

WELCOME

WE ARE GLAD YOU ARE HERE!

PICK UP A VOTING FORM, AND SIGN IN AT THE ENTRANCE!

GRAB A DONUT, AND SOME COFFEE.

YOU CAN PAY YOUR DUES TODAY WITH PAT MATTINGLY, TREASURER.

2025 In Review



**WELCOME, & INTRODUCTION
OF BOARD MEMBERS**

SUSAN DAWOOD, VICE PRESIDENT

JACKSONVILLE & BAYMEADOWS GROWTH

EXCITING THINGS ARE HAPPENING IN OUR NEIGHBORHOOD!

JACKSONVILLE RANKINGS & RECOGNITIONS

**#2 County w/
the most
Corporate
Facility Deals
along the I-95
Corridor**

-Conway
Projects
Database

**2nd Hottest
Job Market in
the US, & #1
on the East
Coast**

-The Wall Street
Journal (2024)
*Ranked 27th in
2019

**10th Most
Populous
City, & Top 10
Fastest
Growing City**

-US Census
Bureau

**#1 for Quality
of Life**

-ExploreCity

**#3 City for
Economic
Growth**

-Coworking Cafe

**Top 5 Cities
for attracting
college
graduates**

-US Census
Bureau

**1 of 5
Supernova
Cities**

-Urban Land
Institute

NEW JOBS CREATED IN DUVAL COUNTY

2019-2025 YTD BY ZIP CODE

15,503 JOBS TOTAL

#1 - 32221: 3,487 Jobs (Otto Aviation 1,239)

#2 - 32256: 2,981 Jobs (Paysafe 600)

#3 - 32218: 2,369 Jobs (Amazon 500)

2025 ANNOUNCEMENTS

12

Announcements

2,404

New Jobs

\$922.7M

Capital Investment

OTTO
AVIATION

1,239

Advanced Manufacturing

Walmart 

260

Transportation & Logistics

SWISHER

240

Advanced Manufacturing

BAE SYSTEMS

200

Advanced Manufacturing

 phoenix products

120

Advanced Manufacturing

Sysco

100

Transportation & Logistics

amazon

100

Transportation & Logistics

THOMAS FOODS 

100

Support Industry

 ECKART
SUPPLY

45

Transportation & Logistics

 DC BLOX

10

Technology Services

 INFRAPIPE
SOLUTIONS LTD.

Advanced Manufacturing

Publix

Support Industry

2025 MILESTONES AND 2026 PLANS

ERIN KOFOED, PRESIDENT

Milestones



APR

WEBSITE LAUNCH

JUN

LUAU EVENT
CVHC IS FORMED

DEC

PROGRESSIVE DINNER
RESERVE FUND FINALIZED
2026 BUDGET FINALIZED

MAY

NEWSLETTER LAUNCH
RESERVE FUND RESEARCH

Production
Plan

OCT

3 NEW MEMBERS JOIN
HALLOWEEN SCAVENGER HUNT

Product
Del

JAN 2026

NEW LANDSCAPING, HOA
LOGO ADOPTION &
ACCOUNTING SOFTWARE

Upcoming Events



PLANS FOR 2026

Here's an outline of what you can expect from your board members in the coming year. If you are interested in serving, let us know! We need people for committees, planning social events, and general duties - like delivering newsletters to mailboxes, or setting up for social events.



Q1

NEWSLETTER JAN 2026
ANNUAL MEETING
NEW LANDSCAPING COMPANY BEGINS
HOA WILL BE FILING TAXES FOR 2025
COLLECTION OF DUES BY FEB 28, 2026



Q2

NEWSLETTER APRIL 2026
COMMUNITY SPRAY WASHING @ DISCOUNT
PRICES OFFERED
WE WILL HOST A SUMMER SOCIAL EVENT!



