

Gateway Services

Community Development District

Fiscal Year 2022 Approved Budget

Version 2

(Approved on June 10, 2021)



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Budget Summary - Expenses
(Year-over-Year Comparison by Fund)

OPERATING FUNDS

Fund	Fund Description	FY2022	FY 2021	Variance \$	Variance %
001	General Fund	\$7,158,095	\$3,766,822	\$3,391,273	90.0%
002	Pelican Preserve Fund	\$2,909,630	\$2,860,617	\$49,013	1.7%
004	Stoneybrook Fund	\$542,843	\$466,846	\$75,997	16.3%
005	Towne Lakes Fund	\$6,900	\$6,900	\$0	0.0%
400	Enterprise Fund	\$4,396,589	\$4,149,253	\$247,337	6.0%
Total		\$15,014,058	\$11,250,438	\$3,763,620	33.5%

DEBT SERVICE FUNDS

Fund	Fund Description	FY2022	FY 2021	Variance \$	Variance %
202	Series 2013 Debt Service Fund (Pelican Preserve)	\$226,825	\$227,363	(\$538)	-0.2%
205	Lake Bank Restoration Fund (State Revolving Loans)	\$708,105	\$562,140	\$145,965	26.0%
400	Enterprise Fund	\$153,837	\$153,865	(\$28)	0.0%
Total		\$1,088,768	\$943,368	\$145,400	25.7%

CAPITAL PROJECT FUNDS

Fund	Fund Description	FY2022	FY 2021	Variance \$	Variance %
300	General Fund	\$2,042,800	\$35,000	\$2,007,800	5736.6%
006	Lake Bank Restoration Fund	\$3,600,000	\$3,600,000	\$0	0.0%
301	Enterprise Fund	\$2,525,176	\$3,098,000	(\$572,824)	-18.5%
Total		\$8,167,976	\$6,733,000	\$1,434,976	21.3%



Fiscal Year 2022 Assessment Chart (Summary)

Gateway - Area 1 & 2

Assessment Category	EAUs	Units	General Fund	Stoney-Brook	Towne Center	Lake Bank	Total Per Unit Assessment			
							FY2022	FY2021	Difference	% Change
Residential										
Single Family	3,357.00	3,349.00	\$1,207.08	\$0.00	\$0.00	\$101.22	\$1,308.29	\$675.30	\$632.99	93.73%
Multi Family	890.00	890.00	\$827.18	\$0.00	\$0.00	\$101.22	\$928.40	\$487.04	\$441.35	90.62%
Stoneybrook Inside Gate	778.00	778.00	\$1,207.08	\$726.81	\$0.00	\$101.22	\$2,035.11	\$1,250.34	\$784.77	62.76%
Subtotal	5,025.00	5,017.00								
Commercial										
Commercial	1,001.93	164.00	\$1,153.40	\$0.00	\$0.00	\$101.22	\$1,254.62	\$626.64	\$627.98	100.21%
Unplatted Commercial	18.16	2.00	\$1,066.78	\$0.00	\$0.00	\$101.22	\$1,168.00	\$586.62	\$581.39	99.11%
Town Lakes Commercial	79.95	18.00	\$1,622.53	\$0.00	\$89.91	\$101.22	\$1,813.66	\$951.29	\$862.37	90.65%
Golf Course	223.80	1.00	\$899.20	\$0.00	\$0.00	\$101.22	\$1,000.42	\$506.73	\$493.69	97.43%
Subtotal	1,323.84	185.00								
Total	6,348.84	5,202.00								



Fiscal Year 2022 Assessment Chart (Summary)

Pelican Preserve

	Units	Total Assessment			% Chg
		FY 2022	FY 2021	Difference	
Inside					
Golf Course	256.02	\$362,101	\$340,632	\$21,469	6.3%
Vacant Residential	3.37	\$4,612	\$7,804	(\$3,192)	-40.9%
Multi Family	798.00	\$734,924	\$672,575	\$62,349	9.3%
Single Family	1,668.00	\$1,795,955	\$1,689,432	\$106,523	6.3%
Subtotal	2,725.39	\$2,897,591	\$2,710,443	\$187,148	6.9%
Outside					
Unplatted Commercial - West of Treeline	12.76	\$3,356	\$2,529.53	\$826.78	32.7%
Platted - Winn Dixie	46.29	\$12,177	\$9,177.28	\$2,999.61	32.7%
Platted - 7-11 Gas	1.96	\$516	\$388.55	\$127.00	32.7%
Platted - Walgreens	9.65	\$7,071	\$6,181.30	\$890.11	14.4%
Platted - Strip Center	20.61	\$25,091	\$22,605.56	\$2,485.52	11.0%
Platted - Vacant	7.13	\$2,632	\$2,125.82	\$506.22	23.8%
Platted - Car Wash	3.53	\$1,687	\$1,413.98	\$273.25	19.3%
Platted - CubeSmart Storage	63.48	\$21,721	\$17,313.98	\$4,406.88	25.5%
Unplatted Residential - West of Treeline	18.46	\$4,856	\$3,659.49	\$1,196.11	32.7%
Unplatted - Rec Veh Storage	0.00	\$0	\$370.71	(\$370.71)	n/a
Subtotal	183.87	\$79,107	\$65,766	\$13,341	20.3%
Total	2,909.27	\$2,976,698	\$2,776,209	\$200,489	7.2%

Type	Total Per Unit Assessment			Change
	FY 2022	FY 2021	Difference	
Multi Family	\$920.96	\$873.47	\$47.48	5.4%
Single Family	\$1,076.71	\$1,012.85	\$63.86	6.3%



