

Meadow Pines
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET
O&M Assessments	96,110
Debt Assessments	690,183
Other Revenue	200
Interest Income	1,200
TOTAL REVENUES	\$ 787,693
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	4,000
Management	16,188
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	600
Insurance	7,500
Legal Advertisements	1,500
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,100
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	20,000
Perimeter Fence Repairs	7,230
Miscellaneous Maintenance	1,500
Reserve	1,200
TOTAL EXPENDITURES	\$ 91,743
REVENUES LESS EXPENDITURES	\$ 695,950
Bond Payments	(648,772)
BALANCE	\$ 47,178
County Appraiser & Tax Collector Fee	(15,726)
Discounts For Early Payments	(31,452)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	98,137	96,156	96,110	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,577	690,183	690,183	Bond Payments/.94
Other Revenue	179	200	200	Pollution Insurance Reimbursement
Interest Income	7,746	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 799,639	\$ 787,139	\$ 787,693	
EXPENDITURES				
Supervisor Fees	1,800	2,400	2,400	No Change From 2024/2025 Budget
Payroll Taxes	138	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	2,650	5,000	4,000	\$1,000 Decrease From 2024/2025 Budget
Management	15,276	15,732	16,188	CPI Adjustment
Legal	8,597	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	600	600	600	No Change From 2024/2025 Budget
Insurance	6,773	7,300	7,500	Fiscal Year 2024/2025 Expenditure Was \$7,037
Legal Advertisements	599	1,700	1,500	\$200 Decrease From 2024/2025 Budget
Miscellaneous	751	550	550	No Change From 2024/2025 Budget
Postage	174	150	150	No Change From 2024/2025 Budget
Office Supplies	180	250	250	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	6,815	7,200	7,100	\$100 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Stormwater Management	18,280	20,000	20,000	No Change From 2024/2025 Budget
Perimeter Fence Repairs	0	5,230	7,230	\$2,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	20,466	2,500	1,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	1,100	1,200	Reserve
TOTAL EXPENDITURES	\$ 95,774	\$ 91,187	\$ 91,743	
REVENUES LESS EXPENDITURES	\$ 703,865	\$ 695,952	\$ 695,950	
Bond Payments	(653,157)	(648,772)	(648,772)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 50,708	\$ 47,180	\$ 47,178	
County Appraiser & Tax Collector Fee	(16,769)	(15,726)	(15,726)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,274)	(31,454)	(31,452)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,665	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 4,665	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	33,586	1,000	2,000	Projected Interest For 2025/2026
NAV Tax Collection	653,157	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 686,743	\$ 649,772	\$ 650,772	
EXPENDITURES				
Principal Payments (2014A-1)	330,000	345,000	360,000	Principal Payment Due In 2026
Principal Payments (2014A-2)	65,000	65,000	70,000	Principal Payment Due In 2026
Bond Redemption	0	5,329	5,208	Estimated Excess Debt Collections
Interest Payments (2014A-1)	203,309	183,374	168,464	Interest Payments Due In 2026
Interest Payments (2014A-2)	56,675	51,069	47,100	Interest Payments Due In 2026
TOTAL EXPENDITURES	\$ 654,984	\$ 649,772	\$ 650,772	
EXCESS/ (SHORTFALL)	\$ 31,759	\$ -	\$ -	

Series 2014A-1 Bond Refunding Information

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/25 = \$4,235,000

Series 2014A-2 Bond Refunding Information

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/25 = \$885,000

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	\$ 898.51	\$ 958.51	\$ 958.51	\$ 958.26	\$ 958.20
O&M Assessment For Phase 2	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	\$ 1,028.99	\$ 1,088.99	\$ 1,088.99	\$ 1,088.74	\$ 1,088.68

* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774

Phase 1 Information

Total Units	418
<u>Prepayments</u>	<u>1</u>
Billed For Debt	417

Phase 2 Information

Total Units	356
<u>Prepayments</u>	<u>1</u>
Billed For Debt	355