

**The Meadows Community  
Association, Inc.**

**Financial Statements**

February 28, 2025

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
of The Meadows Community Association, Inc.

### **Opinion**

We have audited the accompanying financial statements of The Meadows Community Association, Inc., which comprise the balance sheet as of February 28, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Meadows Community Association, Inc. as of February 28, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Meadows Community Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Meadows Community Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Meadows Community Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Meadows Community Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### **Report on Supplementary Information**

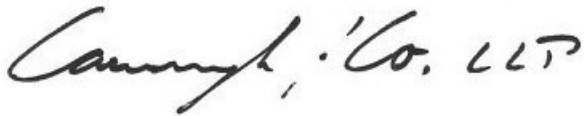
Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules of operating fund expenses and replacement fund activity are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

#### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the supplementary information on future major repairs and replacements be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Report on Summarized Comparative Information***

We have previously audited The Meadows Community Association, Inc.'s February 28, 2024 financial statements, and we expressed an unmodified opinion on those financial statements in our report dated June 25, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended February 28, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

A handwritten signature in black ink that reads "Cammy, Co. LLP". The signature is written in a cursive, flowing style.

Sarasota, Florida

June 26, 2025

# The Meadows Community Association, Inc.

## Balance Sheet February 28, 2025

	<u>ASSETS</u>				2024 Total (For Comparative Purposes Only)
	Operating Fund	Replacement Fund	Capital Assets Fund	Total	
Cash and cash equivalents	\$ 4,033,180	569,073	-	4,602,253	4,389,022
Certificates of deposit	1,064,338	-	-	1,064,338	1,017,633
Accounts receivable	2,273	-	-	2,273	1,457
Assessments receivable	19,859	-	-	19,859	18,479
Accrued interest receivable	6,866	-	-	6,866	6,866
Due (to) from other fund	6,470,529	48,771	(6,519,300)	-	-
Prepaid expenses	31,743	-	-	31,743	11,254
Property and equipment, net	-	-	13,370,122	13,370,122	12,933,197
Total assets	<u>\$ 11,628,788</u>	<u>617,844</u>	<u>6,850,822</u>	<u>19,097,454</u>	<u>18,377,908</u>
 <u>LIABILITIES AND FUND BALANCES</u>					
Accounts payable and accrued expenses	\$ 72,286	-	-	72,286	30,354
Prepaid assessments	2,937,596	-	-	2,937,596	3,030,607
Income tax payable	49,919	-	-	49,919	10,341
Deferred advertising revenue	19,755	-	-	19,755	25,746
Funds held for others - donations	26,389	-	-	26,389	28,191
Deposits	4,928	-	-	4,928	8,049
Notes payable	-	-	5,732,284	5,732,284	6,652,331
Contract liabilities (Replacement Fund)	-	574,610	-	574,610	524,610
Total liabilities	<u>3,110,873</u>	<u>574,610</u>	<u>5,732,284</u>	<u>9,417,767</u>	<u>10,310,229</u>
Fund balances	<u>8,517,915</u>	<u>43,234</u>	<u>1,118,538</u>	<u>9,679,687</u>	<u>8,067,679</u>
Total liabilities and fund balances	<u>\$ 11,628,788</u>	<u>617,844</u>	<u>6,850,822</u>	<u>19,097,454</u>	<u>18,377,908</u>

See accompanying notes to financial statements.