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021 <u>Variance</u>	FY 2022 Budget	2022 <u>Variance</u>
				Proj vs. Bud Fav/(unfav)		Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 3,464,921	\$ 3,464,919	\$ 3,464,919	\$ -	\$ 7,223,745	\$ 3,758,826
Special Assessment Levy (Discounts)	(125,911)	(138,597)	(138,832)	(236)	(288,950)	(150,117)
Soccer Park Use	69,587	32,000	55,420	23,420	45,000	(10,420)
Dog Park Revenues	5,892	3,500	5,795	2,295	5,800	5
Miscellaneous Revenues	11,371	5,000	8,030	3,030	7,500	(530)
Interest Income	30,267	50,000	15,772	(34,228)	15,000	(772)
Interest Income-Tax Collector	4,714	-	-	-	-	-
Impact Fees	25,420	-	-	-	-	-
Stormwater/Road Review Fees	396	-	13,037	13,037	-	(13,037)
Insurance Reimbursements	8,704	-	2,005	2,005	-	(2,005)
FEMA Reimbursement	9,059	-	-	-	-	-
Donations	7,275	-	-	-	-	-
TOTAL REVENUES	3,511,695	3,416,822	3,426,144	9,323	7,008,095	3,581,950
EXPENDITURES						
ADMINISTRATIVE SERVICES						
Supervisor Fees	6,453	12,000	6,063	5,937	12,000	(5,937)
Payroll Taxes	494	918	464	454	918	(454)
Management & Accounting Services	21,235	21,992	21,992	-	22,613	(620)
Engineering Fees	19,278	9,990	9,990	-	9,990	-
Attorney Fees	17,689	12,150	12,150	-	12,150	-
Audit Fees	5,130	5,535	5,312	223	5,535	(223)
Public Officials Insurance	1,518	2,521	2,542	(21)	2,795	(254)
Reserve Study	-	-	-	-	13,500	(13,500)
Legal Advertising	2,819	3,105	1,097	2,008	3,105	(2,008)
Annual Filing Fee	47	81	47	34	47	-
Total Administrative Services	74,663	68,292	59,657	8,634	82,653	(22,996)
OPERATIONAL ADMIN SERVICES						
Payroll - Salaries	123,765	127,310	125,975	1,335	178,465	(52,490)
Payroll Taxes	9,492	9,739	9,284	455	13,653	(4,368)
Retirement Benefits	2,388	3,819	3,689	131	5,354	(1,665)
Health and Life Insurance	11,878	25,371	13,868	11,503	24,345	(10,477)
Workers Compensation	968	1,646	977	670	911	66
Payroll Market Adjustments	-	-	-	-	40,500	(40,500)
Payroll Merit Pool	-	-	-	-	5,979	(5,979)
Payroll Fees	1,547	702	1,488	(786)	2,241	(753)
Professional Fees	5,917	810	1,922	(1,112)	2,025	(103)
Professional Fees - HR fees	-	162	2,432	(2,270)	2,295	137
Telephone	2,548	2,367	2,972	(605)	2,970	2
Cell Phone	2,488	1,755	3,148	(1,393)	4,050	(902)
Internet Fiber Service	-	1,620	-	1,620	1,080	(1,080)
Postage	3,608	675	675	-	945	(270)
Meeting Agendas & Minutes Prep.	-	2,160	-	2,160	2,160	(2,160)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
OPERATIONAL ADMIN SERVICES (cont'd)						
Building Utilities - Electricity	1,571	1,755	1,813	(58)	2,700	(887)
Building Utilities - Water/Sewer	-	1,080	-	1,080	1,890	(1,890)
Building Utilities - Other	1,374	1,755	6,905	(5,150)	6,953	(48)
Building Utilities - Water/Sewer (New)	-	405	-	405	-	-
Building Utilities - Electricity (New)	-	810	-	810	-	-
Building Utilities - Other (New)	-	810	-	810	-	-
Rentals & Leases	1,260	2,401	2,647	(246)	2,720	(73)
Insurance (Liability, Auto, Property)	6,355	10,557	10,643	(86)	11,707	(1,064)
Building Maintenance & Repairs	2,950	7,830	7,830	-	7,830	-
Vehicle Maintenance	4,924	6,750	6,750	-	6,750	-
Vehicle Operations	4,850	6,750	6,750	-	6,750	-
Team Events	-	864	864	-	864	-
Printing	1,180	2,295	2,295	-	2,295	-
Dues, Licenses, Subscriptions	1,529	1,080	1,251	(171)	1,134	117
Office Supplies	2,533	3,375	2,284	1,091	3,375	(1,091)
Computer Support	12,544	8,100	9,609	(1,509)	8,100	1,509
Computer Equipment & Peripherals	472	1,620	1,620	-	4,050	(2,430)
Software License Fees and Renewals	-	-	-	-	5,940	(5,940)
Document Management	-	2,160	2,160	-	2,160	-
Website & Newsletter	513	4,050	4,050	-	4,050	-
Team Uniforms	356	311	311	-	810	(500)
Safety Equipment	886	270	465	(195)	540	(75)
Training & Education	177	405	405	-	405	-
Training HR	-	270	270	-	270	-
Team Safety Training	366	405	405	-	405	-
Operating Supplies	2,262	2,700	2,066	634	2,700	(634)
Total Operational Admin Services	210,700	246,945	237,821	9,123	371,370	(133,549)
LANDSCAPE SERVICES						
Payroll - Salaries	40,020	46,974	55,024	(8,050)	69,091	(14,068)
Payroll Taxes	2,993	3,594	3,934	(340)	5,285	(1,351)
Retirement Benefits	470	1,409	765	644	2,073	(1,308)
Health and Life Insurance	4,875	12,072	1,725	10,347	14,222	(12,497)
Workers Compensation	663	2,427	1,440	987	1,814	(374)
Licenses, Training	-	200	200	-	300	(100)
Contractual Services - Landscaping	586,900	589,595	585,642	3,953	552,237	33,405
Landscape Mulch	-	-	-	-	50,000	(50,000)
Tree Trimming Services	35,925	40,000	63,429	(23,429)	60,000	3,429
Irrigation Repairs & Maintenance	19,680	15,000	17,208	(2,208)	30,000	(12,792)
Plant Replacement Program	20,615	30,000	15,670	14,330	60,000	(44,330)
Tree Replacement Program - Gateway Blvd	-	-	-	-	75,000	(75,000)
Tree/Limb Removal	-	-	-	-	30,000	(30,000)
Utility Fees (water)	41,312	34,000	47,832	(13,832)	48,000	(168)
Insurance	1,510	3,000	3,024	(24)	2,508	516
Total Landscape Services	754,963	778,271	795,893	(17,622)	1,000,530	(204,637)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				<u>Variance</u> Proj vs. Bud Fav/(unfav)		<u>Variance</u> Bud vs. Proj Fav/(unfav)
WATERWAY MGMT SERVICES						
Payroll - Salaries	22,145	71,896	39,173	32,723	40,106	(933)
Payroll Taxes	1,625	5,500	2,712	2,788	3,068	(357)
Retirement Benefits	517	2,045	1,175	870	1,203	(28)
Health and Life Insurance	6,263	15,416	11,468	3,948	8,168	3,300
Workers Compensation	363	3,716	2,205	1,511	1,053	1,152
Licenses, Training	-	650	650	-	650	-
Education / Training	807	1,000	1,000	-	1,500	(500)
Engineering Fees	119,247	22,000	22,000	-	35,000	(13,000)
Attorney Fees	900	10,000	10,000	-	15,000	(5,000)
Insurance	679	1,500	1,512	(12)	1,630	(118)
Lake Maintenance	160,955	260,336	164,160	96,176	215,000	(50,840)
Annual Inspections	8,428	-	-	-	12,500	(12,500)
Wetland Maintenance	60,000	101,560	75,477	26,083	110,000	(34,523)
Wetland Plantings	14,196	10,500	10,500	-	20,000	(9,500)
Westland: Surveying, Encroachments, Disposal	-	5,000	5,000	-	-	5,000
NPDES Compliance	980	1,000	1,000	-	3,200	(2,200)
Stormwater Pipe Video Inspections	-	-	-	-	50,000	(50,000)
Stormwater System Repair and Maintenance	148,948	124,180	184,286	(60,106)	1,000,000	(815,714)
Stormwater System Pipe&Catch Basin Cleaning	277,652	400,000	186,804	213,196	500,000	(313,196)
Stormwater Management Plan	-	87,156	52,816	34,340	-	52,816
Stormwater Basin/Valley Gutter Repair	-	18,000	18,000	-	-	18,000
Water Quality Testing	8,476	20,000	17,307	2,693	60,000	(42,693)
Cell Service for Data Loggers	-	6,000	6,000	-	6,000	-
Data Logger Maintenance	-	-	-	-	1,500	(1,500)
Maintenance for Data Loggers	-	7,500	-	7,500	-	-
Video Inspection	6,000	-	-	-	-	-
Repairs & Maintenance	6,024	-	-	-	7,500	(7,500)
Pond Bank Annual Maintenance	13,617	77,000	32,942	44,058	225,000	(192,058)
Littoral Maintenance	15,680	25,000	2,229	22,771	50,000	(47,771)
Littoral Maintenance In Excess of D.O.	43,900	-	39,800	(39,800)	125,000	(85,200)
Conveyance Maintenance	-	10,000	8,150	1,850	-	8,150
Aerators - Maintenance	25,407	23,104	19,109	3,995	50,000	(30,891)
Aerators - R&M	-	-	-	-	25,000	(25,000)
Aerators Electrical Repairs	-	-	-	-	50,000	(50,000)
Bathymetric Study	118,322	-	-	-	150,000	(150,000)
Drone Equipment & Training	-	-	2,025	(2,025)	-	2,025
Utilities - Aerators Electric Service	11,274	5,200	10,715	(5,515)	6,500	4,215
Total Waterway Management Services	1,072,404	1,315,259	928,214	387,045	2,774,578	(1,846,364)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				<u>Variance</u> Proj vs. Bud Fav/(unfav)		<u>Variance</u> Bud vs. Proj Fav/(unfav)
<i>PARKS & RECREATION</i>						
Payroll - Salaries	71,379	43,049	50,379	(7,330)	82,424	(32,044)
Payroll Taxes	5,394	3,293	3,813	(520)	6,305	(2,492)
Retirement Benefits	390	1,291	940	351	2,473	(1,533)
Health and Life Insurance	7,911	11,438	7,633	3,805	18,270	(10,637)
Workers Compensation	1,183	2,219	1,316	903	2,200	(883)
Education / Training	-	1,000	1,000	-	1,000	-
Attorney Fees	390	9,540	9,540	-	2,500	7,040
Utility Services - Other	5,758	5,500	6,286	(786)	6,300	(14)
Utility Services - Electricity	29,454	55,000	18,183	36,817	55,000	(36,817)
Utility Services - Irrigation	19,693	40,000	12,805	27,195	12,000	805
Insurance	3,184	7,643	7,705	(62)	7,643	62
Contractual Serv-Landscaping (Soccer Complex)	116,025	116,025	116,025	-	107,707	8,318
Contractual Serv-Landscaping (Dog Park)	-	-	-	-	1,943	(1,943)
Contractual Serv-Landscaping (Fun Park)	9,475	9,475	9,460	15	9,526	(66)
Irrigation Maint. /Repairs Soccer Park	10,137	7,500	7,500	-	7,500	-
Plant Replacement Program	-	-	-	-	5,000	(5,000)
Soccer Complex Janitorial Service	11,423	9,540	12,600	(3,060)	12,600	-
Signage	809	1,000	1,000	-	1,000	-
Dog Park	7,822	106	106	0	2,500	(2,394)
Sod Installation - Dog Park	7,513	18,500	18,500	-	30,000	(11,500)
Sod Replacement - Soccer Field	6,252	21,394	21,394	-	50,000	(28,606)
Plant Replacement Program - Dog Park	690	-	-	-	1,000	(1,000)
Irrigation Maintenance and Repairs - Dog park	1,212	2,500	2,500	-	2,500	-
Maintenance & Repairs	62,755	20,000	20,000	-	-	20,000
Resurface & Repair - Soccer Drive / Parking	-	-	-	-	150,000	(150,000)
Maintenance & Repairs - Soccer/Fun Park	-	-	-	-	50,000	(50,000)
R&M Parks & Rec	-	-	-	-	25,000	(25,000)
Resurface Basketball Court - Fun Park	29,953	-	-	-	25,000	(25,000)
Tools for Maintenance	16	750	1,239	(489)	2,500	(1,261)
Rec Center Planning	-	22,500	22,500	-	-	22,500
Total Parks & Recreation	408,818	409,263	352,425	56,838	679,891	(327,466)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
SWIMMING POOL						
Payroll - Salaries	70,853	91,126	86,461	4,665	96,987	(10,526)
Payroll Taxes	5,412	6,971	5,274	1,697	7,419	(2,145)
Retirement Benefits	384	1,423	227	1,196	1,573	(1,346)
Health and Life Insurance	4,645	14,882	12,069	2,813	13,266	(1,197)
Workers Compensation	1,359	4,716	2,798	1,918	2,546	252
Training & Education	1,869	1,000	1,000	-	1,000	-
Dues, Licenses, Subscriptions	375	250	250	-	250	-
Attorney Fees	-	1,000	1,000	-	1,000	-
Telephone	1,769	2,215	2,910	(695)	1,500	1,410
Utility Services - Electricity	8,477	9,750	8,613	1,137	10,500	(1,887)
Utility Services - Irrigation	9,318	6,000	13,680	(7,680)	7,000	6,680
Utility Services - Waste Pro	-	1,500	-	1,500	-	-
Utility Services - Other	3,689	-	-	-	2,400	(2,400)
Insurance	3,184	7,643	7,705	(62)	7,643	62
Contractual Services - Landscaping	14,500	19,333	14,955	4,378	18,122	(3,167)
Maintenance & Repairs	29,735	20,000	24,343	(4,343)	50,000	(25,657)
Operating Supplies	3,720	5,000	3,533	1,467	15,000	(11,467)
Safety Equipment and Lane Lines	1,395	2,500	2,068	432	3,000	(932)
Pool Filter Room Equip. and supplies	2,559	3,500	5,050	(1,550)	15,000	(9,950)
Stenner Pump and Parts Replacement	560	900	1,043	(143)	1,000	43
Wading Pool Filter Housing Replacment	-	1,000	115	885	1,200	(1,085)
Pool Chemicals	13,242	9,000	10,823	(1,823)	15,000	(4,177)
Propane/ Natural Gas	7,416	12,500	13,672	(1,172)	20,000	(6,328)
Total Swimming Pool	184,460	222,209	217,590	4,619	291,407	(73,817)
SPECIAL EVENTS						
Payroll - Salaries	1,214	6,368	2,369	3,999	1,961	408
Payroll Taxes	85	487	148	339	150	(2)
Retirement Benefits	18	191	55	136	59	(4)
Health and Life Insurance	226	1,583	129	1,455	280	(151)
Workers Compensation	26	330	196	134	51	144
Holiday Event December	19,435	1,962	-	1,962	-	-
Movie Event	652	-	-	-	-	-
Special Events	-	-	1,200	(1,200)	-	1,200
Holiday Lighting & Decorations	16,044	10,438	10,437	1	15,000	(4,563)
Insurance	341	818	825	(7)	818	7
Miscellaneous Services	108	-	-	-	-	-
Total Special Events	38,148	22,177	15,358	6,819	18,319	(2,961)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
<i>STREET LIGHTING SERVICES</i>						
Electricity	30,567	32,000	31,739	261	34,311	(2,572)
Insurance	3,069	7,365	7,425	(60)	7,365	60
Gateway Blvd Fiberglass Pole Replacement	4,340	10,000	10,000	-	200,000	(190,000)
Aluminum Wire Replacement - Streetlights	-	-	-	-	100,000	(100,000)
Maintenance & Repairs	31,866	40,000	40,000	-	50,000	(10,000)
Total Street Lighting Services	69,842	89,365	89,164	201	391,676	(302,512)
<i>ROADWAY / SIDEWALK SERVICES</i>						
Maintenance & Repairs	71,941	50,000	50,000	-	250,000	(200,000)
Street Sweeping Services	11,840	15,000	15,000	-	20,000	(5,000)
Road Turn Over Lights, Signs, Drainage	25,152	12,500	5,126	7,374	15,000	(9,874)
R&M ADA Sidewalk Compliance	-	-	-	-	5,000	(5,000)
R&M Sidewalks	-	-	-	-	750,000	(750,000)
Engineering Fees	1,211	1,500	1,500	-	1,500	-
Attorney Fees	4,170	2,500	2,500	-	2,500	-
Total Roadway Services	114,313	81,500	74,126	7,374	1,044,000	(969,874)
<i>SIDEWALK SERVICES</i>						
Maintenance & Repairs	-	150,000	-	150,000	-	-
ADA Compliance	-	5,000	-	5,000	-	-
Attorney Fees/Lawsuits	-	2,500	-	2,500	-	-
Total Sidewalk Services	-	157,500	-	157,500	-	-
<i>PUBLIC SAFETY SERVICES</i>						
Contractual Services - Sheriff's Office	35,958	50,000	50,000	-	50,000	-
Engineering Fees	-	-	-	-	1,000	(1,000)
Attorney Fees	-	1,000	1,000	-	1,000	-
Total Public Safety Services	35,958	51,000	51,000	-	52,000	(1,000)
<i>OTHER FEES AND CHARGES</i>						
Professional Fees	20,400	30,000	15,180	14,820	30,000	(14,820)
Misc. Contingency (Board/Resident requests)	-	-	-	-	100,000	(100,000)
Miscellaneous Collection Fees	7,189	10,395	9,416	979	21,671	(12,255)
Reserve - Capital Program	-	284,647	-	284,647	300,000	(300,000)
Total Other Fees & Charges	27,589	325,042	24,596	300,446	451,671	(427,075)
TOTAL EXPENDITURES	2,991,858	3,766,822	2,845,845	920,977	7,158,095	(4,312,250)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 519,837	\$ (350,000)	\$ 580,300	\$ 930,300	(150,000)	\$ (730,300)



