

*** NOTICE ***

Special meeting - Meadows HOA Board of Directors – Nov 6th

VOTE ON 2026 OPERATING BUDGET & 2026 GENERAL ASSESSMENT

HOA Operational Budget determines Annual Assessment Amount

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Agenda

The Meadows at WGV – Board of Director’s Special Meeting

November 6, 2025 at 7 P.M. – Online & via Phone **

Meeting Called to Order

Opening Remarks

Special Order

- Re-Allocation of Expense Categories in 2025 Operational Budget
 - Categories – Bad Debt Expense & Landscape Remediation
- Review of 2026 Proposal for Association Operational Budget
- Approval of 2026 Operating Budget for HOA
- Setting the Annual General Assessment Due for 2026

Open to those attending for comments, feedback and questions

Closing Remarks

Adjournment



Event Info

**** Web & Phone Connection Information: <https://themeadowswgv.com/>**

On HOA Web Site – Home Page – Bottom - Association Events Section

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Join Zoom Meeting - Video Conference (On-Line) & By Phone (Voice Only)

Register in advance for this meeting:

https://zoom.us/meeting/register/Vq0_I3u2SNCpMejiv63TMA

After registering, you will receive a confirmation email containing information about joining the meeting.



The Meadows

At World Golf Village

Saint Augustine, FL 32092

October 23, 2025

Page 1 of 1

NOTICE OF 2026 BUDGET ADOPTION MEETING

Dear Meadows Community Residents,

Your Board of Directors has completed the detailed planning process for our 2026 annual budget and will be voting on its adoption at our upcoming meeting on **Thursday, November 6, 2025, at 7:00 PM via Zoom**.

Over the past month, your directors have worked diligently to analyze and forecast our community's operating expenses for the coming year. This thorough process included detailed review of each expense line item, examining last year's budget, year-to-date actuals, projected year-end totals, and factors that have impacted or may impact future costs. Through collaborative preparation and shared documentation, the draft budget was efficiently developed during our October 2025 board meeting.

Executive Summary: The proposed 2026 budget, which is attached to this notice, reflects a \$15 per lot annual assessment increase (from \$305 to \$320). This 4.9% increase is primarily driven by rising insurance costs (+\$1,225), increased legal and professional fees (+\$1,600 to ensure proper HOA governance), and contracted service increases for landscape maintenance (+\$1,298) and various office/administrative functions. The budget maintains our community's high standards and protects property values by properly managing our common areas and shared resources.

Current Fiscal Performance: Through September 2025, our HOA is operating under budget by approximately \$1,791 in expenses while maintaining service quality. With planned mailings in November and December, we project ending 2025 at break-even, demonstrating responsible fiscal management.

One notable consideration in our planning has been the uncertainty surrounding insurance premium costs, which won't be finalized until our policy renewal in April. The budget reflects our best assessment of anticipated costs.

We strongly encourage all homeowners to review the proposed budget and share your thoughts with the Board. You can participate in several ways:

- Attend the November 6th Zoom meeting and speak directly to the Board
- Email your comments before the meeting to hoaboard@themedowswgv.com
- Submit written feedback for Board review

To join the November 6th meeting, please use the pre-meeting registration link (https://zoom.us/meeting/register/Vg0_l3u2SNCpMejjv63TMA) to receive Zoom connection details for both video and phone participation options.



Event Info

The proposed budget and assessment structure will be formally voted on at this meeting. This is your community, and your input is valuable to us as we make these important financial decisions for the upcoming year.