**The Meadows Community Association, Inc.**

**Statement of Revenues, Expenses and Changes in Fund Balances**

Year Ended February 28, 2025

	Operating Fund	Replacement Fund	Capital Assets Fund	Total	2024 Comparative Purposes Only)
<b>Revenues:</b>					
Property assessments	\$ 4,903,380	-	88,000	4,991,380	4,653,596
Interest	197,864	25,602	-	223,466	154,640
Advertising and event fees	81,870	-	-	81,870	82,583
Storage rental	50,024	-	-	50,024	54,781
Country Club reimbursements	-	-	-	-	62,561
Estoppel fees	59,273	-	-	59,273	62,828
Insurance proceeds	364,080	-	-	364,080	-
Other	97,898	-	-	97,898	96,641
Total revenues	<u>5,754,389</u>	<u>25,602</u>	<u>88,000</u>	<u>5,867,991</u>	<u>5,167,630</u>
<b>Expenses:</b>					
Salaries and wages	693,225	-	-	693,225	681,415
Maintenance	556,113	-	-	556,113	468,734
Community security	370,316	-	-	370,316	348,578
Employee benefits	258,571	-	-	258,571	258,405
Community activity	77,299	-	-	77,299	85,417
Professional fees	186,758	-	-	186,758	150,194
Operating	333,327	-	-	333,327	318,154
Business and bank fees	4,253	-	-	4,253	3,705
MCA building maintenance	18,039	-	-	18,039	24,549
Administrative	19,093	-	-	19,093	25,406
Public relations and promotions	422	-	-	422	428
Community activities - Renaissance	184,716	-	-	184,716	530,786
Beautification projects	271,356	-	-	271,356	131,888
Depreciation	-	-	447,435	447,435	406,624
Insurance - leased property	279,824	-	-	279,824	-
Property taxes	149,273	-	-	149,273	-
Interest expense	277,958	-	-	277,958	318,308
Hurricane related repairs and expenses	88,427	-	-	88,427	-
Income taxes	39,578	-	-	39,578	10,341
Total expenses	<u>3,808,548</u>	<u>-</u>	<u>447,435</u>	<u>4,255,983</u>	<u>3,762,932</u>
Excess (deficiency) of revenues over expenses	1,945,841	25,602	(359,435)	1,612,008	1,404,698
Fund balances - beginning of year	<u>6,572,074</u>	<u>17,632</u>	<u>1,477,973</u>	<u>8,067,679</u>	<u>6,662,981</u>
Fund balances - end of year	<u>\$ 8,517,915</u>	<u>43,234</u>	<u>1,118,538</u>	<u>9,679,687</u>	<u>8,067,679</u>

See accompanying notes to financial statements.

# The Meadows Community Association, Inc.

## Statement of Cash Flows Year Ended February 28, 2025

	Operating Fund	Replacement Fund	Capital Assets Fund	Total
<b>Cash flows from operating activities:</b>				
Property assessments collected	\$ 4,808,989	50,000	88,000	4,946,989
Interest received	197,864	25,602	-	223,466
Community affairs income received	75,063	-	-	75,063
Storage rental income received	50,024	-	-	50,024
Other revenue received	521,251	-	-	521,251
Cash paid for operating expenses	(3,740,618)	-	-	(3,740,618)
Net cash flows from operating activities	<u>1,912,573</u>	<u>75,602</u>	<u>88,000</u>	<u>2,076,175</u>
<b>Cash flows from investing activities:</b>				
Purchase of property and equipment	-	-	(884,360)	(884,360)
Purchase of certificates of deposit	(1,064,338)	-	-	(1,064,338)
Redemption of certificates of deposit	1,017,633	-	-	1,017,633
Net cash flows from investing activities	<u>(46,705)</u>	<u>-</u>	<u>(884,360)</u>	<u>(931,065)</u>
<b>Cash flows from financing activities:</b>				
Payments on notes payable	-	-	(931,879)	(931,879)
Transfers	(2,196,881)	468,642	1,728,239	-
Net cash flows from financing activities	<u>(2,196,881)</u>	<u>468,642</u>	<u>796,360</u>	<u>(931,879)</u>
Increase (Decrease) in cash and cash equivalents	(331,013)	544,244	-	213,231
Cash and cash equivalents at beginning of year	<u>4,364,193</u>	<u>24,829</u>	<u>-</u>	<u>4,389,022</u>
Cash and cash equivalents at end of year	<u>\$ 4,033,180</u>	<u>569,073</u>	<u>-</u>	<u>4,602,253</u>
<b>Reconciliation of excess (deficiency) of revenues over expenses to net cash flows from operating activities:</b>				
Excess (deficiency) of revenues over expenses	\$ 1,945,841	25,602	(359,435)	1,612,008
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash flows from operating activities:				
Amortization	11,832	-	-	11,832
Depreciation	-	-	447,435	447,435
(Increase) decrease in:				
Accounts receivable	(816)	-	-	(816)
Assessments receivable	(1,380)	-	-	(1,380)
Prepaid expenses	(20,489)	-	-	(20,489)
Increase (decrease) in:				
Accounts payable	41,932	-	-	41,932
Prepaid assessments	(93,011)	-	-	(93,011)
Income tax payable	39,578	-	-	39,578
Deferred advertising revenue	(5,991)	-	-	(5,991)
Funds held for others	(1,802)	-	-	(1,802)
Deposits	(3,121)	-	-	(3,121)
Contract liability	-	50,000	-	50,000
Total adjustments	<u>(33,268)</u>	<u>50,000</u>	<u>447,435</u>	<u>464,167</u>
Net cash flows from operating activities	<u>\$ 1,912,573</u>	<u>75,602</u>	<u>88,000</u>	<u>2,076,175</u>
Cash paid for interest	<u>\$ 266,126</u>	<u>-</u>	<u>-</u>	<u>266,126</u>

