

HUNTINGTON BY THE VILLAGE

ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To All Huntington by the Village Members,

- The ANNUAL MEETING of HUNTINGTON BY THE VILLAGE will be held at the following DATE, TIME and LOCATION:
- **DATE / TIME: Thursday, November 20, 2025, at 7:00 PM**
- **LOCATION: Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of conducting such other business as may lawfully be conducted.

Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated. This year there are three (3) openings on the Board of Directors.

Agenda items are as follows:

Budget Meeting Agenda

1. **Call to Order**
2. Certify Quorum of the Board and Membership
3. Vote to Roll Over Excess Funds
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of Directors (3)
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Ballot
7. Motion to Close Ballot Box
8. New Business
9. Open Forum
10. Announcement & Seating of New Board
11. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the Board will be held immediately following the Annual Meeting.

Mailed: October 24, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

HUNTINGTON BY THE VILLAGE HOA

122 Units

January1, 2026-December 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 Monthly Amount	2026 PROPOSED BUDGET	2026 Monthly Amount
4010	Unit Maintenance Fees	\$138,900	\$139,476	\$11,623
	TOTAL REVENUE	\$138,900	\$139,476	\$11,623
	OPERATING EXPENSES			
5010	Administrative Office	\$5,873	\$5,873	\$489
5015	Website Compliance + Hosting	\$660	\$1,410	\$118
5020	Bank Coupons	\$1,200	\$1,200	\$100
5300	Insurance & D/O	\$14,350	\$14,350	\$1,196
5400	Lawn Service	\$35,280	\$35,400	\$2,950
5430	Grounds Maintenance/ trees	\$0	\$4,000	\$333
5600	State Corporation Fees	\$100	\$100	\$8
5610	Licenses, Taxes, Fees	\$500	\$500	\$42
5800	Management Fee Exp 12/27 - 30 day notice	\$12,000	\$12,000	\$1,000
5900	Professional - Legal	\$3,000	\$1,500	\$125
6100	Repair / Maintenance - Building	\$3,000	\$3,000	\$250
6110	Repair / Maintenance - Entry Wall	\$0		\$0
6200	Pool / Spa Cleaning Contract	\$10,740	\$12,175	\$1,015
6210	Pool Repairs	\$1,000	\$2,000	\$167
6220	Pool Janitorial	\$4,200	\$4,200	\$350
7001	Electric	\$4,400	\$4,600	\$383
7002	Utilities - Water / Sewer	\$2,500	\$2,500	\$208
7006	Wifi/Internet-Pool	\$1,620	\$1,980	\$165
7900	Bad Debts	\$0	\$0	\$0
8000	Operating Contingency	\$2,772	\$1,500	\$125
	TOTAL OPERATING EXPENSES	\$103,195	\$108,288	\$9,024
	RESERVES			
9010	Reserves Painting	\$19,028	\$19,828	\$1,652
9020	Reserves Pool	\$9,177	\$6,360	\$530
9100	Reserves Deferred	\$7,500	\$5,000	\$417
	TOTAL RESERVES	\$35,705	\$31,188	\$2,599
	TOTAL EXPENSES	\$138,900	\$139,476	\$11,623
		\$0	\$0	

Maintenance Fees for 2026 per motnth will be : \$95