Fiscal Year 2022 Operating Budget -- General Fund (001)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
<i>OTHER FINANCING SOURCES (USES)</i>						
Transfers - Out	(250,000)	-	-	-	-	-
Transfers - In	17,051	150,000	-	(150,000)	150,000	150,000
Use of Fund Balance	-	200,000	-	(200,000)	-	-
Total Other Financing Sources (Uses)	(232,949)	350,000	-	(350,000)	150,000	150,000
EXCESS OF REVENUES/SOURCES OVER (UNDER) EXPENDITURES/USES						
	\$ 286,888	\$ 0	\$ 580,300	\$ 580,300	\$ 0	\$ (580,300)



Fiscal Year 2022 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 946,627	\$ 916,528	\$ 916,528	\$ -	\$ 1,059,061	\$ 142,533
Special Assessment Levy - HOA Agreement	1,390,740	1,583,640	1,583,640	-	1,537,429	(46,211)
Special Assessment Levy - Reserves	380,209	276,042	276,042	-	380,208	104,166
Special Assessment Levy (Discounts)	(98,753)	(111,048)	(103,907)	7,141	(119,068)	(15,161)
Fire Impact Fees	56,260	25,000	-	(25,000)	25,000	25,000
Interest Earnings	72,264	45,455	25,810	(19,645)	27,000	1,190
TOTAL REVENUES	2,747,347	2,735,617	2,698,113	(37,504)	2,909,630	211,517
EXPENDITURES						
ADMINISTRATIVE SERVICES						
Supervisor Fees	3,346	2,400	3,144	(744)	2,400	744
Payroll Taxes	256	184	241	(57)	184	57
Management & Accounting Services	11,012	11,403	11,491	(87)	11,725	(234)
Engineering Fees	9,996	5,180	5,180	-	5,180	-
Attorney Fees	9,172	6,300	6,300	-	6,300	-
Audit Fees	2,660	2,870	2,755	116	2,870	(116)
Public Officials Insurance	787	1,307	1,318	(11)	1,449	(132)
Reserve Study	-	-	-	-	7,000	(7,000)
Legal Advertising	1,536	1,610	1,179	431	1,610	(431)
Annual Filing Fee	25	42	25	18	25	-
Total Administrative Services	38,790	31,296	31,631	(335)	38,743	(7,111)
OPERATIONAL ADMIN SERVICES						
Payroll - Salaries	27,145	31,084	30,168	916	40,726	(10,558)
Payroll Taxes	2,091	2,378	2,156	222	3,116	(959)
Retirement Benefits	497	933	892	41	1,222	(329)
Health and Life Insurance	3,552	6,318	3,702	2,616	5,076	(1,374)
Workers Compensation	433	462	274	188	285	(11)
Payroll Market Adjustments	-	-	-	-	21,000	(21,000)
Payroll Merit Pool	-	-	-	-	3,100	(3,100)
Payroll Fees	802	364	771	(407)	1,162	(391)
Professional Fees	2,955	420	1,081	(661)	1,050	31
Professional Fees - HR fees	-	84	979	(895)	1,190	(211)
Telephone	1,321	1,227	1,541	(314)	1,540	1
Cell Phone	1,290	910	1,588	(678)	2,100	(512)
Internet Fiber Service	-	840	-	840	560	(560)
Postage	1,881	350	228	122	490	(262)
Meeting Agendas & Minutes Prep.	-	1,120	-	1,120	1,120	(1,120)
Building Utilities - Electricity	819	910	883	27	1,400	(517)
Building Utilities - Water/Sewer	-	560	-	560	980	(980)
Building Utilities - Other	712	910	3,581	(2,671)	3,605	(24)
Building Utilities - Water/Sewer (New)	-	210	-	210	-	-
Building Utilities - Electricity (New)	-	420	-	420	-	-
Building Utilities - Other (New)	-	420	-	420	-	-



Fiscal Year 2022 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
OPERATIONAL ADMIN SERVICES (cont'd)						
Rentals & Leases	650	1,245	1,372	(127)	1,410	(38)
Insurance (Liability, Auto, Property)	3,295	5,474	5,519	(45)	6,070	(552)
Building Maintenance & Repairs	1,529	4,060	4,060	-	4,060	-
Vehicle Maintenance	2,553	3,500	3,500	-	3,500	-
Vehicle Operations	2,495	3,500	3,500	-	3,500	-
Team Events	-	448	448	-	448	-
Printing	641	1,190	1,190	-	1,190	-
Dues, Licenses, Subscriptions	793	560	560	-	588	(28)
Office Supplies	1,479	1,750	1,750	-	1,750	-
Computer Support	6,016	4,200	4,200	-	4,200	-
Computer Equipment & Peripherals	241	840	840	-	2,100	(1,260)
Software License Fees and Renewals	-	-	-	-	3,080	(3,080)
Document Management	-	1,120	1,120	-	1,120	-
Website & Newsletter	264	2,100	-	2,100	2,100	(2,100)
Team Uniforms	184	161	161	-	420	(259)
Safety Equipment	460	140	140	-	280	(140)
Training & Education	92	210	210	-	210	-
Training HR	-	140	-	140	140	(140)
Team Safety Training	193	210	210	-	210	-
Operating Supplies	1,172	1,400	1,400	-	1,400	-
Total Operational Admin Services	65,556	82,168	78,025	4,143	127,497	(49,472)
OPERATING EXPENSES						
Payroll - Salaries	2,193	2,162	2,227	(65)	2,220	7
Payroll Taxes	167	165	168	(3)	170	(1)
Retirement Benefits	66	65	67	(2)	67	0
Health and Life Insurance	576	653	447	206	539	(92)
Workers Compensation	31	112	66	46	58	8
Engineering Fees	22,658	40,697	25,021	15,676	12,000	13,021
Trustees Fees	4,148	4,148	4,148	(0)	4,148	-
Attorney Fees	8,128	8,500	17,582	(9,082)	25,000	(7,418)
Arbitrage Rebate Calculation	-	1,300	-	1,300	1,300	(1,300)
Property Insurance	7,927	19,026	19,181	(155)	19,026	155
Road/Sidewalk Maintenance & Repairs	6,000	31,253	34,879	(3,626)	5,000	29,879
Bridge Repair	222,425	-	-	-	-	-
Impr - Trellis Structures	35,058	-	-	-	-	-
R&M-Boardwalks	24,230	-	-	-	-	-
Capital Outlay-Boardwalk	-	-	5,300	(5,300)	-	5,300
Miscellaneous	37,199	5,241	15,159	(9,918)	5,000	10,159
Total Operating Expenses	370,807	113,322	124,247	(10,925)	74,528	49,718



Fiscal Year 2022 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
<i>WATERWAY MANAGEMENT SERVICES</i>						
Lake Maintenance Contractual Services	138,438	130,000	114,759	15,241	130,000	(15,241)
Conservation & Wetlands	60,250	115,000	117,506	(2,506)	80,000	37,506
Fish Gate & Aerator cleaning and maint.	5,577	10,000	10,000	-	10,000	-
Vine Control and removal	-	10,000	10,000	-	10,000	-
Littoral Restoration	73,152	22,800	22,800	-	25,000	(2,200)
Pond Aeration	150,489	110,000	123,649	(13,649)	115,000	8,649
Stormwater Inspection / Cleaning	75,713	80,000	80,000	-	309,000	(229,000)
GIS Web Portal	25,678	22,200	22,200	-	110,000	(87,800)
Downspout Initiative	580,025	389,400	389,400	-	10,000	379,400
Pond Bank Improvements	3,902	10,000	10,040	(40)	20,000	(9,960)
Total Waterway Management Services	1,113,225	899,400	900,354	(954)	819,000	81,354
<i>OTHER FEES AND CHARGES</i>						
HOA Agreement	1,286,140	1,525,253	1,525,253	-	1,475,932	49,321
Miscellaneous Collection Fees	5,656	8,328	7,053	1,275	8,930	(1,877)
Reserve - Capital	-	200,850	-	200,850	365,000	(365,000)
Total Other Fees and Charges	1,291,796	1,734,431	1,532,306	202,125	1,849,862	(317,556)
TOTAL EXPENDITURES	2,880,174	2,860,617	2,666,564	194,053	2,909,630	(243,066)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (132,827)	\$ (125,000)	\$ 31,549	\$ 156,549	\$ -	\$ (31,549)



