

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.

Annual Budget Meeting

2026 Fiscal Year

Tuesday October 28, 2025 @ 6:30 P.M.
Aurora Restaurant @ Celeste Hotel
4105 N Alafaya Trail, Orlando, FL 32826



Vic "Buzz" Lovell, President
11 years / 5,760 volunteer hours

Herman "Spanky" Nieves,
Vice President - 21 years

Rosie Nieves,
Secretary - 21 years

Betty Rodriguez,
Treasurer - 8 years

Corban Young,
Facilities Director - 7 years

Bray Lindsey,
Communications Director - 11 years

Gail Parker,
Director At Large – 2 years

Richard Panullo,
Director At Large – 2 years

Sarah E. Webner, Esq.
Corporate Counsel - 11 years

Robert Neyor, CAM,
Property Manager, 2 years

AGENDA

1. Certified Quorum & Call to Order:

Time__6:51pm__

2. Proof of Notice: Web Site Pop-Up / Chloroplast Sign

3. **VOTE:** Approval of Meeting Minutes 13 MAR 2025 (page 2)

- **Motion_Gail_ 2nd_Betty_** All Approved **PASS**

4. Treasurer's Report: Balance Sheet Summary AUG 2025 (page 3) Top 10 Expenses 2025 (page 4) Proposed 2026 Budget (page 5)

5. **VOTE:** Treasurer seeking approval to adopt proposed 2026 Budget as presented and to garner acceptance of same.

- **Motion_Herman_ 2nd_Corban_** All Approved **PASS**

6. Old Business: Ratification, Covenant Enforcement Decisions through 28 OCT 2025

7. **VOTE:** President seeking approval of all Covenant Enforcement (Fining Committee) recommendations from all of history through 28 OCT 2025

- **Motion_Rosie_ 2nd_Herman_** All Approved **PASS**

8. New Business: Installation of Interim President (Herman Nieves) with Onboarding of Paid Day-to-Day Operational Consultancy by *Safe Living LLC* (Vic A. Lovell) effective 1 JAN 2026.

9. **VOTE:** Vice President seeking authorization to assume Interim Board President position once vacated and work contractually with *Safe Living, LLC* (paid consultancy) to help manage the HOA on behalf of the BOD effective 1 JAN 2026. (Scope of services and contract details TBD)

- **Motion_Betty_ 2nd_Corban_** All Approved **PASS** (President & Vice President RECUSED)

10. Adjournment Member Session

- **Motion_Herman_ 2nd_Gail_** All Approved **PASS** Time__7:15pm__

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.
Annual Membership & Organizational Meeting

Thursday, March 13, 2025 @ 6:00pm
FSN HOA Playground/Dog Park
10777 Wildlife Pl., Orlando, FL 32825



AGENDA

1. **Certified Quorum & Call to Order:** Time__:__pm
2. **Proof of Notice:** Postcard via USPS received Feb. 27, 2025
Pop-up on FSNHOA web site Feb. 27, 2025 – (page 2)
3. **VOTE:** Approval of Previous Budget Meeting Minutes
November 22, 2024 (page 3)

➤ Motion_____ 2nd_____
4. **Treasurer's Report:** Balance Sheet - Top 10 Expenses – Adopted Budget (pages 4 - 7)
5. **Old Business:** Organization of Board of Directors (pages 8 & 9) **NO CHANGES/VOTING**
6. **New Business:** Committees - Expectations – Transitions (pages 10 & 11)
7. **VOTE:** Covenant Enforcement, Acceptance of All Fining Committee Recommendations
from November 22, 2024, thru March 13, 2025

➤ Motion_____ 2nd_____
8. **Open Forum** (Open to Homeowner/Members for three (3) Minutes)
9. **Adjournment Member Session** Motion_____ 2nd_____ Time__:__pm