Sincerely,

The Board of Directors

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Website: themedowswgv.com

The Meadows at WGV HOA		Approved 2025 Budget @ \$305/yr			Proposed 2026 Budget @ \$320/yr		
Description		Income/Expense Actual Jan-Sep 2025	Operating Budget Jan-Sep 2025	Budget Year 2025	Budget Year 2026	% Change to 2025 Budget	\$/Lot Change to 2025 Budget
				@ \$305/Year	@ \$320/Year	4.9%	\$15.00/Lot
INCOME:							
4010-00	Assessments Charged (Curr. Yr)	\$91,500.03	\$91,500.00	\$122,000.00	\$128,000.00	4.9%	\$15.00
4013-00	Interest & Late Fees - Owners	\$281.05	\$750.00	\$1,000.00	\$400.00	(60.0%)	(\$1.50)
4025-00	Interest Income - Operating	\$11.03	\$9.00	\$12.00	\$15.00	25.0%	\$0.01
TOTAL INCOME		\$91,792.11	\$92,259.00	\$123,012.00	\$128,415.00	4.4%	\$13.51
EXPENSES:							
General & Administrative							
5002-00	Bad Debt Expense	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	0.0%	\$0.00
5006-10	Insurance Expense	\$7,085.87	\$7,031.25	\$9,375.00	\$10,600.00	13.1%	\$3.06
5008-10	Corporate Report Filings	\$187.50	\$82.50	\$110.00	\$70.00	(36.4%)	(\$0.10)
5010-10	Audit & Tax Services	\$350.00	\$187.50	\$250.00	\$350.00	40.0%	\$0.25
5014-00	Management Fees	\$23,850.00	\$23,850.00	\$31,800.00	\$32,000.00	0.6%	\$0.50
5015-10	Office Bulk Printing & Delivery	\$2,234.25	\$2,137.50	\$2,850.00	\$3,300.00	15.8%	\$1.13
5015-20	Office Meeting Room/Zoom	\$359.90	\$285.00	\$380.00	\$400.00	5.3%	\$0.05
5015-30	Office Copies, Postage, Delivery & Supplies	\$3,274.04	\$2,302.50	\$3,070.00	\$3,600.00	17.3%	\$1.33
5040-00	Legal & Professional Fees	\$4,073.51	\$4,125.00	\$5,500.00	\$7,100.00	29.1%	\$4.00
5099-00	Records Storage	\$695.26	\$675.00	\$900.00	\$950.00	5.6%	\$0.13
Grounds Maintenance							
5102-00	Landscape Maint Contract	\$32,377.59	\$32,454.00	\$43,272.00	\$44,570.00	3.0%	\$3.25
5104-00	Landscape Remediation	\$4,124.29	\$3,802.50	\$5,070.00	\$5,100.00	0.6%	\$0.08
5106-00	Irrigation Repairs & Maint	\$1,483.52	\$1,830.00	\$2,440.00	\$2,500.00	2.5%	\$0.15
5108-00	Lake Maint Contract	\$4,275.00	\$4,365.00	\$5,820.00	\$5,700.00	(2.1%)	(\$0.30)
5202-00	Grounds Repairs & Maint	\$98.50	\$375.00	\$500.00	\$500.00	0.0%	\$0.00
Utilities							
6010-10	Electricity - Entrance Lamps & Well	\$730.41	\$1,054.02	\$1,405.36	\$1,405.00	0.0%	\$0.00
6010-20	Electricity - Entrance Notice Board	\$254.73	\$272.92	\$363.89	\$364.00	0.0%	\$0.00
6010-30	Electricity - Street Lights	\$3,633.94	\$3,799.32	\$5,065.76	\$5,066.00	0.0%	\$0.00
Reserves Transfer							
8010-00	Resv Trsf-Signage Incident Rec-Rest Resv	\$630.00	\$630.00	\$840.00	\$840.00	0.0%	\$0.00
TOTAL EXPENSES		\$90,468.28	\$92,259.00	\$123,012.00	\$128,415.00	4.4%	\$13.51
OPERATING FINANCIAL CONDITION							
9900	STATUS OF INCOME-TO-EXPENSES	\$1,323.83	\$0.00	\$0.00	\$0.00	0.0%	\$0.00



Board Meeting – Nov 06, 2025 at 7:00PM

November 6, 2025

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Preliminary and Subject To Change

Call to Order – Special Board Meeting – Nov 6th

- Call to Order
- Determination of Quorum
- Confirmation of Public Notice of Meeting & Agenda
 - Public Notice Board – Meadowlark Lane
 - Public Message Board – Mackenzie Circle
 - Web Site – <https://www.themeadowswgv.com/Notices>
- Opening Remarks
 - Welcome
 - Overview of Tonight's Agenda

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November 6, 2025

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Agenda – Special Board Meeting – Nov 6th

- Meeting Called to Order
- Opening Remarks
- Special Order
 - Re-Allocation of Expense Categories in 2025 Operational Budget
 - Categories – Bad Debt Expense & Landscape Remediation
 - Review of 2026 Proposal for Association Operational Budget
 - Approval of 2026 Operating Budget for HOA
 - Setting the Annual General Assessment Due for 2026
- Open to those attending for comments, and feedback
 - *Three minutes uninterrupted presentation opportunity*
 - *Limited to the issues of the Agenda items*
- Closing Remarks
- Adjournment

November 6, 2025

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Budget Reallocation: Background

Accounting Context

HOA uses **accrual accounting** – recognizes full annual assessment as income on January 1st
Budget includes **Bad Debt Expense (5002-00)** to estimate uncollected assessments

2024 Performance

Mid-year unpaid assessments: **\$1,000**
Collections effective under prior management