See accompanying notes to financial statement.



# **The Meadows Community Association, Inc.**

## **Notes to Financial Statements**

February 28, 2025

### **Note 1 – Organization:**

The Meadows Community Association, Inc. (“the Association”) is a master homeowners’ association organized as a not-for-profit corporation pursuant to the laws of the State of Florida in March 1976. The Association was organized for the purposes of maintaining and preserving the common property of the Meadows Community which is located in Sarasota, Florida. The Meadows Community consists of 3,464 residential units and a country club, shopping village (A commercial condominium), nursing center and retirement center. The common elements the Association is responsible for include roads maintenance, streetlights, security, lake maintenance, drainage canals, grounds, parks and common open space, bike paths, pedestrian sidewalks and walkways, traffic control, bridges, the Meadows Community Association building, the Meadows Lifestyle & Wellness Facility and country club facilities.

### **Note 2 – Summary of Significant Accounting Policies:**

#### **Basis of Accounting**

The accompanying financial statements have been prepared using the fund method of accounting on the accrual basis. The accrual basis of accounting recognizes revenues when earned and expenses when the obligations are incurred.

The fund method of accounting requires funds, such as operating funds and funds for future major repairs and replacements, to be classified separately for accounting and reporting purposes.

#### **Operating Fund**

This fund is used to account for financial resources available for the general operations of the Association.

#### **Replacement Fund**

This fund is composed of assessments paid by unit owners to fund future major repairs and replacements. Expenditures from this fund are generally only used for those items for which assessments were levied.

#### **Capital Assets Fund**

This fund is used to accumulate financial resources designated for future capital acquisitions. Disbursements from this fund generally may be made only for these designated purposes.

#### **Cash and Cash Equivalents**

For the purpose of the statement of cash flows, the Association considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

#### **Debt Issuance Costs**

Debt issuance costs are presented as a direct reduction of the related debt liability and are amortized over the term of the related debt on a straight-line basis which is not materially different than the interest method. Amortization is included with interest expense.

## **The Meadows Community Association, Inc.**

### **Notes to Financial Statements – Continued**

February 28, 2025

#### **Note 2 – Summary of Significant Accounting Policies – Continued:**

##### Common Property

The Association's policy is to not capitalize and depreciate the commonly owned real property as ownership is vested directly or indirectly in the unit owners and these assets are not deemed to be severable.