Vic "Buzz" Lovell, President
10 years / 5,160 volunteer hours

Herman "Spanky" Nieves,
Vice President - 20 years

Rosie Nieves,
Secretary - 20 years

Betty Rodriguez,
Treasurer - 7 years

Corban Young,
Facilities Director - 6 years

Bray Lindsey,
Communications Director - 10 years

Gail Parker,
Director At Large – 2 years

Richard Panullo,
Director At Large – 2 years

Sarah E. Webner, Esq.
Corporate Counsel - 10 years

Robert Neyor, LCAM,
Property Manager, 1.5 years

B A L A N C E S H E E T

August 2025

CURRENT ASSETS		OPERATING	RESERVE	TOTAL
1010	ENTERPRISE BK/TR - CHECKING - PRIMARY	5,204.47		5,204.47
1035	SMARTSTREET-BOC - MM - OPERATING (SB)	1,538.16		1,538.16
1045	SMARTSTREET-BOC - MM - PRGRSS ENERGY FUN	23,703.30		23,703.30
1065	SMARTSTREET-BOC - MM - RESERVE (SB)		51,089.04	51,089.04
1070	PETTY CASH - BETTY RODRIGUEZ	1,000.00		1,000.00
		-----	-----	-----
		31,445.93	51,089.04	82,534.97
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	9,551.09		9,551.09
1240	ASSESSMENTS - MISC	3,561.00		3,561.00
1250	LEGAL FEES	1,690.72		1,690.72
1260	CREDIT RISK ALLOWANCE	(11,211.54)		(11,211.54)
		-----	-----	-----
		3,591.27	0.00	3,591.27
PREPAID ASSETS				
1310	IOA PKG INS 02/10/25-26 \$12,654.40	5,272.65		5,272.65
1311	IOA D&O INS 02/10/25-26 \$1,895.48	789.80		789.80
1313	IOA W/C INS 02/10/25-26 \$503.00	209.60		209.60
1345	RHOMBUS ENTERPRISE LICENSE 10/01/24-25	35.50		35.50
		-----	-----	-----
		6,307.55	0.00	6,307.55
FIXED ASSETS - DEPOSITS				
1710	DUKE ENERGY - ACCT#12121-95546	55.00		55.00
1770	ORANGE COUNTY UTILITIES - #23189-56200	361.70		361.70
		-----	-----	-----
		416.70	0.00	416.70
		-----	-----	-----
		41,761.45	51,089.04	92,850.49
TOTAL ASSETS		=====	=====	=====

B A L A N C E S H E E T

August 2025

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	2,372.00		2,372.00
2032 DEFERRED ANNUAL ASSESSMENT	40,892.08		40,892.08
2130 PREPAID ASSESSMENTS	6,612.03		6,612.03
	-----	-----	-----
	49,876.11	0.00	49,876.11
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		261.00	261.00
2250 RESERVES - ROADS		1,300.73	1,300.73
2360 RESERVES - CONTINGENCY		21,027.65	21,027.65
2371 RESERVES - PERIMETER WALL, BRICK		8,505.89	8,505.89
2389 RESERVES - SIGNAGE, ENTRY MONUMENTS		11,158.37	11,158.37
2392 RESERVES - PLAYGROUND FENCING, CHAINLINK		2,824.65	2,824.65
2393 RESERVES - PLAYGROUND / BENCH		1,898.95	1,898.95
2394 RESERVES - PLAYGROUND / BUSY BEE		319.19	319.19
2395 RESERVES - PLAYGROUND / GIGGLES		494.44	494.44
2396 RESERVES - PLAYGROUND / PARK BENCH		1,040.53	1,040.53
2397 RESERVES - PLAYGROUND / SWING SET		1,987.39	1,987.39
2398 RESERVES - PLAYGROUND / TRACTOR & TEETER		270.25	270.25
SPENT FROM RESERVES			
	-----	-----	-----
	0.00	51,089.04	51,089.04
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	4,928.04		4,928.04
2670 CURRENT YEAR SURPLUS (DEFICIT)	(13,042.70)		(13,042.70)
	-----	-----	-----
	(8,114.66)	0.00	(8,114.66)
	-----	-----	-----
	41,761.45	51,089.04	92,850.49
	=====	=====	=====
TOTAL LIABILITIES & EQUITY			



Fieldstream North Home Owners Association, Inc.