2025 Current Situation

Collection efforts **delayed** and **less successful**
Current unpaid assessments: **\$4,000**
2025 Budget for Bad Debt: only **\$1,000** (adopted Nov 2024)

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Preliminary and Subject To Change

Proposed Budget Reallocation

The Gap

- Unpaid assessments significantly exceed budgeted amount
- Shortfall: **\$3,000** (\$4,000 actual vs. \$1,000 budgeted)

Proposed Solution

Transfer \$3,000 from Landscape Remediation (5104-00)
Reclassify to Bad Debt Expense (5002-00)
New Bad Debt Expense budget: \$4,000

Rationale

Better reflects **actual financial position**
Provides more **accurate accounting** of uncollected revenue
Aligns budget with current collection reality

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Preliminary and Subject To Change

Motion to Reallocate 2025 Operating Budget Expenses Bad Debt Expense and Landscape Remediation

1. **WHEREAS**, the Board of Directors adopted the Fiscal Year 2025 Operating Account Budget on November 14, 2024, which included a Bad Debt Expense allocation of \$1,000 under account line item 5002-00;
2. **WHEREAS**, the Association uses accrual accounting, which recognizes the full annual assessment as income on January 1st of each fiscal year;
3. **WHEREAS**, the Bad Debt Expense line item (5002-00) is used to estimate the amount of annual assessments recognized as income that will remain uncollected at the end of the fiscal year;
4. **WHEREAS**, the mid-year 2024 unpaid annual assessments totaled approximately \$1,000, and collections were managed effectively under the prior management company;
5. **WHEREAS**, collection efforts on unpaid 2025 assessments were delayed in starting and have been less successful than in previous years;
6. **WHEREAS**, the current state of unpaid annual assessments as of October 2025 represents approximately \$4,000, compared to the budgeted \$1,000 adopted in November 2024, creating a shortfall of \$3,000;

November 6, 2025

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Motion to Reallocate 2025 Operating Budget Expenses Bad Debt Expense and Landscape Remediation

7. **WHEREAS**, the Board of Directors has determined that it is prudent and necessary to adjust budget allocations within the 2025 Operating Budget to accurately reflect the Association's current financial position regarding uncollected assessments;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board of Directors hereby approves the reallocation of \$3,000 from the Landscape Remediation budget line item (5104-00) to the Bad Debt Expense line item (5002-00);
2. That following this reallocation, the Bad Debt Expense line item (5002-00) shall be increased from \$1,000 to \$4,000 for the Fiscal Year 2025 Operating Budget;
3. That following this reallocation, the Landscape Remediation line item (5104-00) shall be decreased by \$3,000 in the Fiscal Year 2025 Operating Budget;
4. That this reallocation shall be effective as of October 1, 2025, and shall be reflected in the October 2025 monthly and quarterly financial statements.

November 6, 2025

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Preliminary and Subject To Change



Building Our 2026 Budget Together

Planning for Our Community's Future

Board of Directors Meeting | Operating Budget Adoption

November 6, 2025

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Board Fiduciary Responsibility

Our Core Mission

The Board's primary fiduciary duty is to **improve community desirability** and **foster property value growth** by professionally managing and maintaining our common and shared areas, providing a consistent framework for all residents, and ultimately **protecting your investment**.

✗ Non-HOA Communities

- Inconsistent property maintenance
- No common area standards
- Individual homeowner burden
- Variable curb appeal
- No collective purchasing power
- Declining property values
- No dispute resolution framework

✓ Managed HOA Communities

- **Consistent** landscape maintenance
- **Professional** common area upkeep
- **Shared costs** across all owners
- **Enhanced** curb appeal daily
- **Negotiated** contract rates
- **Protected** property values
- **Established** community standards

Managed HOA Communities = Protected Property Values = Sound Investment

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Protecting Your Investment

Well-Maintained Common Areas

Professional landscaping, irrigation, lake maintenance, and entrance features create positive first impressions and preserve property values

Proper Insurance & Legal Coverage

Adequate insurance protects all homeowners from liability, while legal services ensure HOA compliance with Florida statutes and proper governance

Professional Management

Expert oversight of contracts, finances, compliance, and day-to-day operations ensures consistent quality and protects your investment

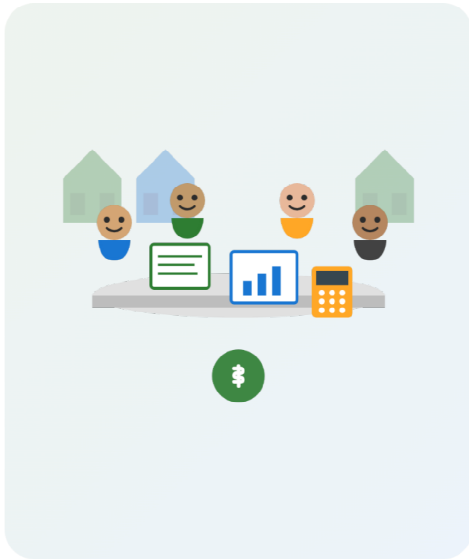
Financial Transparency

Regular reporting, balanced budgets, and responsible fiscal management demonstrate stewardship of homeowner funds

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Working Together on Our Community Budget

Board has carefully reviewed expenses, anticipated costs, and community needs to develop a responsible budget for 2026.

