

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

NOTICE OF 2027 BUDGET ADOPTION MEETING

To All CREEKSIDE HOMEOWNERS ASSOCIATION, Inc. Members,

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

- **DATE / TIME:** Thursday, November 12, 2026 at 6:30 PM
- **LOCATION:** At the Home of Teri Harrison
1622 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 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.

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 Waive Financial Reporting
6. Vote to Roll Over Excess Funds
7. Board Approval of 2027 Annual Budget
8. **Adjournment**

Mailed October 13, 2026

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

Board of Directors Meeting to follow immediately after Budget Meeting.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated voter of Lot No./ Address _____ hereby appoints _____ (failure to write in any name shall be deemed an appointment of the President of the Association) who will serve as my proxyholder to attend the Budget Meeting of **CREEKSIDE HOMEOWNERS ASSOCIATION, INC.** to be held **Thursday, November 12, 2026 at 6:30 PM, at the Home of Teri Harrison, 1622 Bayhill Drive, Oldsmar, FL 34677.**

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: You may choose to grant General Powers, Limited Powers or Both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ 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:

Financial Reporting Waiver:

I cast my vote to waive the requirement for a **Compilation** financial statement for **2026** as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

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

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.

CREEKSIDE HOMEOWNERS ASSOCIATION, INC

50 Units

JANUARY 1, 2027 THRU DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2027 PROPOSED ANNUAL	2027 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$119,549	\$124,125	\$10,344
	TOTAL REVENUE	\$119,549	\$124,125	\$10,344

OPERATING EXPENSES

5010	Copies / Printing / Supplies	\$3,500	\$3,500	\$292
5040	Website	\$750	\$750	\$63
5025	Lockbox/Coupons	\$425	\$425	\$35
5300	Insurance NOV 27	\$5,300	\$5,850	\$488
5030	Boxes - Stevens & Stevens- 3 boxes	\$135	\$180	\$15
5400	Lawn Service Contract	\$7,320	\$7,680	\$640
5410	Plant Replacement	\$2,100	\$2,100	\$175
5415	Tree Trimming /Removal	\$1,205	\$1,200	\$100
	Mulch for (2) Entrances	\$0	\$2,700	\$225
5420	Irrigation / Sprinklers	\$6,000	\$6,200	\$517
5430	Fertilizer / Pest Control	\$400	\$480	\$40
5610	License & Fees	\$90	\$90	\$8
5700	ELW Community Assoc	\$52,000	\$54,600	\$4,550
5800	Management Fee Exp. 12/27 - 30 day noti	\$9,000	\$9,000	\$750
5900	Legal	\$1,500	\$1,500	\$125
5910	CPA Services	\$425	\$425	\$35
5920	EFTPS Tax Return Payments	\$600	\$300	\$25
6100	Repair / Maintenance Roads & Grounds	\$1,500	\$500	\$42
7001	Electric	\$5,340	\$5,000	\$417
7004	Trash Removal	\$15,000	\$15,785	\$1,315
	TOTAL OPERATING EXPENSES	\$112,590	\$118,265	\$9,855

RESERVES

9100	Reserves Pooled	\$6,959	\$5,860	\$488
	TOTAL RESERVES	\$6,959	\$5,860	\$488

TOTAL EXPENSES

\$119,549	\$124,125	\$10,344
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YOUR NEW 2027 MAINTENANCE FEES: \$206.87 PER MONTH

**RESERVE ANALYSIS
CREEKSIDE HOMEOWNERS ASSOCIATION, INC
JANUARY 1, 2027- DECEMBER 31, 2027**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Painting 2020	\$7,000	\$4,092	8	2	\$2,908	\$1,454	\$1,454
Paving 2018	\$42,000	\$18,642	20	12	\$23,358	\$1,947	\$1,947
Trees 2021	\$23,000	\$20,541	5	1	\$2,459	\$2,459	\$2,459
Reserves Pooled		\$43,275					

<u>TOTALS</u>	<u>\$72,000</u>	<u>\$43,275</u>	<u>\$28,725</u>	<u>\$5,860</u>	<u>\$5,860</u>
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**Please note that all reserve funds are maintained in the General Reserves account, and are not allocated for specific reserve items. The calculations shown for specific reserve items are for budgeting purposes only.*