

Meadow Pines
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	95,963
Debt Assessments	690,183
Other Revenue	200
Interest Income	1,320
TOTAL REVENUES	\$ 787,666
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	3,000
Management	16,620
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	600
Insurance	8,000
Legal Advertisements	1,400
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,450
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	19,000
Perimeter Fence Repairs	7,230
Miscellaneous Maintenance	2,500
Reserve	1,300
TOTAL EXPENDITURES	\$ 91,725
REVENUES LESS EXPENDITURES	\$ 695,941
Bond Payments	(648,772)
BALANCE	\$ 47,169
County Appraiser & Tax Collector Fee	(15,723)
Discounts For Early Payments	(31,446)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	97,988	96,110	95,963	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	5,926	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$ 797,670	\$ 787,693	\$ 787,666	
EXPENDITURES				
Supervisor Fees	1,800	2,400	2,400	No Change From 2025/2026 Budget
Payroll Taxes	138	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	4,000	3,000	\$1,000 Decrease From 2025/2026 Budget
Management	15,732	16,188	16,620	CPI Adjustment
Legal	7,543	8,500	8,500	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,400	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2025/2026 Budget
Insurance	7,037	7,500	8,000	Fiscal Year 2025/2026 Expenditure Was \$7,448
Legal Advertisements	670	1,500	1,400	\$100 Decrease From 2025/2026 Budget
Miscellaneous	1,055	550	550	No Change From 2025/2026 Budget
Postage	134	150	150	No Change From 2025/2026 Budget
Office Supplies	172	250	250	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,435	7,100	7,450	\$350 Increase From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Stormwater Management	16,706	20,000	19,000	\$1,000 Decrease From 2025/2026 Budget
Perimeter Fence Repairs	0	7,230	7,230	No Change From 2025/2026 Budget
Miscellaneous Maintenance	549	1,500	2,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	1,200	1,300	Reserve
TOTAL EXPENDITURES	\$ 72,346	\$ 91,743	\$ 91,725	
REVENUES LESS EXPENDITURES	\$ 725,324	\$ 695,950	\$ 695,941	
Bond Payments	(653,311)	(648,772)	(648,772)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 72,013	\$ 47,178	\$ 47,169	
County Appraiser & Tax Collector Fee	(8,782)	(15,726)	(15,723)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,090)	(31,452)	(31,446)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 34,141	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 34,141	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	28,851	2,000	3,000	Projected Interest For 2026/2027
NAV Tax Collection	653,311	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 682,162	\$ 650,772	\$ 651,772	
EXPENDITURES				
Principal Payments (2014A-1)	345,000	360,000	375,000	Principal Payment Due In 2027
Principal Payments (2014A-2)	65,000	70,000	75,000	Principal Payment Due In 2027
Bond Redemption	0	5,208	6,912	Estimated Excess Debt Collections
Interest Payments (2014A-1)	190,274	168,464	152,110	Interest Payments Due In 2027
Interest Payments (2014A-2)	52,938	47,100	42,750	Interest Payments Due In 2027
TOTAL EXPENDITURES	\$ 653,212	\$ 650,772	\$ 651,772	
EXCESS/ (SHORTFALL)	\$ 28,950	\$ -	\$ -	

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 1/1/26 = \$3,890,000

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 1/1/26 = \$820,000

Meadow Pines Community Development District Assessment Comparison

	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 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18	\$ 123.99
<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	\$ 958.51	\$ 958.51	\$ 958.26	\$ 958.20	\$ 958.01
O&M Assessment For Phase 2	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18	\$ 123.99
<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	\$ 1,088.99	\$ 1,088.99	\$ 1,088.74	\$ 1,088.68	\$ 1,088.49

* 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