\$10,000	\$15,000	\$1,250
	TOTAL OPERATING EXPENSES	\$106,846	\$106,990	\$112,590	\$9,383

RESERVES

9100	Reserves Pooled	\$6,245	\$6,245	\$6,959	\$580
	TOTAL RESERVES	\$6,245	\$6,245	\$6,959	\$580

TOTAL EXPENSES

\$113,091	\$113,235	\$119,549	\$9,962
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Proposed

YOUR NEW 2026 MAINTENANCE FEES: \$199.25

PER MONTH