

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