Fiscal Year 2022 Operating Budget -- Stoneybrook Fund (004)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 424,761	\$ 447,378	\$ 447,378	\$ -	\$ 565,461	\$ 118,083
Tax Collector/Property Appraiser/Discounts	(15,435)	(17,895)	(16,433)	1,463	(22,618)	(6,186)
Miscellaneous Revenues	-	-	5,915	5,915	-	(5,915)
Interest Earnings	971	-	1,035	1,035	-	(1,035)
TOTAL REVENUES	410,297	429,483	437,896	8,413	542,843	104,947
EXPENDITURES						
OPERATIONAL ADMIN SERVICES						
Payroll - Salaries	6,310	7,627	7,601	26	26,080	(18,479)
Payroll Taxes	465	583	512	71	1,995	(1,483)
Retirement Benefits	151	229	228	1	782	(554)
Health and Life Insurance	1,065	1,930	1,519	411	4,152	(2,633)
Workers Compensation	84	314	186	128	209	(23)
Engineering Fees	-	1,000	1,000	-	1,000	-
Attorney Fees	2,490	1,000	535	465	1,000	(465)
Total Operational Admin Services	10,565	12,683	11,581	1,102	35,218	(23,637)
LANDSCAPE SERVICES						
Utility Fees	39,620	30,000	44,036	(14,036)	45,000	(964)
Landscape Contractual Services	118,160	118,000	117,311	689	140,000	(22,689)
Landscape Repairs	-	1,000	1,000	-	3,000	(2,000)
Irrigation Repairs	13,929	13,000	13,000	-	15,000	(2,000)
Plant Replacement Program	6,475	15,000	15,000	-	18,000	(3,000)
Miscellaneous Maintenance	8,258	8,500	8,500	-	14,000	(5,500)
Total Landscape Services	186,442	185,500	198,847	(13,347)	235,000	(36,153)
STREET LIGHTING SERVICES						
Electricity	34,287	34,500	34,581	(81)	35,000	(419)
Total Street Lighting Services	34,287	34,500	34,581	(81)	35,000	(419)
ROADWAY SERVICES						
Road/Sidewalk Maintenance & Repairs	5,075	41,363	45,392	(4,029)	15,000	30,392
Street signs, decorative poles	-	5,000	5,000	-	5,000	-
Total Roadway Services	5,075	46,363	50,392	(4,029)	20,000	30,392
PUBLIC SAFETY SERVICES						
Gatehouse Utilities	2,716	1,800	1,220	580	1,500	(280)
Security Contractual Services	157,906	170,000	173,981	(3,981)	195,000	(21,019)
Gatehouse Repairs & Maintenance	6,335	10,000	10,000	-	10,000	-
Total Public Safety Services	166,957	181,800	185,201	(3,401)	206,500	(21,299)



Fiscal Year 2022 Operating Budget -- Stoneybrook Fund (004)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
<i>OTHER FEES AND CHARGES</i>						
Miscellaneous Collection Fees	884	1,000	1,113	(113)	1,125	(12)
Revenue Reserve	-	5,000	-	5,000	10,000	(10,000)
Total Other Fees and Charges	884	6,000	1,113	4,887	11,125	(10,012)
TOTAL EXPENDITURES	404,210	466,846	481,714	(14,868)	542,843	(61,129)
EXCESS OF REVENUES OVER (UNDER)						
EXPENDITURES	\$ 6,087	\$ (37,363)	\$ (43,818)	\$ (6,455)	\$ -	\$ 43,818



Fiscal Year 2022 Operating Budget -- Towne Lakes Fund (005)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 7,291	\$ 7,188	\$ 7,188	\$ -	\$ 7,188	\$ -
Tax Collector/Property Appraiser/Discounts	(265)	(288)	(259)	29	(288)	(29)
Interest Earnings	182	-	186	186	-	(186)
TOTAL REVENUES	7,208	6,900	7,115	215	6,900	(215)
EXPENDITURES						
<i>OPERATIONAL ADMIN SERVICES</i>						
Attorney Fees	-	150	150	-	150	-
Misc-Assessment Collection Cost	15	-	18	(18)	20	(2)
Total Operational Admin Services	15	150	168	(18)	170	(2)
<i>LANDSCAPE SERVICES</i>						
Utility Fees	626	1,000	552	448	1,000	(448)
Contractual Services	-	400	400	-	400	-
Plant Replacement Program	-	2,500	2,500	-	2,500	-
Irrigation Maintenance	-	1,350	1,350	-	1,330	20
Total Landscape Services	626	5,250	4,802	448	5,230	(428)
<i>ROADWAY SERVICES</i>						
Maintenance & Repairs	3,812	1,500	1,500	-	1,500	-
Total Roadway Services	3,812	1,500	1,500	-	1,500	-
TOTAL EXPENDITURES	4,453	6,900	6,470	430	6,900	(430)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	2,755	-	\$ 646	\$ 646	\$ -	\$ (646)



Fiscal Year 2022 Operating Budget -- Lake Bank Restoration Fund (006)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-	-
EXPENDITURES						
<i>WATERWAY MGMT SERVICES</i>						
Lake Bank Restoration	1,512,613	3,600,000	1,519,804	2,080,196	3,600,000	(2,080,196)
Professional Fees	333,800	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-
Total Waterway Management Services	1,846,413	3,600,000	1,519,804	2,080,196	3,600,000	(2,080,196)
TOTAL EXPENDITURES	1,846,413	3,600,000	1,519,804	2,080,196	3,600,000	(2,080,196)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (1,846,413)	\$ (3,600,000)	\$ (1,519,804)	\$ 2,080,196	\$ (3,600,000)	\$ (2,080,196)
<i>OTHER FINANCING SOURCES (USES)</i>						
Loan Proceeds	729,954	3,600,000	3,229,572	(370,428)	3,600,000	370,428
Total Other Financing Sources (Uses)	729,954	3,600,000	3,229,572	(370,428)	3,600,000	370,428
Net change in Fund Balance	\$ (1,116,459)	\$ -	\$ 1,709,768	\$ 1,709,768	\$ -	\$ (1,709,768)



Fiscal Year 2022 Operating Budget -- Enterprise Fund (400)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021 <u>Variance</u>	FY 2022 Budget	2022 <u>Variance</u>
				Proj vs. Bud Fav/(unfav)		Bud vs. Proj Fav/(unfav)
REVENUES						
Utility Revenue - Water	\$ 1,844,777	\$ 1,838,654	\$ 1,899,468	\$ 60,814	\$ 1,975,447	\$ 75,979
Utility Revenue - Irrigation	1,007,955	777,021	795,764	18,742	827,594	31,831
Utility Revenue - Sewer	2,546,519	2,502,957	2,583,261	80,304	2,686,591	103,330
Utility Revenue - Penalties	18,086	20,000	24,823	4,823	20,000	(4,823)
Connection Fees	335,228	400,000	253,088	(146,912)	400,000	146,912
Meter Fees	67,685	50,000	50,808	808	50,000	(808)
Interest Income	55,158	85,000	28,545	(56,455)	30,000	1,455
ROW Fees	-	150,000	-	(150,000)	150,000	150,000
Utility Plan Review Fees	600	-	-	-	-	-
Miscellaneous Revenues	249	-	310	310	-	(310)
TOTAL REVENUES	5,876,255	5,823,632	5,636,067	(187,566)	6,139,632	503,566
EXPENSES						
ADMINISTRATIVE SERVICES						
Supervisor Fees	14,101	9,600	13,250	(3,650)	9,600	3,650
Payroll Taxes	1,079	734	1,014	(279)	734	279
Management & Accounting Services	46,418	48,057	48,425	(369)	49,413	(987)
Engineering Fees	42,126	21,830	21,830	-	21,830	-
Attorney Fees	38,655	26,550	26,550	-	26,550	-
Audit Fees	11,210	12,095	11,608	487	12,095	(487)
Public Officials Insurance	3,316	5,508	5,553	(45)	6,108	(556)
Reserve Study	-	-	-	-	29,500	(29,500)
Legal Advertising	6,395	6,785	2,397	4,388	6,785	(4,388)
Annual Filing Fee	103	177	103	74	103	-
Total Administrative Services	163,403	131,336	130,730	606	162,719	(31,988)
OPERATIONAL ADMIN SERVICES						
Payroll - Salaries	104,504	118,544	108,050	10,494	170,337	(62,287)
Payroll Taxes	8,192	9,069	8,178	890	13,031	(4,853)
Retirement Benefits	1,804	3,555	2,946	608	5,110	(2,164)
Health and Life Insurance	15,082	27,102	22,429	4,673	24,808	(2,378)
Workers Compensation	1,390	824	489	335	815	(326)
Payroll Market Adjustments	-	-	-	-	88,500	(88,500)
Payroll Merit Pool	-	-	-	-	13,066	(13,066)
Payroll Fees	3,382	1,534	3,251	(1,717)	4,897	(1,646)
Professional Fees	12,241	1,770	4,200	(2,430)	4,425	(225)
Professional Fees - HR fees	-	354	2,607	(2,253)	5,015	(2,408)
Telephone	5,567	5,171	6,494	(1,323)	6,490	4
Cell Phone	5,436	3,835	6,692	(2,857)	8,850	(2,158)
Internet Fiber Service	-	3,540	-	3,540	2,360	(2,360)
Postage	7,968	1,475	2,086	(611)	2,065	21
Meeting Agendas & Minutes Prep.	-	4,720	-	4,720	4,720	(4,720)
Building Utilities - Electricity	5,500	3,835	5,829	(1,994)	5,900	(71)