Let's review the key components and projections.

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Preliminary and Subject To Change

PROPOSED 2026 BUDGET - OVERVIEW

- **Presenting the proposed 2026 budget for review and approval.**
 - The budget maintains fiscal responsibility while addressing necessary cost increases in insurance, maintenance, and professional services.
- **PROPOSED ASSESSMENT INCREASE:**
 - **Current 2025 Assessment: \$305/lot/year**
 - **Proposed 2026 Assessment: \$320/lot/year**
 - **Increase: \$15/lot/year (4.9% increase)**
 - **Monthly Impact: \$1.25 per month per homeowner**

November 6, 2025

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PROPOSED 2026 BUDGET - SUMMARY

Assessment Change		
2025 Assessment	2026 Assessment	Increase
\$305	\$320	\$15 (4.9%)
Total Budget 2025		Total Budget 2026
\$123,012		\$128,415
Total Increase: \$5,403 (\$13.51 per lot)		

Following standard HOA practice of setting assessments to meet anticipated costs.

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Preliminary and Subject To Change

2026 Budget Balance

Income = Expenses (Balanced Budget)

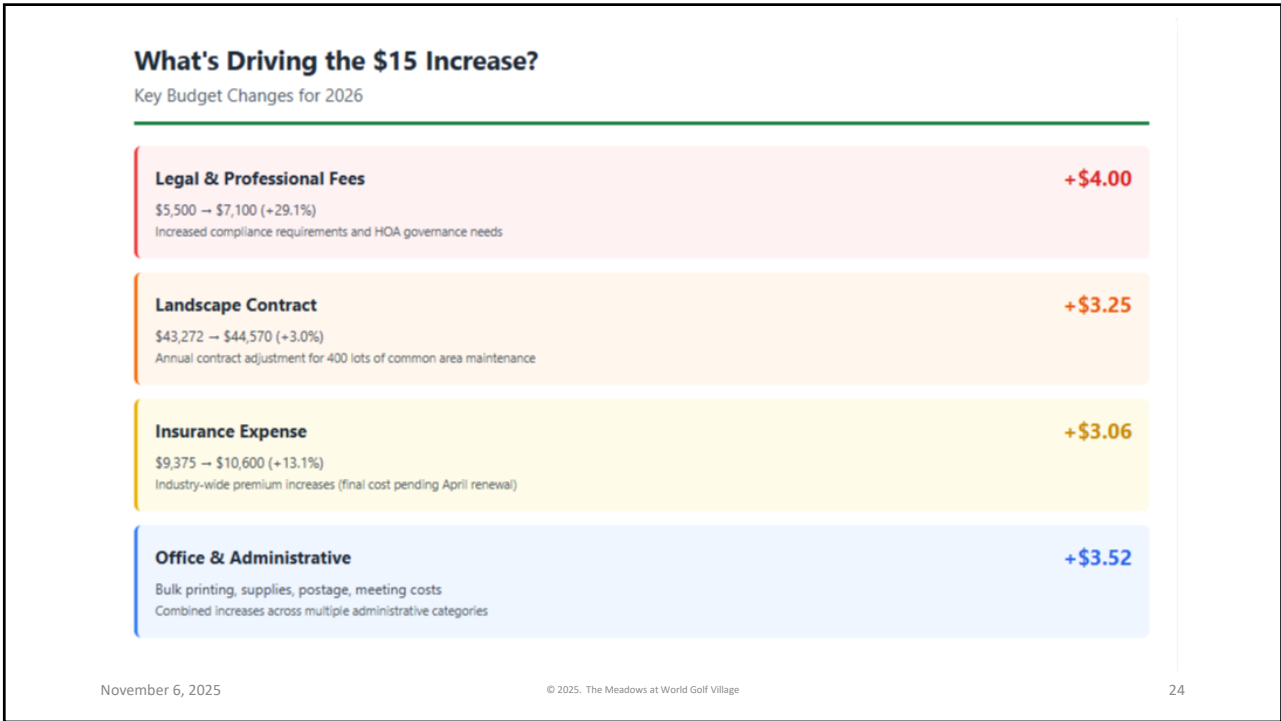
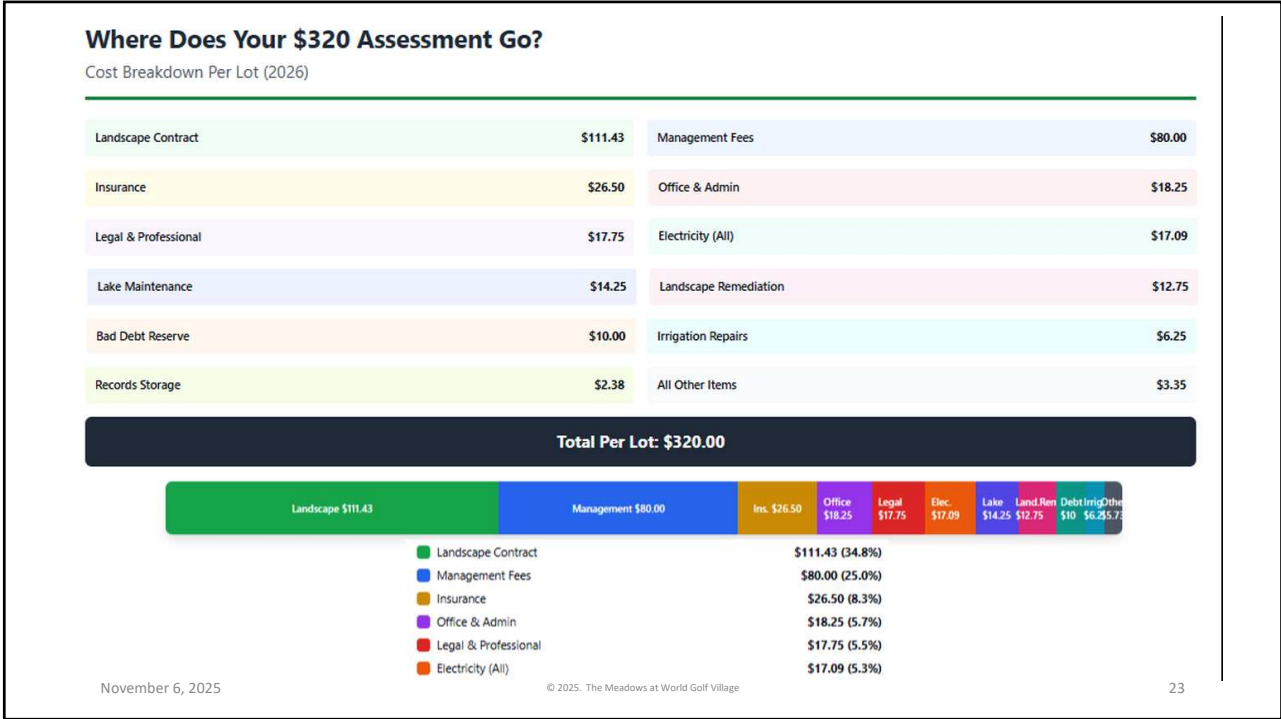
Income Sources	
Annual Assessments (400 lots × \$320)	\$128,000
Interest & Late Fees	\$400
Interest Income - Operating Account	\$15
Total Income	\$128,415
Total Expenses	
All Operating Expenses	\$128,415
Net Position: \$0 (Balanced)	

Following standard HOA practice of setting assessments to meet anticipated costs.

November 6, 2025

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SIGNIFICANT 2026 BUDGET CHANGES (1 of 2)

INCREASES:

1. Insurance Expense: +\$1,225 (13.1%) \$9,375 → \$10,600
Insurance premiums continue to rise industry-wide.
This reflects the current market rate for HOA liability coverage.
2. Legal & Professional Fees: +\$1,600 (29.1%) \$5,500 → \$7,100
Increased budget to address anticipated legal counsel needs and professional services for governance & covenant and architectural enforcement.
3. Landscape Maint. Contract: +\$1,298 (3.0%) \$43,272 → \$44,570
Reflects contractual adjustment for our landscape maintenance provider to cover increased labor and materials costs.