Vic A. Lovell, Outgoing President
President@FSNHOA.com

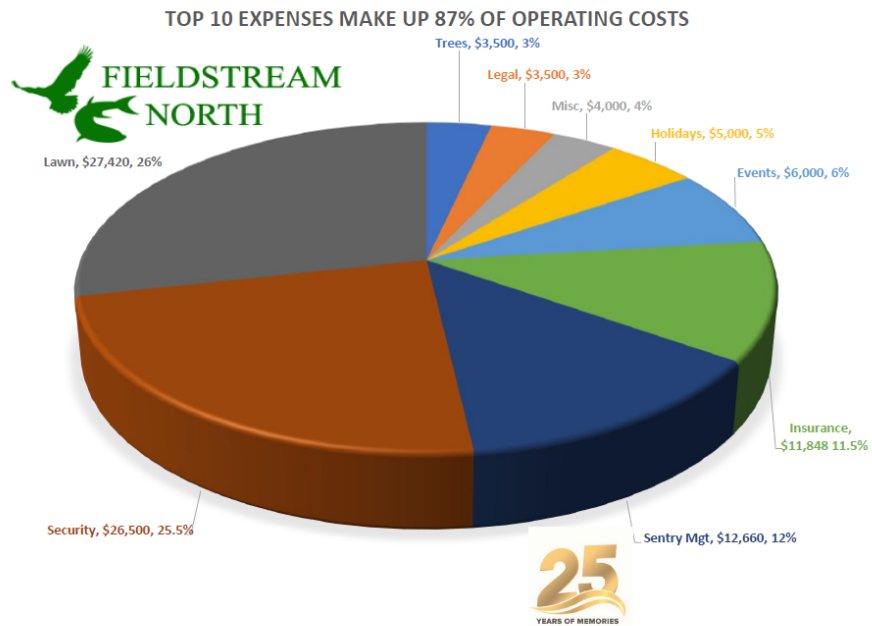
www.FSNHOA.com

TOP 10 HOA Expenses 2025 Fiscal Year

TOP 10 HOA EXPENSES	
Trees	\$3,500
Printing	\$3,500
Legal	\$3,500
Misc.	\$4,000
Holidays	\$5,000
Events	\$6,000
Insurance	\$11,848
Sentry Mgt	\$12,660
Security	\$26,500
Lawn	\$27,420
TOTAL	\$103,928

INCOME \$118,575
BANK BALANCE \$121,252

Revised OCT 2022



Betty Rodriguez, Treasurer
Fieldstream North Homeowners Assoc., Inc.

*Executive Director, F.A.I.R.
Fieldstream Area Impartial Residents*

Professionally Managed by: **SENTRY MANAGEMENT**



c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
407-788-7488 fax

130440 FIELDSTREAM NORTH HOMEOWNERS ASSOCIATION INC
2026 Proposed Budget
For the year beginning 01-01-2026 and ending 12-31-2026

Total Annual Assessments	\$ 141,077.40	2025 Total Assessments	\$ 122,676.00
Total Number of Units	251	2025 Assessment per Unit	\$ 488.75
Proposed Annual Assessment per Unit	\$ 562.06	Proposed Annual Increase Amount	\$ 73.31
		Proposed Increase Percentage	15.00%

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
COA	Description		2025 Budget	Projected 2026 Budget	\$ Difference	% Difference	
4000	INCOME						
4020	ASSESSMENTS - ANNUAL	\$	122,676.00	\$ 141,077.40	\$ 18,401.40	15.00%	
4060	LATE CHARGES	\$	1,538.00	\$ 1,500.00	\$ (38.00)	-2.47%	
4100	INTEREST - OPERATING ACCOUNTS	\$	-	\$ -	\$ -		
4292	COVENANT VIOLATION FINES	\$	-	\$ -	\$ -		
4340	INTEREST-RESERVES	\$	512.00	\$ 512.00	\$ -	0.00%	
4350	INTEREST ALLOC TO RESERVES	\$	(512.00)	\$ (512.00)	\$ -	0.00%	
4969	CREDIT RISK ALLOWANCE	\$	(2,000.00)	\$ (2,000.00)	\$ -	0.00%	
					\$ -		
4980	TOTAL INCOME	\$	122,214.00	\$ 140,577.40	\$ 18,363.40	15.03%	
					\$ -		
					\$ -		
4990	EXPENSES				\$ -		
					\$ -		
5000	BUILDING MAINTENANCE			\$ -	\$ -		
5047	5047 TREE REMOVAL	\$	-	\$ 5,000.00	\$ 5,000.00		
5799		\$	-	\$ 5,000.00	\$ 5,000.00		
					\$ -		
6000	GROUNDS MAINTENANCE				\$ -		
6040	CONTRACTED LAWN SERVICE	\$	28,516.00	\$ 30,000.00	\$ 1,484.00	5.20%	
6043	LANDSCAPE RESTORATION	\$	3,640.00	\$ 4,000.00	\$ 360.00	9.89%	
6090	HOLDING POND MAINTENANCE			\$ -	\$ -		
6120	IRRIGATION REPAIR	\$	1,000.00	\$ 2,000.00	\$ 1,000.00	100.00%	
6281	GOLF CART	\$	100.00	\$ 200.00	\$ 100.00	100.00%	
6361	LIGHTING MAINTENANCE	\$	100.00	\$ 200.00	\$ 100.00	100.00%	
6380	SIGN MAINTENANCE	\$	100.00	\$ 500.00	\$ 400.00	400.00%	
6601	SECURITY CAMERAS	\$	-	\$ 1,200.00	\$ 1,200.00		
6730	WALL MAINTENANCE & REPAIRS	\$	100.00	\$ 105.00	\$ 5.00	5.00%	
	MAINTENANCE			\$ 3,500.00			
	STORAGE UNIT			\$ 1,200.00			
6999		\$	33,557.00	\$ 42,905.00	\$ 9,348.00	27.86%	
					\$ -		
7900	UTILITIES			\$ -	\$ -		