##### Member Assessments

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The 2024 - 2025 annual assessment to owners of The Meadows Community Association, Inc. totaled \$5,041,380. Of this amount, \$50,000 and \$88,000 were designated for the replacement fund and capital assets fund, respectively. Any excess of assessments at year end is retained by the Association for use in the succeeding year.

Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control.

The member assessments are determined by first dividing the annual budget by the total Sarasota County Property Appraiser's assessed value of the entire assessable properties in the Meadows Community to calculate the assessment rate. This assessment rate is multiplied by each unit owner's county property assessed value to obtain the annual assessment amount. The documents allow the Highlands area (387 units) to be assessed as one group then divided equally by each unit. The Meadows Country Club, Aviva, The Meadows Center for Nursing & Healing, and the Meadows Village Center are assessed as single units.

Each member (unit) has a number of voting rights based on the assessed value of the unit divided by \$10,000. Highlands votes are based on the total assessed value of the Highlands.

The Association's policy is to assess interest on any unpaid assessment balance until fully paid in an amount up to the maximum legal rate for individuals in the State of Florida. Further, all delinquent accounts not paid by ten days following the March 1 delinquency date may also be charged an administrative late fee of \$25 or 2% of the unpaid balance, whichever is greater. The Association may charge a \$25 fee for any insufficient funds on deposit or other improper execution of the payment instruments. Payments are applied to interest, penalties and legal fees before being applied to outstanding assessments.

## **The Meadows Community Association, Inc.**

### **Notes to Financial Statements – Continued**

February 28, 2025

#### **Note 2 – Summary of Significant Accounting Policies – Continued:**

##### Member Assessments - continued

It is the Association's policy to file liens and foreclose, if warranted, on delinquent accounts. As of February 28, 2025, there were cumulative outstanding assessments in the amount of \$19,859 over a 3 year period. Management establishes an allowance for doubtful accounts, when necessary, based on amounts expected to be uncollectible at the balance sheet date. As of February 28, 2025, the Association expects to collect substantially all amounts outstanding; therefore, no allowance has been recorded. These delinquent accounts have been referred to the Association's attorney.

##### Property and Equipment

Property and equipment are capitalized at cost and depreciated on a straight-line basis over the estimated useful lives of the assets ranging from three to thirty-nine years. It is the Association's policy to capitalize property and equipment over \$5,000.

##### Deferred Advertising Revenue

Revenue received in advance for advertising in *Meadowood* is deferred until the period in which the advertising is printed.

##### Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

##### Income Taxes

The Association may elect, on an annual basis, to be taxed as a regular corporation under Section 277 of the Internal Revenue Code or as a homeowner association in accordance with Section 528 on the Internal Revenue Code. Under Section 528, the Association is essentially taxed on its non-member income, such as advertising and interest income. However, if the election is made to be taxed as a regular corporation, the Association is subject to further rulings and regulations that may subject more income to tax. For the year ended February 28, 2025 the Association filed its tax return as a homeowner association under Section 528 which resulted in income tax expense of \$39,578.

Management has evaluated the effect of an accounting standard relating to accounting for uncertainty in income taxes. Management has determined that the Association had no uncertain income tax positions that could have a significant effect on the financial statements for the year ended February 28, 2025. The Association's federal income tax returns are subject to examination by the Internal Revenue Service, generally for three years after the federal income tax returns were filed.

##### Comparative Financial Statements

The financial information shown for 2024 in the accompanying financial statements is included to provide a basis for comparison with 2025 and presents summarized totals only.

## **The Meadows Community Association, Inc.**

### **Notes to Financial Statements – Continued**

February 28, 2025

#### **Note 3 – Uninsured Cash Balances:**

The Association maintains its cash in bank deposit accounts which, for minimal periods of time, may exceed federally insured limits. The Association also has funds in an uninsured brokerage money market fund. The Association has not experienced any losses on such accounts and believes it is not exposed to any significant risk on cash and cash equivalents.