November 6, 2025

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SIGNIFICANT 2026 BUDGET CHANGES (2 of 2)

INCREASES:

4. Office Expenses: +\$980 (combined increase)
Increased costs for printing, mailing, and office supplies reflect higher postage rates and printing costs for homeowner communications.
5. Management Fees: +\$200 (0.6%) \$31,800 → \$32,000
Reflects contractual adjustment for our management company base fee for administrative services. (*Dec 2026 only - estimate*)

November 6, 2025

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Preliminary and Subject To Change

EXPENSE BREAKDOWN BY CATEGORY

General & Administrative (48.6% of budget)

- Management fees, insurance, office expenses, legal services
- 2025: \$53,055 → 2026: \$57,520 (+\$4,465)

Grounds Maintenance (45.4% of budget)

- Landscape maintenance, remediation, irrigation, lake maintenance
- 2025: \$57,102 → 2026: \$58,270 (+\$1,168)

Utilities (5.3% of budget)

- Electricity for entrance lighting, street lights, and amenities
- 2025: \$6,835 → 2026: \$6,835 (no change)

Reserves Transfer (0.7% of budget)

- Signage incident recovery and restoration reserve
- 2025: \$840 → 2026: \$840 (no change)

November 6, 2025

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RATIONALE FOR ASSESSMENT INCREASE (1 of 2)

The **\$15/lot/year** increase (**\$1.25/month**) is necessary to address:

1. Rising Insurance Costs:

- Insurance represents our second-largest expense and has increased 13% beyond our control due to market conditions.

2. Professional Services:

- Additional legal support needed for covenant enforcement and community governance matters.

3. Inflation Impact:

- Maintenance contracts, office supplies, and postage have all experienced cost increases that must be addressed.

4. Maintaining Service Quality:

- The increase allows us to maintain current service levels for landscaping and common area maintenance.

November 6, 2025

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RATIONALE FOR ASSESSMENT INCREASE (2 of 2)

The proposed **\$320/year** assessment is:
\$15/lot/year increase (\$1.25/month)

WHAT THE INCREASE PROVIDES:

- Continued professional landscape maintenance
- Adequate insurance coverage protection
- Professional management and legal services
- Well-maintained common areas
- Proper reserve funding for future needs

The proposed budget will become effective January 1, 2026 upon approval

November 6, 2025

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Notice of 2026 Budget Adoption Meeting – Oct 23 2025



The Meadows
At World Golf Village
Saint Augustine, FL 32084

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NOTICE OF 2026 BUDGET ADOPTION MEETING

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Sincerely,

The Board of Directors
The Meadows at World Golf Village
The Meadows at Saint Johns Owners Association, Inc.
Website: themedowsgolf.com

November 6, 2025

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The Meadows at WGV HOA		Association Operating Budget Proposal for Fiscal Year 2026				Compare Year	
Description	2025 Budget @ \$100/Unit	Approved 2025 Budget @ \$100/Unit		2026 Budget @ \$100/Unit	Budget Increase @ \$100/Unit	% Change to 2025 Budget	Est. Change to 2025 Budget
		2025 Budget @ \$100/Unit	2025 Budget @ \$100/Unit				
EXPENSES							
General & Administrative							
1000-00 Board/Staff Expenses	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-01 Insurance Expenses	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-02 Corporate Rights Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
1000-03 Audit/Staff Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
1000-04 Management Fees	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	0.0%	\$0.00
1000-05 Office Bulk Printing & Delivery	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-06 Office Moving/Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
1000-07 Office Copies, Postage, Returns & Supplies	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-08 Legal & Professional Fees	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	0.0%	\$0.00
1000-09 Board Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
Community Maintenance							
1000-10 Landscaping/Water Control	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-11 Landscaping Equipment	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-12 Irrigation Repairs & Water	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-13 Lake Maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
1000-14 Grounds Repair & Work	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	0.0%	\$0.00
Utilities							
1000-15 Electricity - Common Areas & Well	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	0.0%	\$0.00
1000-16 Electricity - Common Areas & Well	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	0.0%	\$0.00
1000-17 Electricity - Neighbors Lights	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	0.0%	\$0.00
Reserve Funds							
1000-18 Reserve Funds - Pool & Hot Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
TOTAL 2025 EXPENSES							
		\$58,000.00	\$58,000.00	\$58,000.00	\$0.00	0.0%	\$0.00
TOTAL 2026 EXPENSES							
		\$58,000.00	\$58,000.00	\$58,000.00	\$0.00	0.0%	\$0.00

*** For Information: November 20, 2025 ***

Printed: 10/23/2025 11:12 AM

*** Proposed 2026 Operating Budget ***

Operating Budget Proposal for Year 2026 - Income

The Meadows at WGV HOA

Association Operating Budget Proposal for Fiscal Year 2026

Compare View

The Meadows at WGV HOA		Approved 2025 Budget @ \$305/yr			Proposed 2026 Budget @ \$320/yr		
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			@ \$305/Year	@ \$320/Year	4.9%	\$15.00/Lot	
INCOME:							
4010-00 Assessments Charged (Curr. Yr)	\$91,500.03	\$91,500.00	\$122,000.00	\$128,000.00	4.9%	\$15.00	
4013-00 Interest & Late Fees - Owners	\$281.05	\$750.00	\$1,000.00	\$400.00	(60.0%)	(\$1.50)	
4025-00 Interest Income - Operating	\$11.03	\$9.00	\$12.00	\$15.00	25.0%	\$0.01	
TOTAL INCOME	\$91,792.11	\$92,259.00	\$123,012.00	\$128,415.00	4.4%	\$13.51	