7910	ELECTRIC	\$	988.00	\$	1,037.40	\$	49.40	5.00%
7920	WATER/SEWER	\$	884.00	\$	1,962.60	\$	1,078.60	122.01%
7999		\$	1,872.00	\$	3,000.00	\$	1,128.00	60.26%
						\$	-	
8000	ADMINISTRATIVE					\$	-	
8020	MANAGEMENT FEE	\$	13,320.00	\$	14,000.00	\$	680.00	5.11%
8040	POSTAGE	\$	1,456.00	\$	2,000.00	\$	544.00	37.36%
8060	COPIES/PRINTING/SUPPLIES	\$	3,640.00	\$	4,000.00	\$	360.00	9.89%
8061	WEBSITE	\$	250.00	\$	1,200.00	\$	950.00	380.00%
8069	TECHNOLOGY FEE	\$	-	\$	300.00	\$	300.00	
8080	CPA SERVICES	\$	2,723.00	\$	2,000.00	\$	(723.00)	-26.55%
8100	LEGAL EXPENSE	\$	3,500.00	\$	6,300.00	\$	2,800.00	80.00%
8120	INSURANCE	\$	16,072.00	\$	17,679.20	\$	1,607.20	10.00%
8160	8160 ELECTRONIC TRANSMISSIONS/PHONE			\$	-	\$	-	
8190	MISCELLANEOUS	\$	2,000.00	\$	5,843.20	\$	3,843.20	192.16%
8200	SECURITY SERVICE	\$	27,560.00	\$	12,000.00	\$	(15,560.00)	-56.46%
8320	HOLIDAY DECORATIONS	\$	2,788.00	\$	7,500.00	\$	4,712.00	169.01%
8390	FED/STATE REQUIRED CORP REPORT FILINGS	\$	212.00	\$	350.00	\$	138.00	65.09%
	CONSULTANT			\$	13,000.00			
8499		\$	73,522.00	\$	72,172.40	\$	(1,349.60)	-1.84%
						\$	-	
8500	RECREATION					\$	-	
8508	SIGNS AND SUPPLIES	\$	200.00	\$	1,500.00	\$	1,300.00	650.00%
8545	PLAYGROUND EXPENSES	\$	2,500.00	\$	2,500.00	\$	-	0.00%
8580	SPECIAL EVENTS	\$	4,000.00	\$	5,000.00	\$	1,000.00	25.00%
8799		\$	6,700.00	\$	9,000.00	\$	2,300.00	34.33%
						\$	-	
9000	RESERVE FOR REPLACEMENT					\$	-	
9260	CONTINGENCY	\$	3,413.00	\$	5,000.00	\$	1,587.00	46.50%
9289	SIGNS	\$	3,150.00	\$	3,500.00	\$	350.00	11.11%
9299		\$	6,564.00	\$	8,500.00	\$	1,936.00	29.49%
						\$	-	
						\$	-	
9980	TOTAL EXPENSES	\$	122,215.00	\$	140,577.40	\$	18,362.40	15.02%
						\$	-	
						\$	-	
9990	NET PROFIT (LOSS)	\$	-	\$	-	\$	-	