Fiscal Year 2022 Operating Budget -- Enterprise Fund (400)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				<u>Variance</u> Proj vs. Bud Fav/(unfav)		<u>Variance</u> Bud vs. Proj Fav/(unfav)
<i>OPERATIONAL ADMIN SERVICES (cont'd)</i>						
Building Utilities - Water/Sewer	-	2,360	-	2,360	4,130	(4,130)
Building Utilities - Other	3,051	3,835	15,094	(11,259)	15,193	(98)
Building Utilities - Water/Sewer (New)	-	885	-	885	-	-
Building Utilities - Electricity (New)	-	1,770	-	1,770	-	-
Building Utilities - Other (New)	-	1,770	-	1,770	-	-
Rentals & Leases	2,928	5,246	5,784	(538)	5,943	(159)
Insurance (Liability, Auto, Property)	13,887	23,069	23,257	(188)	25,582	(2,326)
Building Maintenance & Repairs	6,585	17,110	14,150	2,960	17,110	(2,960)
Vehicle Maintenance	10,760	14,750	9,244	5,506	14,750	(5,506)
Vehicle Operations	11,984	14,750	9,068	5,682	14,750	(5,682)
Team Events	-	1,888	1,888	-	1,888	-
Printing	3,079	5,015	5,015	-	5,015	-
Dues, Licenses, Subscriptions	3,342	2,360	2,360	-	2,478	(118)
Office Supplies	6,231	7,375	7,375	-	7,375	-
Computer Support	26,713	17,700	17,700	-	17,700	-
Computer Equipment & Peripherals	1,031	3,540	3,540	-	8,850	(5,310)
Software License Fees and Renewals	-	-	-	-	12,980	(12,980)
Document Management	-	4,720	-	4,720	4,720	(4,720)
Website & Newsletter	1,263	8,850	-	8,850	8,850	(8,850)
Team Uniforms	777	679	679	-	1,770	(1,092)
Safety Equipment	1,937	590	590	-	1,180	(590)
Training & Education	386	885	885	-	885	-
Training HR	-	590	590	-	590	-
Team Safety Training	797	885	885	-	885	-
Operating Supplies	5,141	5,900	4,545	1,355	5,900	(1,355)
Total Operational Admin Services	270,958	331,850	295,899	35,950	538,912	(243,013)
<i>UTILITY SERVICES</i>						
Payroll - Salaries	533,022	531,269	569,132	(37,863)	619,583	(50,451)
Payroll Taxes	43,375	40,642	44,456	(3,814)	47,398	(2,942)
Retirement Benefits	6,854	14,749	7,650	7,099	18,587	(10,937)
Health and Life Insurance	96,518	110,108	69,379	40,729	126,363	(56,984)
Workers Compensation	7,305	26,837	15,922	10,915	15,529	393
Engineering Fees	78,598	25,000	62,316	(37,316)	65,000	(2,684)
Engineering Fees - Utility Dept.	-	30,000	33,683	(3,683)	30,000	3,683
Trustees Fees	4,148	3,775	4,148	(373)	3,775	373
Attorney Fees	5,425	10,000	10,000	-	10,000	-
Professional Fees	21,194	15,000	15,000	-	15,000	-
Arbitrage Rebate Calculation	-	1,300	-	1,300	1,300	(1,300)
Postage - Billing	12,547	12,000	10,240	1,760	14,000	(3,760)
Printing - Billing	10,360	14,000	10,238	3,762	16,000	(5,762)
Cell Service for Data Loggers	1,757	-	7,525	(7,525)	10,500	(2,975)
Cell Service for Metering Services	-	-	-	-	1,500	(1,500)



Fiscal Year 2022 Operating Budget -- Enterprise Fund (400)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				<u>Variance</u> Proj vs. Bud Fav/(unfav)		<u>Variance</u> Bud vs. Proj Fav/(unfav)
UTILITY SERVICES (continued)						
Electricity	138,743	200,000	162,935	37,065	230,000	(67,065)
Contractual Services - Locate Services	2,170	2,200	2,464	(264)	2,200	264
Contractual Services - Water Quality	2,520	10,000	5,297	4,703	10,000	(4,703)
Contractual Services - Odor Control	34,776	34,776	34,776	-	34,776	-
Water Quality Analysis - Health Department	5,800	7,500	8,229	(729)	7,500	729
Water Quality TTHM-HAA5	-	2,400	-	2,400	2,500	(2,500)
Water Quality Lead/Copper	-	1,200	-	1,200	-	-
Insurance	13,887	16,664	16,800	(136)	18,480	(1,680)
Maintenance & Repairs - Water Distribution	48,012	25,000	43,625	(18,625)	75,000	(31,375)
Maintenance & Repairs - Wastewater Collection	26,400	75,000	57,370	17,630	75,000	(17,630)
Maintenance & Repairs - Irrigation Distribution	48,758	50,000	55,646	(5,646)	75,000	(19,354)
Lift Station Repairs & Maintenance	55,941	40,000	39,344	656	50,000	(10,656)
Irrigation Pump Repairs & Maintenance	4,201	10,000	-	10,000	10,000	(10,000)
Irrigation Well Repair & Maintenance	12,449	40,000	132	39,868	15,000	(14,868)
Irrigation Pneumatic Tank Removal	-	35,000	-	35,000	-	-
Saniary sewer line jetting	-	20,000	-	20,000	25,000	(25,000)
Manhole Maintenance & Repairs	18,718	25,000	42,846	(17,846)	20,000	22,846
Fire Hydrant Repairs	24,090	25,000	1,060	23,940	25,000	(23,940)
Generator & Bypass Pump Maint.	9,642	15,000	9,887	5,113	15,000	(5,113)
Bank Fees	6,210	10,500	(4,430)	14,930	10,500	(14,930)
Dues, Licenses, Subscriptions	1,506	-	-	-	1,000	(1,000)
License Renewal Distribution	-	500	129	371	500	(371)
Dues FWPCOA	-	75	-	75	75	(75)
Dues AWWA	-	400	432	(32)	400	32
Lee County Agreement Obligation	172,335	180,952	172,335	8,617	172,335	-
Annual Lee County True-Up	80,645	85,000	-	85,000	85,000	(85,000)
Billing IT Support	25,870	11,500	3,429	8,071	11,500	(8,071)
Billing IT Support - AMI Zenner	-	14,000	24,000	(10,000)	14,500	9,500
Billing Supplies	169	3,500	3,500	-	500	3,000
Computer Equipment	2,599	35,000	7,545	27,455	12,000	(4,455)
Inventory	24,454	-	-	-	30,000	(30,000)
Operating Supplies	1,631	-	-	-	-	-
Safety Equipment/PPE	-	-	-	-	7,000	(7,000)
Meters & Supplies	107,884	72,250	28,805	43,445	60,000	(31,195)
Meter Boxes	12,005	3,500	7,311	(3,811)	30,000	(22,689)
R&M - Meters & Supplies	-	12,750	14,024	(1,274)	5,000	9,024
R&M AMI Metering	-	-	-	-	20,000	(20,000)
Hurricane Supplies	393	3,500	-	3,500	3,500	(3,500)
Team Uniforms	2,948	3,000	2,232	768	1,500	732
Equipment Maintenance	-	21,000	14,492	6,508	10,000	4,492
Education / Training - Field Staff	901	7,900	4,534	3,366	10,000	(5,466)
Education / Training - Admin	162	1,320	266	1,054	1,500	(1,234)



Fiscal Year 2022 Operating Budget -- Enterprise Fund (400)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
UTILITY SERVICES (continued)						
Bulk Potable Water Purchases	1,095,560	1,100,000	1,015,310	84,690	1,055,923	(40,612)
Bulk Wastewater Purchases	611,889	650,000	449,265	200,735	467,236	(17,971)
Bad Debt Expenses	17,593	-	-	-	-	-
Depreciation Expenses	1,067,423	-	-	-	-	-
Total Utility Services	4,499,387	3,686,067	3,083,280	602,787	3,694,958	(611,679)
TOTAL OPERATING REVENUE	5,876,255	5,823,632	5,636,067	(187,566)	6,139,632	503,566
TOTAL OPERATING EXPENSES	4,933,747	4,149,253	3,509,909	639,344	4,396,589	(886,680)
OPERATING INCOME	942,508	1,674,379	2,126,157	451,778	1,743,043	(383,115)
DEBT SERVICE						
Debt Service Principal	432,952	140,697	140,697	-	143,497	(2,800)
Debt Service Interest	14,568	13,168	13,168	-	10,340	2,828
Total Debt Service	447,520	153,865	153,865	-	153,837	28
RESERVES						
Reserve - Maintenance Program	-	390,004	-	(390,004)	823,445	(823,445)
Reserve - Facility Expansion	-	400,000	-	(400,000)	400,000	(400,000)
Reserve - Capital Program	-	570,342	-	570,342	215,761	(215,761)
Total Reserves	-	1,360,346	-	(219,662)	1,439,205	(1,439,205)
NON-OPERATING SOURCES (USES)						
Use of Reserves	-	59,832	-	(59,832)	2,574,934	2,574,934
Transfer In/Out - Capital Fund	275,534	-	(1,704,472)	(1,704,472)	(2,574,934)	(870,462)
Transfer Out - General Fund	-	(150,000)	-	150,000	(150,000)	(150,000)
Total Non-operating Sources (Uses)	275,534	(90,168)	(1,704,472)	(1,614,304)	(150,000)	1,554,472
NET CHANGE IN POSITION	\$ 770,522	\$ 70,000	\$ 267,821	\$ (1,382,187)	\$ -	\$ (267,821)



Amortization Schedule
Enterprise Fund (400) - Water and Sewer Draw Down Bonds, Series 2014-2

