

## Financial Impact

The proposed Benderson agreement includes several distinct components. Some elements are certain and contractually defined, while others are contingent upon future actions or elections by the parties. As a result, the overall financial impact should be viewed as a range – from the minimum, guaranteed impact to the maximum potential impact if all contingencies are ultimately executed.

Assuming the agreement is approved and becomes effective in mid-January 2026, the estimates below reflect only the non-contingent components of the transaction. These impacts are based on a combination of expense reductions, cash-flow improvements, and revenue changes that occur immediately upon execution of the lease.

The refinancing component assumes a seven-year loan at a fixed 4.5% interest rate, amortized over 30 years, with a balloon payment at the end of year seven.

2025-2026- current budget year			
Operating savings from golf	\$150,000		
Debt service reduction	<u>\$85,000</u> (one month P & I)		
	\$235,000		
Projected Major Maintenance & capital	\$250,000		
		Total	\$ 485,000
2026-2027 Fiscal Year			
Operating savings from golf	\$1,550,000		
Debt service reduction	\$ 750,000		
New revenue	<u>\$ 50,000</u>		
	\$2,350,000		
Projected Major Maintenance & capital	\$1,500,000		
		Total	\$3,850,000
2027-2028 Fiscal Year			
Operating savings from golf	\$1,550,000		
Debt service reduction	\$ 750,000		
New revenue	<u>\$ 56,000</u>		
	\$2,356,000		
Projected Major Maintenance & capital	\$1,500,000		
		Total	\$3,856,000

### **FY 2026-2027 MILLAGE DIFFERENCE – 22% HIGHER without Benderson Agreement**

#### Contingent impacts

\$3,000,000\* reduction in loan backed by annual assessment revenue (*not a mortgage on the property*) and decrease of interest rate to 3%

#### 2027and following years

Operating savings from golf	\$1,550,000
Debt service reduction	\$ 900,000
New revenue rent	\$ 62,000 (increasing annually)
Revenue sharing	\$ no way to estimate
Capital improvements	\$ 500,000
	Total \$6,000,000

**The range of net financial gain to the Meadows is \$7,100,000 initially plus \$2.5-\$4 million annually thereafter.**

Jan Lazar, Treasurer

\* The loan reduction is a taxable event which may result in taxes owed in 2027-2028