#### **Note 4 – Property and Equipment:**

Property and equipment consists of the following:

<u>Association assets</u>	
Building and improvements	\$ 8,046,031
Furniture and equipment	161,191
Vehicles	158,426
Total association assets	<u>8,365,648</u>
 <u>Country club assets</u>	
Land and land improvements	2,752,842
Buildings and related equipment	4,757,100
Total country club assets	<u>7,509,942</u>
Total assets	<u>15,875,590</u>
Less: accumulated depreciation	<u>(2,505,468)</u>
Net property and equipment	<u>\$ 13,370,122</u>

#### **Note 5 – Asset Purchase:**

The Association is in a development that includes three eighteen-hole golf courses, a country club and related amenities (including a pool and fitness center) formerly owned and operated by The Meadows Country Club, Inc. (the "Club").

In March 2018, the Association purchased loans owed by the Club to a local bank totaling approximately \$2,881,000. The Association purchased the loans with cash available at the time of purchase including reserve funds. Other terms of the loans were unchanged.

In June 2018, the Association purchased all real estate owned by the Club and simultaneously entered into a three-year lease agreement which leases the real estate back to the Club for \$10 per year plus the Club is required, by the terms of the lease, to manage, operate and maintain the golf courses, country club and related amenities and pay the expenses including maintenance, operations, taxes, insurance and assessments. An option to renew the lease is available to the parties at the end of the initial lease term. In July 2021 the lease was extended for an additional three years and in August 2024, the lease was extended further to December 2025. Terms of the August 2024 renewal call for the Association to pay for insurance and property taxes and to receive an annual lease payment of \$65,000 from the Club.

On March 21, 2025, the Club notified the Association that it was terminating the aforementioned lease effective April 30, 2025. The Association attempted to purchase the Club but the parties were unable to reach an agreement.

**The Meadows Community Association, Inc.**

**Notes to Financial Statements – Continued**

February 28, 2025

**Note 5 – Asset Purchase - continued:**

The Association is currently maintaining the properties and operating the tennis facilities. However, while maintaining the three golf courses, they are not open for operations. The Association is evaluating the options for future use and management of these properties while talking to third parties to manage the operations of the golf courses.

The Association's budget for the year ending February 28, 2026, included funds to operate and maintain the pool and fitness center.

**Note 6 – Profit Sharing Plan:**

Effective January 1, 1997, the Association adopted a qualified profit sharing plan with a 401(k) deferred compensation provision. All full-time employees are eligible to participate in the profit sharing and 401(k) plan as long as they are 21 years of age and have completed six months of service. The Association matches 50% of the employee's contribution up to 6% of their salary for the year. The Association contributed \$11,569 to the plan during the fiscal year ended February 28, 2025.

**Note 7 – Notes Payable:**

The Association has loans as detailed below with one financial institution. The loan agreements impose certain financial and non-financial covenants including a debt coverage ratio. In addition, the Association must maintain a primary depository relationship with the lender with a minimum average of \$1 million. The Association believes all covenants have been met at February 28, 2025. Collateral includes a lien on assessments and a first and second mortgage on real property. Other significant terms are as follows:

\$3,200,000 promissory note, the proceeds of which were used to retire previously existing debt. Terms call for monthly payments of \$24,175 including interest at 4.25% through January 2027 at which time the outstanding principal is due. \$ 1,111,866

\$2,000,000 promissory note. Terms call for monthly payments of \$15,879 including interest, currently at 4.25%, through January 2032. Interest is adjusted every five years beginning in May 2025. 1,271,612

\$4,000,000 Non-revolving line of credit. Monthly interest only payments at 4.25% were required through October 2022 at which time principal and interest payments began. Current terms call for monthly payments of \$32,726 including interest, currently at 4.25%, through January 2036. Interest is adjusted every five years beginning in January 2026. 3,431,546