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Bond Balance
1-Apr-2014		\$6,479.11	\$6,479.11		\$1,600,000.00
1-Oct-2014	\$190,000.00	\$15,760.00	\$205,760.00	\$212,239.11	\$1,410,000.00
1-Apr-2015		\$26,106.55	\$26,106.55		\$2,760,000.00
1-Oct-2015	\$270,000.00	\$27,321.00	\$297,321.00	\$323,427.55	\$2,490,000.00
1-Apr-2016		\$24,661.50	\$24,661.50		\$2,490,000.00
1-Oct-2016	\$275,000.00	\$24,661.50	\$299,661.50	\$324,323.00	\$2,215,000.00
1-Apr-2017		\$21,952.75	\$21,952.75		\$2,215,000.00
1-Oct-2017	\$624,740.13	\$21,952.75	\$646,692.88	\$668,645.63	\$1,590,259.87
1-Apr-2018		\$15,764.59	\$15,764.59		\$1,590,259.87
1-Oct-2018	\$425,260.30	\$15,764.59	\$441,024.89	\$456,789.48	\$1,164,999.57
1-Apr-2019		\$11,562.25	\$11,562.25		\$1,164,999.57
1-Oct-2019	\$432,951.98	\$11,562.25	\$444,514.23		\$732,047.59
1-Apr-2020		\$7,283.87	\$7,283.87	\$451,798.10	\$732,047.59
1-Oct-2020	\$140,697.22	\$7,283.87	\$147,981.09		\$591,350.37
1-Apr-2021		\$5,883.94	\$5,883.94	\$153,865.03	\$591,350.37
1-Oct-2021	\$143,497.09	\$5,883.94	\$149,381.03		\$447,853.28
1-Apr-2022		\$4,456.14	\$4,456.14	\$153,837.17	\$447,853.28
1-Oct-2022	\$146,352.69	\$4,456.14	\$150,808.83		\$301,500.59
1-Apr-2023		\$2,999.93	\$2,999.93	\$153,808.76	\$301,500.59
1-Oct-2023	\$149,265.11	\$2,999.93	\$152,265.04		\$152,235.48
1-Apr-2024		\$1,514.74	\$1,514.74	\$153,779.78	\$152,235.48
1-Oct-2024	\$152,235.48	\$1,514.74	\$153,750.22	\$153,750.22	\$0.00



Fiscal Year 2022 Allocation of Shared Costs

<i>Account Description</i>	FY2019 Actuals	FY2020 Actual	FY2021 Projected	FY2022 Budgeted Amount	Allocation by Fund		
					General Fund (001)	Pelican Preserve (002)	Enterprise Fund (400)
					27.0%	14.0%	59.0%
<u>Administrative</u>							
Management Services	77,061	78,665	81,908	83,750	22,613	11,725	49,413
Engineering Fees	37,153	71,401	37,000	37,000	9,990	5,180	21,830
Attorney Fees	36,700	65,516	45,000	45,000	12,150	6,300	26,550
Auditing Services	21,750	19,000	19,675	20,500	5,535	2,870	12,095
Public Officials Insurance	5,256	5,620	9,412	10,353	2,795	1,449	6,108
Reserve Study	-	-	-	50,000	13,500	7,000	29,500
Legal Advertising	11,115	10,750	4,673	11,500	3,105	1,610	6,785
Annual Filing Fee	225	175	175	175	47	25	103
Subtotal	189,261	251,127	197,844	258,278	69,735	36,159	152,384
<u>Operational Admin Services</u>							
Payroll Market Adjustments	-	-	-	150,000	40,500	21,000	88,500
Payroll Merit Pool	-	-	-	22,146	5,979	3,100	13,066
Payroll Fees	2,269	5,731	5,509	8,300	2,241	1,162	4,897
Professional Fees	9,360	21,113	7,204	7,500	2,025	1,050	4,425
Professional Fees - HR fees	9,360	-	6,018	8,500	2,295	1,190	5,015
Telephone and Fax Services	5,960	9,435	11,007	11,000	2,970	1,540	6,490
Cell Phone	16,179	9,214	11,428	15,000	4,050	2,100	8,850
Internet Fiber Service	9,360	-	-	4,000	1,080	560	2,360
Postage	16,892	13,457	2,989	3,500	945	490	2,065
Meeting Agendas & Minutes Prep.	-	-	-	8,000	2,160	1,120	4,720
Building Utilities - Electricity	4,790	7,890	8,525	10,000	2,700	1,400	5,900
Building Utilities - Water/Sewer	-	-	-	7,000	1,890	980	4,130
Building Utilities - Other	6,870	5,136	25,581	25,750	6,953	3,605	15,193
Rentals & Leases	3,064	4,839	9,803	10,073	2,720	1,410	5,943
Insurance (Liab,Auto,Property)	22,013	23,537	39,418	43,360	11,707	6,070	25,582
Building Maintenance & Repairs	7,720	11,064	26,040	29,000	7,830	4,060	17,110
Vehicle Maintenance	11,443	18,237	19,494	25,000	6,750	3,500	14,750
Vehicle Operations	15,168	19,329	19,318	25,000	6,750	3,500	14,750
Team Events	-	-	3,200	3,200	864	448	1,888
Printing	4,539	4,900	8,500	8,500	2,295	1,190	5,015
Dues, Licenses, Subscriptions	50	5,665	4,171	4,200	1,134	588	2,478
Office Supplies	7,984	10,242	11,409	12,500	3,375	1,750	7,375
Computer Support	29,261	45,274	31,509	30,000	8,100	4,200	17,700
Computer Equipment & Peripherals	8,174	1,744	6,000	15,000	4,050	2,100	8,850
Software License Fees and Renewals	-	-	-	22,000	5,940	3,080	12,980
Document Management	773	-	3,280	8,000	2,160	1,120	4,720
Website & Newsletter	4,296	2,040	4,050	15,000	4,050	2,100	8,850
Team Uniforms	174	1,318	1,150	3,000	810	420	1,770
Safety Equipment	1,683	3,283	1,195	2,000	540	280	1,180
Education / Training	4,345	655	1,500	1,500	405	210	885
Training HR	-	-	860	1,000	270	140	590
Safety Training	480	1,357	1,500	1,500	405	210	885
Operating Supplies	15,287	8,574	8,010	10,000	2,700	1,400	5,900
Subtotal	217,495	234,034	278,668	550,529	148,643	77,074	324,812
Total	\$ 406,756	\$ 485,161	\$ 476,511	\$ 808,807	\$ 218,378	\$ 113,233	\$ 477,196



Fiscal Year 2022 Debt Service Budget
Series 2013 Debt Service Fund (202) - Pelican Preserve Bond

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				<u>Variance</u> Proj vs. Bud Fav/(unfav)		<u>Variance</u> Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 241,572	\$ 242,594	\$ 242,594	\$ -	\$ 242,594	\$ 0
Tax Collector/Property Appraiser/Discounts	(8,778)	(9,704)	(8,696)	1,008	(9,704)	(1,007)
Interest Earnings	1,674	-	15	15	-	(15)
TOTAL REVENUES	234,467	232,890	233,912	1,022	232,891	(1,022)
EXPENDITURES						
DEBT SERVICE PAYMENTS						
Principal Debt Retirement	105,000	115,000	115,000	-	120,000	(5,000)
Interest Expense	117,875	112,363	112,363	-	106,325	6,038
Misc-Assessmnt Collection Cost	230	-	331	(331)	500	(169)
Total Debt Service Payments	223,105	227,363	227,693	(331)	226,825	868
TOTAL EXPENDITURES	223,105	227,363	227,693	(331)	226,825	868
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 11,362	\$ 5,528	\$ 6,219	\$ 692	\$ 6,066	\$ (154)

ANALYSIS OF BONDS OUTSTANDING	
Maturity Date:	November 1, 2033
Coupon Rate:	5.25%
Bonds Outstanding - Period Ending 09/30/2021	\$ 1,870,000
Principal Payments = FY2022	\$ 120,000
Bonds Outstanding - Period Ending 09/30/2022	\$ 1,750,000



Amortization Schedule

Series 2013 Debt Service Fund (202) - Pelican Preserve Bond

Period Ending	Principal	Interest	Debt Service	Annual Debt Service	Outstanding Balance
11/1/2021		\$53,163	\$53,163		\$1,870,000
5/1/2022	\$120,000	\$53,163	\$173,163	\$226,325	\$1,750,000
11/1/2022		\$50,013	\$50,013		\$1,750,000
5/2/2023	\$120,000	\$50,013	\$170,013	\$220,025	\$1,630,000
11/1/2023		\$46,863	\$46,863		\$1,630,000
5/2/2024	\$130,000	\$46,863	\$176,863	\$223,725	\$1,500,000
11/1/2024		\$43,125	\$43,125		\$1,500,000
5/2/2025	\$145,000	\$43,125	\$188,125	\$231,250	\$1,355,000
11/1/2025		\$38,956	\$38,956		\$1,355,000
5/2/2026	\$150,000	\$38,956	\$188,956	\$227,913	\$1,205,000
11/1/2026		\$34,644	\$34,644		\$1,205,000
5/2/2027	\$150,000	\$34,644	\$184,644	\$219,288	\$1,055,000
11/1/2027		\$30,331	\$30,331		\$1,055,000
5/2/2028	\$155,000	\$30,331	\$185,331	\$215,663	\$900,000
11/1/2028		\$25,875	\$25,875		\$900,000
5/2/2029	\$165,000	\$25,875	\$190,875	\$216,750	\$735,000
11/1/2029		\$21,131	\$21,131		\$735,000
5/2/2030	\$170,000	\$21,131	\$191,131	\$212,263	\$565,000
11/1/2030		\$16,244	\$16,244		\$565,000
5/2/2031	\$175,000	\$16,244	\$191,244	\$207,488	\$390,000
11/1/2031		\$11,213	\$11,213		\$390,000
5/2/2032	\$185,000	\$11,213	\$196,213	\$207,425	\$205,000
11/1/2032		\$5,894	\$5,894		\$205,000
5/2/2033	\$205,000	\$5,894	\$210,894	\$216,788	\$0



Fiscal Year 2022 Debt Service Budget
Debt Service Fund (205) - Lake Bank Restoration Loans

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	2021	FY 2022 Budget	2022
				Variance Proj vs. Bud Fav/(unfav)		Variance Bud vs. Proj Fav/(unfav)
REVENUES						
Special Assessment Levy	\$ 495,113	\$ 510,175	\$ 510,175	\$ -	642,623	\$ 132,447
Tax Collector/Property Appraiser/Discounts	(17,992)	(20,128)	(18,366)	1,762	(25,705)	(7,339)
Interest - Investments	7,007	-	2,660	2,660	-	(2,660)
TOTAL REVENUES	484,129	490,047	494,470	4,422	616,918	122,448
EXPENDITURES						
ADMINISTRATIVE SERVICES						
Audit Fees	-	2,500	2,500	-	2,500	-
Trustees Fees	-	5,500	5,500	-	5,500	-
Total Administrative Services	-	8,000	8,000	-	8,000	-
DEBT SERVICE PAYMENTS						
Principal Debt Retirement	303,346	392,659	392,659	-	522,642	(129,983)
Interest Expense	83,671	87,960	87,960	-	85,276	2,685
Cost of Issuance	77,934	-	-	-	-	-
Total Debt Service Payments	464,950	480,619	480,619	-	607,918	(127,299)
OTHER FEES AND CHARGES						
Reserve - Other	-	72,093	-	72,093	91,188	(91,188)
Miscellaneous Collection Fees	472	1,428	702	727	1,000	(298)
Total Other Fees & Charges	472	73,521	702	72,820	92,188	(91,486)
TOTAL EXPENDITURES	465,422	562,140	489,321	72,820	708,105	(218,785)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	18,707	(72,093)	5,149	77,242	(91,188)	(96,337)
Other Financing Sources (Uses)						
Use of Fund Balance	-	72,093	-	(72,093)	91,188	(91,188)
Total Other Financing Sources (Uses)	-	72,093	-	(72,093)	91,188	(91,188)
Net change in Fund Balance	\$ 18,707	\$ -	\$ 5,149	\$ 5,149	\$ -	\$ (187,524)



Amortization Schedule - All Loans

Debt Service Fund (205) - Lake Bank Restoration Bond

Fiscal Year	Principal	Interest	Annual Debt Service	Outstanding Balance
				\$10,525,939
2018	\$20,392	\$1,284	\$21,676	\$10,505,547
2019	\$197,078	\$44,533	\$241,611	\$10,308,469
2020	\$303,346	\$83,560	\$386,906	\$10,005,123
2021	\$392,659	\$87,960	\$480,619	\$9,612,464
2022	\$522,642	\$85,276	\$607,918	\$9,089,822
2023	\$505,851	\$80,391	\$586,242	\$8,583,971
2024	\$510,443	\$75,799	\$586,242	\$8,073,528
2025	\$515,092	\$71,150	\$586,242	\$7,558,436
2026	\$519,799	\$66,443	\$586,242	\$7,038,637
2027	\$524,564	\$61,678	\$586,242	\$6,514,073
2028	\$529,389	\$56,853	\$586,242	\$5,984,684
2029	\$534,274	\$51,968	\$586,242	\$5,450,411
2030	\$539,220	\$47,022	\$586,242	\$4,911,191
2031	\$544,227	\$42,015	\$586,242	\$4,366,964
2032	\$549,298	\$36,944	\$586,242	\$3,817,666
2033	\$554,431	\$31,811	\$586,242	\$3,263,235
2034	\$559,630	\$26,612	\$586,242	\$2,703,605
2035	\$564,893	\$21,349	\$586,242	\$2,138,712
2036	\$570,222	\$16,020	\$586,242	\$1,568,490
2037	\$575,619	\$10,624	\$586,242	\$992,872
2038	\$581,083	\$5,159	\$586,242	\$411,789
2039	\$142,059	\$909	\$142,968	\$269,731
2040	\$142,500	\$466	\$142,967	\$127,230
2041	\$127,230	\$61	\$127,292	\$0
Total	\$10,398,709	\$1,005,827	\$11,404,536	

Outstanding Loans

(as of June 1, 2021)

Loan #	Loan Amount (1)	Unpaid Balance	Annual Payments	Last Payment Date
SW360400	\$102,992	\$31,818	\$21,676	6/5/2022
SW360401	\$3,938,791	\$3,492,385	\$219,935	6/15/2038
SW360410	\$3,981,232	\$3,512,975	\$223,339	8/15/2038
SW360440	\$122,327	\$117,561	\$7,832	4/15/2040
SW360441	\$265,819	\$265,819	\$15,674	12/15/2040
SW360402	\$2,389,244	\$2,389,244	\$119,462	8/15/2041
Total	\$10,800,405	\$9,809,802	\$607,918	

(1) Loan Amount includes service fees and capitalized interest.



Fiscal Year 2022 Capital Projects Budget -- General Fund (300)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	FY2021	FY 2022 Budget	FY2022
				Variance Bud vs. Proj Fav/(unfav)		Variance Bud vs. Bud Fav/(unfav)
REVENUES						
Utilization of Reserve	\$ -	\$ 35,000	\$ -	\$ (35,000)	\$ 742,800	\$ 707,800
Total Revenues	-	35,000	-	(35,000)	742,800	707,800
EXPENDITURES						
ADMINISTRATIVE						
Vehicle	9,013	-	-	-	30,000	(30,000)
New ADA Compliant Website	-	-	-	-	8,000	(8,000)
Board room renovation and updates	-	-	-	-	20,000	(20,000)
Utility Trailer	28	-	-	-	-	-
Server Replacement	4,200	-	-	-	-	-
Office Building Expansion	76,557	-	-	-	-	-
GIS Mapping	62,840	5,000	5,000	-	-	5,000
Excavator	15,010	-	-	-	-	-
Total Administrative Services	167,649	5,000	5,000	-	58,000	(53,000)
PARKS & RECREATION						
Bocce Ball Courts	25,420	-	-	-	-	-
Dog Park Upgrades	12,900	-	-	-	-	-
Gateway Commons Master Plan	-	-	-	-	250,000	(250,000)
Soccer Park Ballasts Boxes	90,386	30,000	30,000	-	60,000	(30,000)
Pool Furniture	-	-	-	-	30,000	(30,000)
Total Parks & Recreation	128,707	30,000	30,000	-	340,000	(310,000)
LANDSCAPE SERVICES						
Refurb of Irrigation Zones Ctrl Sys.	-	-	-	-	19,800	(19,800)
Total Landscape Services	-	-	-	-	19,800	(19,800)
WATERWAY MANAGEMENT SERVICES						
Aerators	28,050	-	-	-	100,000	(100,000)
Adjustable Weirs	-	-	-	-	500,000	(500,000)
Master Irrigation Renovation	-	-	-	-	1,000,000	(1,000,000)
GIS Stormwater Basin 4&5	-	-	-	-	25,000	(25,000)
Total Waterway Management Services	28,050	-	-	-	1,625,000	(1,625,000)
TOTAL EXPENDITURES	324,406	35,000	35,000	-	2,042,800	(2,007,800)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(324,406)	-	(35,000)	(35,000)	(1,300,000)	(1,300,000)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	250,000	284,647	284,647	-	300,000	15,353
Debt Proceeds (loan)	-	-	-	-	1,000,000	1,000,000
Total Other Financing Sources (Uses)	250,000	284,647	284,647	-	1,300,000	1,015,353
Net change in Fund Balance	\$ (74,406)	\$ 284,647	\$ 249,647	\$ (35,000)	\$ -	\$ (284,647)



Fiscal Year 2022 Capital Projects Budget -- Enterprise Fund (301)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	FY2021	FY 2022 Budget	FY2022
				Variance Bud vs. Proj Fav/(unfav)		Variance Bud vs. Bud Fav/(unfav)
REVENUES						
Utilization of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-	-
EXPENSES						
ADMINISTRATIVE						
Vehicle, Pickup Truck	21,031	68,000	64,454	3,546	50,000	18,000
Utility Trailer	66	-	-	-	-	-
Software	12,458	-	-	-	100,000	(100,000)
Diesel fuel tank	-	-	-	-	10,000	(10,000)
Pole Barn	-	-	-	-	150,000	(150,000)
WEB Upgrade/Document Mgmt Software	20,965	-	-	-	-	-
Excavator	35,023	-	-	-	-	-
Server Replacement	9,800	-	-	-	-	-
Office Building Expansion	180,103	-	-	-	-	-
Emergency Access Road	-	-	6,718	(6,718)	250,000	(250,000)
Misc-Contingency	7,448	-	-	-	-	-
Total Administrative	286,894	68,000	71,172	(3,172)	560,000	(492,000)
UTILITY SERVICES						
Water						
Insertion Valve	-	-	-	-	125,000	(125,000)
Water Sampling Stations	-	-	-	-	8,000	(8,000)
GPR Sled	18,687	-	-	-	-	-
Fire Hydrant Replacement Repair	165	-	-	-	-	-
Total Water	18,852	-	-	-	133,000	(133,000)
Wastewater						
Telemetry Equipmnt Replacemnt & Upgrade	117,551	-	26,225	(26,225)	8,000	(8,000)
Liftstation fencing	-	5,000	5,000	-	17,500	(12,500)
Lift Station Driveways	30,468	25,000	25,000	-	30,000	(5,000)
Lift Station Panels	-	-	-	-	35,000	(35,000)
Emergency By-Pass Pump	67,063	125,000	125,000	-	125,000	-
Mobile Emergency By-Pass Pump	49,911	-	-	-	55,000	(55,000)
Wastewater Pump Station Replacement	66,257	130,000	130,000	-	175,000	(45,000)
Wastewater Lift Station Pumps	35,945	30,000	52,170	(22,170)	45,000	(15,000)
Concrete Trailer	1,805	-	-	-	-	-
Trailer Mounted Fuel Tank	3,542	-	-	-	-	-
12" FPL By-Pass Force Main	-	200,000	-	200,000	200,000	-
Valve Replacement	74,080	170,000	76,264	93,736	-	170,000
Total Wastewater	446,621	685,000	439,659	245,341	690,500	(5,500)



Fiscal Year 2022 Capital Projects Budget -- Enterprise Fund (301)

Description	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	FY2021	FY 2022	FY2022
				Variance Bud vs. Proj Fav/(unfav)	Budget	Variance Bud vs. Bud Fav/(unfav)
<u>Irrigation</u>						
Refurb of Irrigation Zones Ctrl Sys.	-	-	-	-	46,200	(46,200)
12-inch Irrigation Main	-	840,000	-	840,000	86,000	754,000
Irrigation System High Service Pumps	103,920	45,000	113,117	(68,117)	10,000	35,000
Rehab of Irrigation Ground Water Wells	32,127	15,000	-	15,000	-	15,000
FPL Spray Irrigation System	-	180,000	-	180,000	-	180,000
Generator for Irrigation Pumps	-	400,000	-	400,000	-	400,000
Hawthorne Wells	-	865,000	-	865,000	80,000	785,000
Total Utility Services	136,047	2,345,000	113,117	2,231,883	222,200	2,122,800
<u>Commerce Lakes Roundabout</u>						
Construction in Progress	363	-	660,186	(660,186)	474,914	(474,914)
Miscellaneous Expenses	-	-	4,900	(4,900)	-	-
Engineering Fees	256	-	84,914	(84,914)	25,086	(25,086)
Total Commerce Lakes Roundabout	620	-	750,000	(750,000)	500,000	(500,000)
<u>Griffin Roundabout</u>						
Construction in Progress	-	-	252,995	(252,995)	397,005	(397,005)
Engineering Fees	35,827	-	77,529	(77,529)	22,471	(22,471)
Total Griffin Roundabout	35,827	-	330,524	(330,524)	419,476	(419,476)
TOTAL EXPENSES	924,861	3,098,000	1,704,472	1,393,528	2,525,176	572,824
OPERATING INCOME	(924,861)	(3,098,000)	(1,704,472)	1,393,528	(2,525,176)	572,824
<u>NONOPERATING REVENUES (EXPENSES)</u>						
Debt Proceeds (loan)	-	2,960,000	-	(2,960,000)	166,000	(2,794,000)
Interfund Transfer - In	437,594	570,342	1,704,472	1,134,130	2,359,176	1,788,834
Total Nonoperating Revenues (Expenses)	437,594	3,530,342	1,704,472	(1,825,870)	2,525,176	(1,005,166)
Net Change in Position	\$ (487,267)	\$ 432,342	\$ -	\$ (432,342)	\$ -	\$ (432,342)