Q3

NEWSLETTER JULY 2026
WE WILL HOST A FALL SOCIAL EVENT



Q4

NEWSLETTER OCTOBER 2026
WE WILL HOST A WINTER SOCIAL EVENT

ACHIEVEMENTS

ERIN KOFOED, PRESIDENT

**BAYMEADOWS
COMMUNITY
IMPROVEMENT
DISTRICT (BCID)
UPDATES**

CAROL EICHLING

BUDGET PRESENTATION

PAT MATTINGLY, TREASURER

Financial Snapshot

2025

DUES/REVENUE

PROJECTED
INCOME/BUDGET 2025 **\$44,550**

ACTUAL DUES REVENUE **\$41,200**

2025 OUTSTANDING
DUES TOTAL **\$3,300**

OPERATING BUDGET

2025 PROJECTED
OPERATING BUDGET **\$44,550**

ACTUAL DUES INCOME **\$41,200**

ACTUAL EXPENSES **\$38,791**

TOTAL "EXTRA" FOR
RESERVE FUND **\$2,409**

2025 OPERATING EXPENSE BREAKDOWN

Office Supplies/Misc

6.6%

Insurance/Storage

8.6%

Legal

4.9%

Utilities

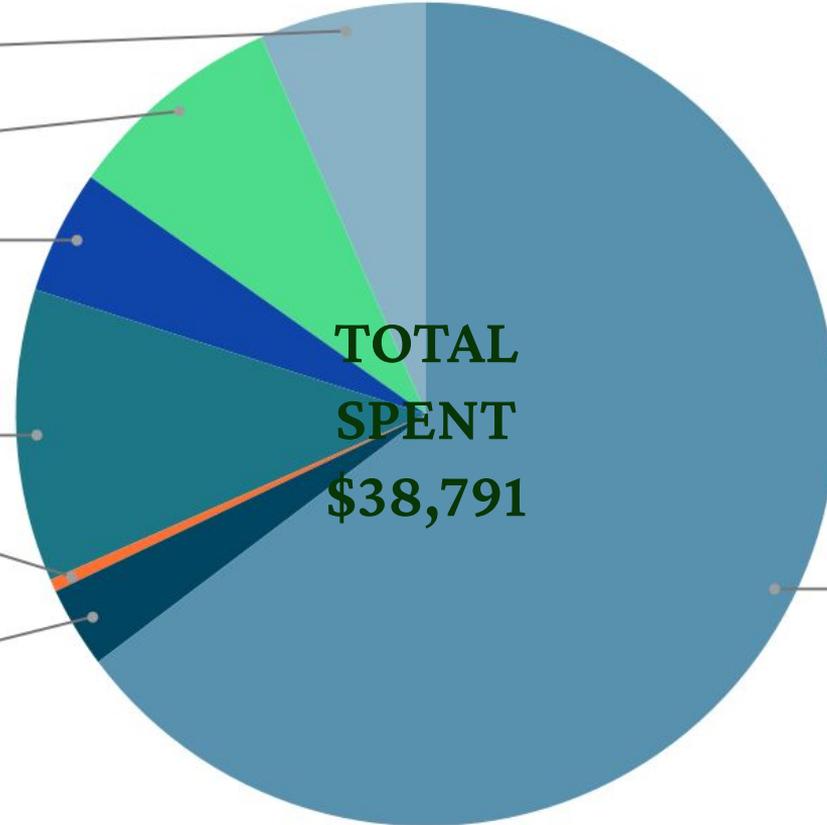
11.5%

Pond Maint

0.5%

Irrigation

3.2%



Landscape	\$24,660
Irrigation	\$1,217
Pond Maint	\$185
Utilities	\$4,375
Legal	\$1,855
Insurance/Storage	\$3,293
Office Supplies/Misc	\$2,509

Landscape

64.7%

BUDGET \$44,550

2025 BUDGET IN REVIEW

We were able to lower costs, and come in under budget

Pond Maintenance	- \$ 1,515
Utilities	- \$ 444
Legal	- \$ 6,145

~ 13% Under
budget

**TOTAL
SPENT**
\$38,791

Financial Snapshot

2026

DUES COLLECTION

PROJECTED INCOME **\$40,500**

2025 OUTSTANDING
COLLECTIONS **\$3,300**

POSSIBLE DUES
COLLECTION **\$43,800**

OPERATING BUDGET

2026 PROJECTED
OPERATING BUDGET **\$37,612**

ACTUAL DUES INCOME **\$-----**

ACTUAL EXPENSES **\$-----**

POSSIBLE TOTAL TO
RESERVE FUND 2026 **\$6,188**

PROJECTED OPERATING BUDGET 2026

Landscape	16,200
Irrigation	1,000
Supplies/Software	2,550
Utilities	4,200
Legal/Taxes	9,600
Social	1,000
Storage	1,824
Ins/Misc	2,150

