

Dear Homeowners,

The Board of Directors has been diligently working on the budget for the 2026 fiscal year with a priority of **maintaining stable monthly assessments** while ensuring the long-term financial health of our community.

We are pleased to announce a strategic financial move that allows us to achieve both goals: The Board has decided to transfer surplus funds from the current year's Operating Account to the Reserve Account.

1. What This Means for You: No Increase in Assessments for 2026

Thanks to prudent management of our day-to-day operating expenses this year, we have an unexpected, healthy surplus in our Operating Account. By proactively moving these extra funds to the Reserves now, we are able to fully fund the necessary reserve contribution for 2026 without requiring an increase in your semi-annual assessments.

- **Result:** Your regular assessments for 2026 are stabilized.

2. Why This is the Right Financial Decision

This transfer is a cornerstone of responsible financial management for our association. It serves two critical purposes:

- **Protecting You from Special Assessments:** Our Reserve Account is essentially the community's savings fund for major, long-term repairs and replacements (like gazebo repairs, cabana building repairs and maintenance, tot lot/playground, etc.). By boosting these reserves now, we significantly reduce the risk of having to levy a sudden, large "Special Assessment" on homeowners in the future when a major component needs replacing.
- **Good Financial Stewardship:** The Board is legally and ethically obligated to plan for the future. Moving surplus operating funds to reserves is a proactive way to address inevitable future deterioration costs. This avoids the common trap of deferring necessary funding, which ultimately forces future homeowners to pay disproportionately higher fees or face a financial crisis.

3. Operating Account Integrity

Please be assured that this transfer has been made only after verifying that the Operating Account has sufficient funds to comfortably cover all anticipated day-to-day expenses through the end of the current fiscal year, with a healthy cushion for unexpected immediate costs. The surplus simply represents funds that were collected for this year's operations but were not needed.

4. the objective for 2026 is to move toward Pooled Reserve from the Straight-Line Method.

In summary, this action is a commitment to keeping our community financially sound, protecting your property values, and ensuring a predictable assessment schedule for 2026.

We invite all homeowners to attend the upcoming 2026 budget meeting.

Sincerely,

The Oak Hammock Preserve Board of Directors

Oak Hammock Preserve Community Owners Association, Inc.

Yulissa Vidal, LCAM for Artemis Lifestyles

1631 E. Vine Street Suite 300

Kissimmee, FL 34744

Yvidal@ArtemisLifestyles.com / Phone:407-705-2190

TO: Oak Hammock Preserve Community Owners Association
FROM: Board of Directors
SUBJECT: 2026 Budget Meeting
DATE: November 13, 2025
TIME: 6:00 PM
LOCATION: Pool Clubhouse
2901 Oak Hammock Preserve Blvd, Kissimmee, FL 34746

Pursuant to the **Oak Hammock Preserve Community Owners Association** Documents, and the Florida Statutes, **this is your official notice of the Board of Directors Meeting to approve the 2026 Budget and Semi-Annual Assessments.** The proposed 2026 Budget is enclosed for your review. Please feel free to call our Community Association Manager if you have any questions regarding this information. Your attendance at this meeting is welcome but not required.

AGENDA

- I. Call to Order**
- II. Establish a Quorum**
- III. Proof of Notice**
- IV. Review & Approval of the previous meeting minutes**
- V. Unfinished Business**
- VI. New Business**
 - A. Consideration & Approval of the 2026 Budget**
 - B. Consideration & Approval of the 2026 Semi-Annual Assessments**
- VII. Adjournment**

Thank you for your participation. Please remember that the Artemis website is your 24/7 resource for the community. On the site, you can request services, submit questions, view, and print your account history, make payments, view, and print various community reports and documents, and many other services. If you do not have your unique user ID and password, please send an email to customerservice@artemislifestyles.com along with your name and address and the information will be sent to you.

Enclosure: Proposed 2026 Budget

67200 - Plumbing Repairs	1,200.00	-
67225 - HVAC (Common Area)	1,680.00	-
67250 - Pool Supplies/Chemicals	1,104.00	-
67630 - Electrical Repairs	840.00	-
Total Pool/Clubhouse	\$ 33,844.00	\$ 30,090.57
Utilities		
78150 - Electricity - General	34,000.00	35,700.00
78400 - Water	10,000.00	11,250.16
78500 - Cable/Internet	1,700.00	1,785.00
Total Utilities:	\$ 45,700.00	\$ 48,735.16
Reserves		
Reserves - Sitework/Amenity/Building Components	0.00	27,886.00
Reserves - Gazebo	0.00	3,907.00
Reserves - Cabana Building	0.00	13,514.00
Reserves - Pool	0.00	25,707.00
Reserves -Tot Lot/Playground	0.00	1,452.00
Reserves - Benches/Sit Furniture	0.00	1,241.00
Funds transferred from Operating 10/30/25	0.00	(73,707.00)
Total Reserves:	\$ -	\$ -
TOTAL EXPENSES	<u>\$ 222,739.30</u>	<u>\$ 222,739.30</u>

Approval Signature

Name

Date

Title

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.