*** For Consideration - November 06 2025 ***

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*** Proposed 2026 Operating Budget ***

November 6, 2025

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Operating Budget Proposal for Year 2026 – Expenses (1 of 2)

The Meadows at WGV HOA

Association Operating Budget Proposal for Fiscal Year 2026

Compare View

The Meadows at WGV HOA		Approved 2025 Budget @ \$305/yr			Proposed 2026 Budget @ \$320/yr		
Description	Income/Expense Actual Jan-Sep 2025	Operating Budget Jan-Sep 2025	Budget Year 2025	Budget Year 2026	% Change to 2025 Budget	\$/Lot Change to 2025 Budget	
EXPENSES:							
General & Administrative							
5002-00 Bad Debt Expense	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	0.0%	\$0.00	
5006-10 Insurance Expense	\$7,085.87	\$7,031.25	\$9,375.00	\$10,600.00	13.1%	\$3.06	
5008-10 Corporate Report Filings	\$187.50	\$82.50	\$110.00	\$70.00	(36.4%)	(\$0.10)	
5010-10 Audit & Tax Services	\$350.00	\$187.50	\$250.00	\$350.00	40.0%	\$0.25	
5014-00 Management Fees	\$23,850.00	\$23,850.00	\$31,800.00	\$32,000.00	0.6%	\$0.50	
5015-10 Office Bulk Printing & Delivery	\$2,234.25	\$2,137.50	\$2,850.00	\$3,300.00	15.8%	\$1.13	
5015-20 Office Meeting Room/Zoom	\$359.90	\$285.00	\$380.00	\$400.00	5.3%	\$0.05	
5015-30 Office Copies, Postage, Delivery & Supplies	\$3,274.04	\$2,302.50	\$3,070.00	\$3,600.00	17.3%	\$1.33	
5040-00 Legal & Professional Fees	\$4,073.51	\$4,125.00	\$5,500.00	\$7,100.00	29.1%	\$4.00	
5099-00 Records Storage	\$695.26	\$675.00	\$900.00	\$1,050.00	16.7%	\$0.38	

*** For Consideration - November 06 2025 ***

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*** Proposed 2026 Operating Budget ***

November 6, 2025

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Preliminary and Subject To Change

Operating Budget Proposal for Year 2026 – Expenses (2 of 2)

The Meadows at WGV HOA

Association Operating Budget Proposal for Fiscal Year 2026

Compare View

The Meadows at WGV HOA		Approved 2025 Budget @ \$305/yr			Proposed 2026 Budget @ \$320/yr	
Description	Income/Expense Actual Jan-Sep 2025	Operating Budget Jan-Sep 2025	Budget Year 2025	Budget Year 2026	% Change to 2025 Budget	\$/Lot Change to 2025 Budget
Grounds Maintenance						
5102-00 Landscape Maint Contract	\$32,377.59	\$32,454.00	\$43,272.00	\$44,570.00	3.0%	\$3.25
5104-00 Landscape Remediation	\$4,124.29	\$3,802.50	\$5,070.00	\$5,000.00	(1.4%)	(\$0.18)
5106-00 Irrigation Repairs & Maint	\$1,483.52	\$1,830.00	\$2,440.00	\$2,500.00	2.5%	\$0.15
5108-00 Lake Maint Contract	\$4,275.00	\$4,365.00	\$5,820.00	\$5,700.00	(2.1%)	(\$0.30)
5202-00 Grounds Repairs & Maint	\$98.50	\$375.00	\$500.00	\$500.00	0.0%	\$0.00
Utilities						
6010-10 Electricity - Entrance Lamps & Well	\$730.41	\$1,054.02	\$1,405.36	\$1,405.00	0.0%	\$0.00
6010-20 Electricity - Entrance Notice Board	\$254.73	\$272.92	\$363.89	\$364.00	0.0%	\$0.00
6010-30 Electricity - Street Lights	\$3,633.94	\$3,799.32	\$5,065.76	\$5,066.00	0.0%	\$0.00
Reserves Transfer						
8010-00 Resv Trsf-Signage Incident Rec-Rest Resv	\$630.00	\$630.00	\$840.00	\$840.00	0.0%	\$0.00
TOTAL EXPENSES	\$92,718.31	\$92,259.00	\$123,012.00	\$128,415.00	4.4%	\$13.51

*** For Consideration - November 06 2025 ***

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*** Proposed 2026 Operating Budget ***

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Preliminary and Subject To Change

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE MEADOWS AT WORLD GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
dba THE MEADOWS AT WORLD GOLF VILLAGE

**Motion to Approve 2026 Operating Budget
and 2026 General Assessment**

1. **WHEREAS**, the proposed Fiscal Year 2026 Operating Account Budget has been put forth by the Board of Directors for adoption;

2. **WHEREAS**, the Board of Directors has formulated and reviewed the proposed operating account budget for The Meadows at Saint Johns Owners Association, Inc. dba The Meadows at World Golf Village for the fiscal year 2026, which aligns with the calendar year from January 1, 2026, to December 31, 2026, at open public meeting held on October 15, 2025;

3. **WHEREAS**, notices for the Board of Directors meetings were posted on the HOA Public Notice Board and HOA website at least forty-eight (48) hours in advance of each meeting, with the November 6, 2025, notice including "\$\$ BOD VOTE ON BUDGET & ASSESSMENT";

4. **WHEREAS**, the agenda for these meetings was posted on the HOA Public Notice Board and HOA website at least forty-eight (48) hours in advance of each meeting, with the October 16, 2025 agenda including "2026 Budget Preparation," and the November 6, 2025, agenda including "VOTE ON 2026 OPERATING BUDGET & 2025 GENERAL ASSESSMENT"; "Approval of 2026 Operating Budget for HOA" and "Setting the General Assessment Due for 2026";

5. **WHEREAS**, the operating account budget serves as the basis for calculating each owner's General Assessment, which must be allocated equally on a per-Lot basis;

6. **WHEREAS**, the Board of Directors is required to send to its members a copy of the approved budget and a notice specifying the amount of assessment payable by each owner;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board of Directors finds the proposed 2026 Operating Account Budget adequate and sufficient for the Association to carry out its daily operations; and

2. That the Board of Directors approves the proposed 2026 Operating Account Budget as presented to the Board of Directors at this meeting and attached hereto, as Exhibit A; and

3. That the Board of Directors sets the amount of the General Assessment payable on a per-Lot basis at \$320.00 for the fiscal year 2026; and

4. That the Board of Directors directs that notice of the 2026 General Assessment be sent to all owners by USPS First Class Mail and by email to those owners who have authorized electronic delivery, on or about November 14, 2025, along with a copy of the 2026 Operating Account Budget and an interim statement of financial activities for the partial year of 2025.

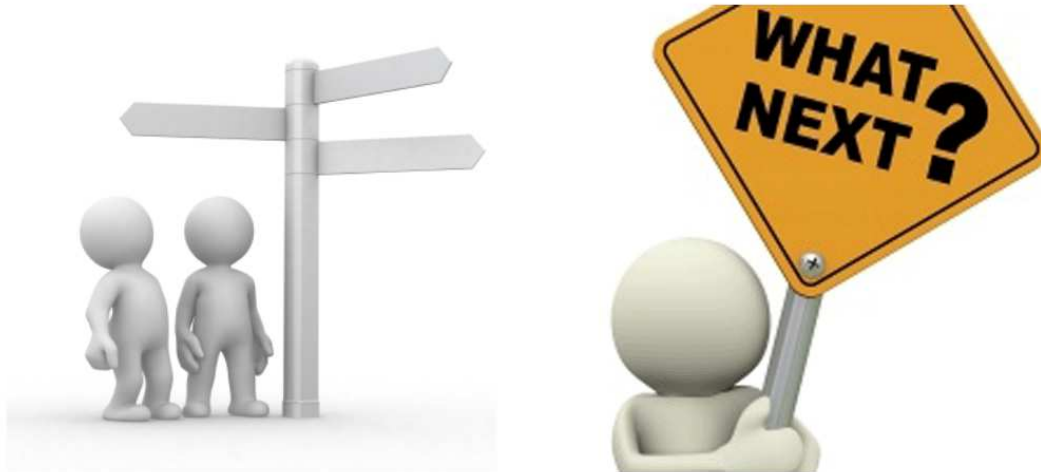
Exhibit A: Proposed - 2026 Operating Account Budget

November 6, 2025

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What Is Next ? - Closing Remarks



➤ **Next Regular BOD Meeting – Thursday, Nov 20, 2025 at 7:00 PM**

November 6, 2025

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Preliminary and Subject To Change



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