



The Meadows

At World Golf Village

Saint Augustine, FL 32092

November 6, 2024

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NOTICE OF 2025 BUDGET ADOPTION MEETING

Dear Meadows Community Residents,

Your Board of Directors has completed the detailed planning process for our 2025 annual budget and will be voting on its adoption at our upcoming meeting on Thursday, November 14, 2024, at 7:00 PM via Zoom.

Over the past month, your directors have dedicated significant time across three meetings to carefully analyze and forecast our community's operating expenses for the coming year. This thorough process included our regular October board meeting and two special sessions focused specifically on budget development.

The proposed 2025 budget, which is attached to this notice, reflects our best assessment of the funding needed to maintain our community's high standards while fulfilling our fiduciary responsibilities to all homeowners. 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.

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 14th Zoom meeting and speak directly to the Board
- Email your comments before the meeting to hoaboard@themeadowswgv.com
- Submit written feedback for Board review

To join the November 14th meeting, please use the pre-meeting registration link (zoom.us/meeting/register) to receive Zoom connection details for both video and phone participation options.

<https://zoom.us/meeting/register/tJwkd--vpjwrH9MukB2GPK6pr43LFyc3Mp>

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.

Email: info@themeadowswgv.com

Website: themeadowswgv.com

Facebook: [MeadowsWGVHOA](https://www.facebook.com/MeadowsWGVHOA)

Blog: themeadowswgv.com/blog



Event Info

The Meadows at WGV HOA

Association Operating Budget Proposal for Fiscal Year 2025

Compare View

The Meadows at WGV HOA		Approved 2024 Budget @ \$288/yr			Proposed 2025 Budget @ \$305/yr	
Description	Income/Expense Actual Jan-Sep 2024	Operating Budget Jan-Sep 2024	Budget Year 2024	Budget Year 2025	\$/Lot Change to 2024 Budget	
			@ \$288/year	@ \$305/Year	\$17.00/Lot	
INCOME:						
4110 Assessments Charged (Curr. Yr)	\$86,400.00	\$86,400.00	\$115,200.00	\$122,000.00	\$17.00	
4400 Interest & Late Fees - Owners	\$1,575.15	\$1,649.97	\$2,200.00	\$1,000.00	(\$3.00)	
4410 Interest Income - Operating	\$27.64	\$9.00	\$12.00	\$12.00		
4999 Use of Prior Year Surplus (Carry Over)	\$3,715.20	\$3,715.20	\$4,953.64	\$0.00	(\$12.38)	
TOTAL INCOME	\$91,717.99	\$91,774.17	\$122,365.64	\$123,012.00	\$1.62	
EXPENSES:						
General & Administrative						
5105 Bad Debt Expense	\$573.77	\$1,800.00	\$2,400.00	\$1,000.00	(\$3.50)	
5110 Corporate Report Filings	\$61.25	\$82.53	\$110.00	\$110.00		
5120 Insurance Expense	\$6,462.65	\$7,031.25	\$9,375.00	\$9,375.00		
5125 Audit & Tax Services	\$250.00	\$187.47	\$250.00	\$250.00		
5130 Legal & Professional Fees	\$5,499.29	\$5,400.00	\$7,200.00	\$5,500.00	(\$4.25)	
5140 Management Fees	\$10,800.00	\$21,600.00	\$28,800.00	\$31,800.00	\$7.50	
5160 Office Expense	\$5,594.90	\$4,650.03	\$6,200.00	\$6,300.00	\$0.25	
* Office Expense Bulk Printing & Delivery	\$3,958.89	\$2,437.52	\$3,250.00	\$2,850.00		
* Office Expense Meeting Room/Zoom	\$359.90	\$281.25	\$375.00	\$380.00		
* Office Expense Copies, Postage, Delivery & Supplies	\$1,276.11	\$1,931.26	\$2,575.00	\$3,070.00		
5240 Records Storage	\$413.01	\$810.00	\$1,080.00	\$900.00	(\$0.45)	
Grounds Maintenance						
6010 Landscape Maint Contract	\$31,431.18	\$31,740.48	\$42,320.64	\$43,272.00		
6020 Landscape Remediation	\$9,040.05	\$6,052.50	\$8,070.00	\$8,070.00		
6050 Irrigation Repairs & Maint	\$845.15	\$1,800.00	\$2,400.00	\$2,440.00		
6060 Lake Maint Contract	\$4,275.00	\$4,590.00	\$6,120.00	\$5,820.00	(\$0.75)	
6515 Grounds Repairs & Maint	\$54.17	\$375.03	\$500.00	\$500.00		
Utilities						
7040 Electricity	\$4,941.52	\$5,024.97	\$6,700.00	\$6,835.00	\$0.34	
* Electricity-Entrance Lamps & Well	\$1,094.42	\$1,833.19	\$1,377.60	\$1,485.36		
* Electricity-Entrance Notice Board	\$255.00	\$267.52	\$356.70	\$363.89		
* Electricity-Street Lights	\$3,592.10	\$3,724.27	\$4,965.70	\$5,065.76		
Reserves Transfer						
8160 Resv Trsf-Signage Incident Rec-Rest Resv	\$630.00	\$630.00	\$840.00	\$840.00		
TOTAL EXPENSES	\$80,871.94	\$91,774.26	\$122,365.64	\$123,012.00	\$1.62	
OPERATING FINANCIAL CONDITION						
9900 STATUS OF INCOME-TO-EXPENSES	\$7,130.85	(\$0.09)	\$0.00	\$0.00	\$0.00	