



MCA ANNUAL MEETING FAQs—March 1, 2021

Q. How are assessments calculated?

A. For Meadows, they are based on County assessed value for each individual property times the MCA assessment factor. For Highlands, it is the MCA assessment factor times the entire Highlands County valuation as a percent of the entire MCA valuation divided by the number of units in the Highlands. Each unit pay the same. Individual assessments can go up more or less than the MCA change due to changes in the County assessments, in which MCA has no role.

Q. How much did assessments go up for 2021-22?

A. Increases averaged less than \$180 per year and ranged from \$40 a year to \$600 a year unless you lived on Trebor Lane or Windsor Park. Only 54 units out of 3,454 single family units are paying more for all of the MCA facilities and programs than to the lowest charging condo association assesses annually.

Q. What is the reason for the 2021 increase in MCA 's budget.

A. Virtually the entire increase in budget is the previously outlined phase-in over two years of the full debt service for the capital improvement program which includes the new Community Wellness and Lifestyle facility, expanding outdoor dining in the pool area and numerous other projects which were approved in the Capital Improvement/Renaissance Plan.

Q. Will assessments increase at this level next year?

A. NO.

NOTE: This does not mean that there will be no increase next year.

Q. Does MCA have a balanced budget?

A. Yes.

Q. How much is the debt for the capital plan?

A. The total will be just over \$9 million when we begin the last \$4 million segment this year. The budget reflects full debt service for the total debt. We are already paying down principal on the first loan segment and will continue with paying down principal from the annual budget. We are also minimizing interest costs through cash flow management of loan draws and have already saved some \$60,000 from the projected interest costs in the first year.

Q. Will there be a special assessment for debt service?

A. No. None is planned nor expected

Q. Why can't MCA residents play on the Meadows ?

A. It is leased to the Club, which is private.

Q. Why did MCA spend money on the Regency Room, the Meadows golf course, etc, when they're not open to all Meadows residents?

A. As the owner of the real property, we have a fiduciary interest in major maintenance and preservation of MCA's capital assets. We determine what is in the best interest of MCA to do to achieve that. As landlord, we handle structural issues as delineated in the lease.

Q. Isn't MCA subsidizing the Club?

A. No.

Q. What is the Club paying for the lease?

A. They are paying all the insurance, property taxes, MCA assessment, building and course maintenance, and utilities for the facilities they lease. This amount totals well over \$1,000,000 per year.

Q. Why doesn't MCA require the Country Club to do (fill in the blank)?

A. MCA owns the real estate and is the LANDLORD of the Country Club. The Club is an independent corporation with its own Board. MCA has contracted for recreational services for MCA residents through the Renaissance Access Program (RAP). Other services and programs the club are restricted to their members or Club offerings.

Q. Why doesn't MCA just take over the Club?

A. It would be a very significant added cost to the community.

Q. What would be the impact to the community if the club shuts down?

A. The community would be responsible for additional taxes, maintenance, insurance and would at the same time lose revenue from assessments paid by the club while property values and marketability would decline.

Q. Will the RAP include more services, programs, etc?

A. Yes, this will be discussed later in the meeting.

Q. Who will run the new building?

A. MCA- it will be used for association meeting, activities, specials events, and will house the fitness center, which will be operated by the club under contract with MCA.
