

*** 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/Vq0I3u2SNCpMejv63TMA>

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

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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:							
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