Total notes payable 5,815,024

Less unamortized debt issuance costs (82,740)

Notes payable, net \$ 5,732,284

**The Meadows Community Association, Inc.**

**Notes to Financial Statements – Continued**

February 28, 2025

**Note 7 – Notes Payable - continued:**

Future maturities of notes payable are as follows:

<u>Year</u>	
2026	\$ 647,813
2027	1,263,542
2028	425,914
2029	444,372
2030	463,630
Thereafter	2,569,753
Total	\$ <u>5,815,024</u>

**Note 8 – Future Major Repairs and Replacements:**

The Association's governing documents do not require that funds be accumulated for future major repairs and replacements although the board of directors has elected to designate monies to be used for this purpose. Accumulated funds are held in separate bank accounts and generally are not available for expenditures for normal operations.

The Board has established a replacement fund to provide for future major repairs and replacements. To date, the Board of Directors determined the future major repairs and replacement costs from information provided by a reserve study professional for 2020. The Board committed to fund \$50,000 for major repairs and replacements for the years ending February 28, 2025 and February 24, 2026, respectively. The Board has elected and voted to annually review the replacement fund requirement to determine the adequacy of the annual funding. Based on the study performed, the Replacement Fund is underfunded. The Association had a reserve study performed by a third party in 2024 for use in future budgets.

Actual expenditures may vary from the estimated amounts and the variations may be material. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, or it may delay major repairs and replacements until funds are available.

**Note 9 – Contingent Liability:**

The Association's current windstorm insurance policy contains a 5% deductible clause for the Association community center and lifestyle and wellness building and golf course assets. Based on the \$7,124,328 insured valuation of the community center and lifestyle and wellness building and contents, the first 5%, or \$356,216 would be the responsibility of the Association. Based on the \$15,664,890 insured valuation of the golf buildings and contents, the first 5%, or \$783,245 would be the responsibility of the Association.

**Note 10 – Subsequent Events:**

Subsequent events have been evaluated through June 26, 2025, which is the date the statements were available to be issued.

**The Meadows Community Association, Inc.**

**Schedule of Replacement Fund Activity**  
Year Ended February 28, 2025

	<u>Balance 3/1/24</u>	<u>Assessments</u>	<u>Interest</u>	<u>Transfers</u>	<u>Expenses</u>	<u>Balance 2/28/25</u>
Infrastructure	\$ 274,610	-	-	-	-	274,610
Equipment replacement	250,000	50,000	-	-	-	300,000
Interest income	<u>17,632</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,632</u>
Totals	<u>\$ 542,242</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>592,242</u>

**Presented on balance sheet as:**

Contract liability	\$ 574,610
Fund balance	<u>17,632</u>
	<u>\$ 592,242</u>

**The Meadows Community Association, Inc.**

**Supplementary Information on Future Major Repairs and Replacements**  
February 28, 2025  
**(Unaudited)**

The following presents significant information on reserves based on a study performed in 2024:

	Estimated Remaining Life	Estimated Replacement Cost
Streets / asphalt	11 -14	\$ 3,475,000
Roofing	0 - 33	1,088,100
Painting	0 - 9	172,855
Lighting	22	150,000
Recreation / pool	0 - 19	116,700
Interior furnishing	5	100,000
Equipment	0 - 13	392,500
Building components	5 - 28	157,200
Ground components	1 - 20	1,142,500
Doors	4	9,000
Fire safety	6	25,000
Plumbing	4	7,000
HVAC	0 - 20	694,000
Conveying systems	0 - 24	260,000
Remodel / rehab / replacement	5 - 40	3,397,500
Tennis / pickleball	6 - 19	<u>373,500</u>
Total		<u>\$ 11,560,855</u>

The budget of the Association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our documents. Because the owners have not elected to provide for reserve accounts pursuant to Section 720.303(6), Florida Statutes, these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute.