



The Meadows

At World Golf Village

Saint Augustine, FL 32092

October 23, 2025

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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:		PROPOSED 2026 OPERATING BUDGET						
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