Ins/Misc

5.6%

Storage

4.7%

Social

2.6%

Legal/Taxes

24.9%

Utilities

10.9%

Landscape

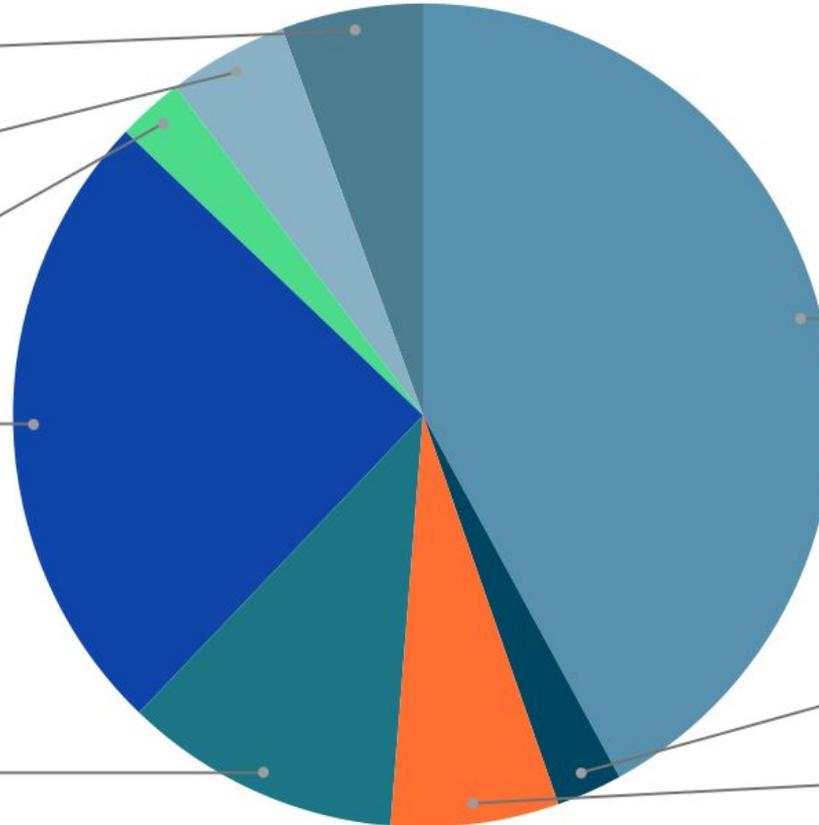
42.1%

Irrigation

2.6%

Supplies/Software

6.6%



BUDGET \$37,612

2026 BUDGET PLANS

We were able to lower some costs going into the new year, and therefore set a lower budget goal.

Accounting Software	+ \$ 1,272/year
Landscaping/Pest/Pond	- \$ 9,800/year
Website	- \$ 300/year

**OPERATING
BUDGET
LOWERED
BY - \$ 6,938**

Audit Review

AUDIT AND PRESENTATION
COMPLETED BY KIMBERLY HOGAN,
RESIDENT AT LINKSIDE AT
BAYMEADOWS.

Linkside at Baymeadows HOA



RESERVE STUDY

ERIN KOFOED, PRESIDENT

WHERE DO YOUR DUES GO?

OPERATING BUDGET

This is how we pay for all community assets. Streets, sewers, lights, common areas, website, PO Box, accounting software, storage unit, social events, LEGAL FEES, and much more! Whenever we have money in excess of the operating budget, it is moved to the reserve fund.

RESERVE FUND

This must be funded to fully replace assets by the end of their life expectancy. If the reserve fund is not sufficient, the HOA would need to make assessments to pay for capital expenditures.

RESERVE ACCOUNT

DECEMBER 2025

BEGINNING BALANCE

\$166,354

TOTAL INTEREST YTD

\$4,500

\$170,854

AMOUNT SAVED OVER THE YEARS

INTEREST SET TO REINVEST MONTHLY

TOTAL IN RESERVE FUND/CAPITAL FUND

RESERVE STUDY

ASSETS	REPLACEMENT COST RANGE	AVG	LIFE OF ASSET (YRS)	AVG LIFE	ANNUAL CAPITALIZED	YEARS ALREADY CAPITALIZED	REMAINING LIFE (YRS)	EXPIRATION OF ASSET	2025 TOTAL FUNDED
STREET RESURFACING (0.4 MILES, SINGLE LANE)	\$84,480 - \$190,080	\$137,000	8-15	11.5	\$11,913	4	7.5	2032.5	\$47,652
PARK BENCHES (INCLUDING INSTALLATION FOR 2 BENCHES)	\$3,000	\$3,000	10-20	15	\$200	11	4	2029	\$2,200
IRRIGATION SYSTEM (EST 1200 SQ FT X 6 AREAS, 6 PUMPS)	\$13,800 - \$37,200	\$25,500	15-25	20	\$1,275	16	4	2029	\$20,400
STORMWATER DRAINAGE (15-20K EA) X 5 DRAINS	75000-100,000	\$87,500	20-100	60	\$1,458	44	16	2041	\$64,167
STREET LIGHT POLE REPLACEMENT (2.5-7K EA X 14 LIGHTS)	35,000-105,000	\$70,000	15-30	23	\$3,111	12	11	2036	\$37,333
	ANNUAL NEEDED FOR CAPITAL ACCOUNT				\$17,957		CAPITAL FUND NEEDED		\$171,752
	<i>***In addition to operating budget.</i>						TOTAL IN RESERVE		\$170,854
							DIFFERENCE		-\$898

NOMINATIONS & VOTING

SUSAN DAWOOD, VICE PRESIDENT

A scenic landscape featuring a calm lake in the foreground, surrounded by dense evergreen and deciduous trees. In the background, misty mountains are visible under a soft sky. A wooden bench sits on a grassy bank near the water. A large, dark blue, rounded rectangular shape is overlaid on the right side of the image, containing the text 'Thank You' in white.

Thank You

A dark blue, rounded rectangular shape is overlaid on the bottom left corner of the image, containing the text 'Questions & Answers' in white.

Questions
& Answers