

Meadow Pines  
Community Development District

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

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

|                                      | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O&M Assessments                      | 96,110                                      |
| Debt Assessments                     | 690,183                                     |
| Other Revenue                        | 200   |
| Interest Income                      | 1,200                                       |
| <b>TOTAL REVENUES</b>                | <b>\$ 787,693</b>                           |
| <b>EXPENDITURES</b>                  |   |
| 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                                       |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 91,743</b>                            |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 695,950</b>                           |
| Bond Payments                        | (648,772)                                   |
| <b>BALANCE</b>                       | <b>\$ 47,178</b>                            |
| County Appraiser & Tax Collector Fee | (15,726)                                    |
| Discounts For Early Payments         | (31,452)                                    |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                 |
| Carryover From Prior Year            | 0   |
| <b>NET EXCESS / (SHORTFALL)</b>      | <b>\$ -</b>                                 |

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

|                                      | FISCAL YEAR<br>2023/2024<br>ACTUAL | FISCAL YEAR<br>2024/2025<br>BUDGET | FISCAL YEAR<br>2025/2026<br>BUDGET | COMMENTS   |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                      |                                    |                                    |                                    |  |
| 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                               |
| <b>TOTAL REVENUES</b>                | <b>\$ 799,639</b>                  | <b>\$ 787,139</b>                  | <b>\$ 787,693</b>                  |  |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |  |
| 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  |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 95,774</b>                   | <b>\$ 91,187</b>                   | <b>\$ 91,743</b>                   |  |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 703,865</b>                  | <b>\$ 695,952</b>                  | <b>\$ 695,950</b>                  |  |
| Bond Payments                        | (653,157)                          | (648,772)                          | (648,772)                          | 2026 P & I Payments Less Earned Interest                   |
| <b>BALANCE</b>                       | <b>\$ 50,708</b>                   | <b>\$ 47,180</b>                   | <b>\$ 47,178</b>                   |  |
| 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                      |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ 4,665</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |  |
| Carryover From Prior Year            | 0                                  | 0                                  | 0                                  | Carryover From Prior Year                                  |
| <b>NET EXCESS / (SHORTFALL)</b>      | <b>\$ 4,665</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

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

|                              | FISCAL YEAR<br>2023/2024 | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 |                                   |
|------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                     | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| 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           |
| <b>Total Revenues</b>        | <b>\$ 686,743</b>        | <b>\$ 649,772</b>        | <b>\$ 650,772</b>        |                                   |
| <b>EXPENDITURES</b>          |                          |                          |                          |                                   |
| 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     |
| <b>TOTAL EXPENDITURES</b>    | <b>\$ 654,984</b>        | <b>\$ 649,772</b>        | <b>\$ 650,772</b>        |                                   |
| <b>EXCESS/ (SHORTFALL)</b>   | <b>\$ 31,759</b>         | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**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<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Assessment<br>Before Discount* | Fiscal Year<br>2024/2025<br>Assessment<br>Before Discount* | Fiscal Year<br>2025/2026<br>Projected Assessment<br>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                  | <b>\$ 898.51</b>   | <b>\$ 958.51</b>   | <b>\$ 958.51</b>   | <b>\$ 958.26</b>   | <b>\$ 958.20</b>   |
| <br>                               |  |  |  |  |  |
| 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                  | <b>\$ 1,028.99</b>   | <b>\$ 1,088.99</b>   | <b>\$ 1,088.99</b>   | <b>\$ 1,088.74</b>   | <b>\$ 1,088.68</b>   |

\* 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      |