Fiscal Year 2022 Staffing Plan

Payroll Benefits

Position	FT/ PT	Annual Hrs	Hrly Rate	Annual Salary	FICA	Retire- ment	Health / Dental / Vision	Life / AD&D / STD/LTD	WC	Total Payroll Cost (1)	
<u>Administration</u>											
Board of Supervisors		N/A	N/A	\$ 24,000	\$ 1,836	\$ -	\$ -	\$ -	\$ -	\$ 25,836	
District Manager	FT	2,080	\$60.00	124,800	9,547	3,744	7,792	1,159	301	147,344	
Assistant District Manager	FT	2,080	\$45.67	95,000	7,268	2,850	7,792	939	229	114,077	
Business Manager	FT	2,080	\$34.99	72,787	5,568	2,184	10,189	939	176	91,842	
Administrative Assistant	FT	2,080	\$16.82	34,976	2,676	1,049	10,189	562	84	49,536	
Receptionist	FT	2,080	\$17.42	36,244	2,773	1,087	10,189	567	88	50,947	
				Subtotal	387,807	29,667	10,914	46,150	4,166	879	479,582
<u>Operations</u>											
Public Works Manager	FT	2,080	\$37.70	78,426	6,000	2,353	10,189	1,001	2,059	100,027	
Natural Resources	FT	2,080	\$21.35	44,401	3,397	1,332	10,189	594	1,166	61,078	
				Subtotal	122,827	9,396	3,685	20,378	1,595	3,224	161,105
<u>P&R / Other</u>											
Parks & Rec - Manager	FT	2,080	\$24.04	50,000	3,825	1,500	10,189	717	1,313	67,543	
Parks & Rec - Landscape	FT	2,080	\$23.54	48,966	3,746	1,469	10,189	717	1,285	66,372	
Parks & Rec - Maintenance	FT	2,080	\$18.36	38,189	2,921	1,146	10,189	606	1,002	54,053	
				Subtotal	137,155	10,492	4,115	30,566	2,039	3,600	187,968
<u>Swimming Pool</u>											
Pool Supervisor	FT	2,080	\$18.95	39,414	3,015	1,182	10,189	606	1,035	55,440	
Pool Attendant	PT	1,040	\$14.28	14,851	1,136	-	-	-	390	16,377	
Pool Attendant	PT	1,040	\$14.28	14,851	1,136	-	-	-	390	16,377	
Pool Attendant	PT	1,040	\$14.28	14,851	1,136	-	-	-	390	16,377	
				Subtotal	83,967	6,424	1,182	10,189	606	2,204	104,572
<u>Utility Services</u>											
Utility Manager	FT	2,080	\$38.95	81,017	6,198	2,431	7,792	1,001	2,033	100,472	
Utility Billing Manager	FT	2,080	\$34.16	71,043	5,435	2,131	7,792	922	1,783	89,105	
Project Specialist	FT	2,080	\$35.43	73,704	5,638	2,211	10,189	934	1,850	94,526	
Data Analyst	FT	2,080	\$19.48	40,509	3,099	1,215	10,189	606	1,017	56,634	
Billing Specialist	FT	2,080	\$22.07	45,906	3,512	1,377	10,189	662	1,152	62,798	
Meter Specialist	FT	2,080	\$20.49	42,627	3,261	1,279	7,792	638	1,070	56,667	
Utility Field Supervisor	FT	2,080	\$28.38	59,022	4,515	1,771	10,189	803	1,481	77,781	
Utility Field Operator	FT	2,080	\$23.12	48,092	3,679	1,443	10,189	693	1,207	65,303	
Utility Field Operator	FT	2,080	\$18.00	37,440	2,864	1,123	10,189	606	940	53,161	
Utility Field Operator	FT	2,080	\$18.36	38,189	2,921	1,146	10,189	606	958	54,009	
Utility Field Operator	FT	2,080	\$19.38	40,310	3,084	1,209	10,189	628	1,012	56,431	
Utility Field Operator	FT	2,080	\$20.37	42,365	3,241	1,271	10,189	628	1,063	58,756	
				Subtotal	620,224	47,447	18,607	115,074	8,727	15,565	825,643
Total				1,351,980	103,426	38,503	222,357	17,133	25,472	1,758,870	
FY2021 Budgeted Total				1,101,409	84,258	29,709	207,146	19,727	43,602	1,485,851	
Difference				\$ 250,571	\$ 19,168	\$ 8,794	\$ 15,211	\$ (2,594)	\$ (18,130)	\$ 273,019	

Notes

- 1.) Total payroll cost includes wage increases and all payroll related benefits.
- 2.) Wage increases include 2% COLA for all staff except District Manager. The increase for the District Manager is 4% per employment agreement.
- 3.) Both a Merit and Market Adjustment Pool was included in the General, Pelican Preserve and Enterprise Funds.
- 4.) Health, Dental, Vision & Life include a 10% increase as a contingency for potential premium increases.



Fiscal Year 2022 Staffing Plan - Allocation %

Position	General Fund						PP		SB	Enterprise Fund		Total
	Admin	Land-scape	Wtr Mgmt	P&R	Swim	Events	Admin	Op	Admin	Admin	Op	
<u>Administration</u>												
Board of Supervisors	50%	0%	0%	0%	0%	0%	10%	0%	0%	40%	0%	100%
District Manager	45%	0%	0%	0%	0%	0%	10%	0%	5%	40%	0%	100%
Assistant District Manager	45%	0%	0%	0%	0%	0%	10%	0%	5%	40%	0%	100%
Business Manager	45%	0%	0%	0%	0%	0%	10%	0%	5%	40%	0%	100%
Administrative Assistant	40%	0%	0%	0%	0%	0%	0%	0%	10%	50%	0%	100%
Receptionist	35%	0%	0%	0%	0%	0%	10%	0%	5%	50%	0%	100%
<u>Operations</u>												
Public Works Manager	20%	20%	20%	20%	2.5%	2.5%	10%	0%	5%	0%	0%	100%
Natural Resources	10%	10%	55%	10%	0.0%	0.0%	0%	5%	5%	5%	0%	100%
<u>P&R / Other</u>												
Parks & Rec - Manager	0%	0%	0%	70%	30%	0%	0%	0%	0%	0%	0%	100%
Parks & Rec - Landscape	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Parks & Rec - Maintenance	0%	0%	0%	50%	0%	0%	0%	0%	0%	0%	50%	100%
<u>Swimming Pool</u>												
Pool Supervisor	0%	0%	0%	10%	90%	0%	0%	0%	0%	0%	0%	100%
Pool Attendant	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%
Pool Attendant	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%
Pool Attendant	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	100%
<u>Utility Services</u>												
Utility Manager	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	90%	100%
Utility Billing Manager	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Project Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	90%	100%
Data Analyst	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Billing Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Meter Specialist	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	90%	100%
Utility Field Supervisor	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%



Capital Improvement Plan - General Fund

Fiscal Year 2021 - 2026

Fund/Department Project Description	Projected FY2021	FY2022 (1)	FY2023	FY2024	FY2025	FY2026	Total	Notes
Administrative								
GIS Mapping	5,000	-	-	-	-	-	5,000	
New ADA Compliant Website	-	8,000	-	-	-	-	8,000	Includes Staff training to stay compliant
Board room renovation and updates	-	20,000	-	-	-	-	20,000	
Vehicle	-	30,000	-	-	-	-	30,000	Replace gator
Administrative Total	5,000	58,000	-	-	-	-	63,000	
Parks & Recreation								
Soccer Park Ballasts Boxes	30,000	60,000	-	-	-	-	90,000	
Gateway Commons Master Plan	-	250,000	-	-	-	-	250,000	10% of projected total cost
Pool Furniture	-	30,000	-	-	-	-	30,000	
Parks & Recreation Total	30,000	340,000	-	-	-	-	370,000	
Landscaping Services (30% Allocation)								
Refurb of Irrigation Zones Ctrl Sys.	-	19,800	19,800	19,800	19,800	19,800	99,000	
Landscaping Services Total	-	19,800	19,800	19,800	19,800	19,800	99,000	
Waterway Management								
Aerators	-	100,000	50,000	50,000	50,000	50,000	300,000	New aeration 47 ponds
Adjustable Weirs	-	500,000	-	-	-	-	500,000	
Master Irrigation Renovation	-	1,000,000	1,000,000	1,000,000	-	-	3,000,000	3 Phases total (all of Gateway)
GIS Stormwater Basin 4&5	-	25,000	25,000	25,000	15,000	15,000	105,000	
Waterway Management Total	-	1,625,000	1,075,000	1,075,000	65,000	65,000	3,905,000	
Total	35,000	2,042,800	1,094,800	1,094,800	84,800	84,800	4,437,000	

Notes

1.) The amounts included in the FY2022 column are the only projects/purchases included in the FY2022 budget. All other columns are placeholders at this point for potential future projects.



Capital Improvement Plan - Enterprise Fund

Fiscal Year 2021 - 2026

Fund/Department Project Description	Projected FY2021	FY2022 (1)	FY2023	FY2024	FY2025	FY2026	Total	Notes
Administrative Services / Other								
Vehicle, Pickup Truck (70% Allocation)	68,000	50,000	-	-	-	-	118,000	Small multi-purpose transit van for FY22
Enterprise Software (work orders / GIS / Asset Management)	-	100,000	-	-	-	-	100,000	
Billing Software	-	-	75,000	-	-	-	75,000	
Diesel fuel tank	-	10,000	-	-	-	-	10,000	Due to increased number of generators
Pole Barn	-	150,000	-	-	-	-	150,000	Per Board Request
Griffin Roundabout	330,524	419,476	-	-	-	-	750,000	
Commerce Lakes Roundabout	750,000	500,000	-	-	-	-	1,250,000	
Access Road	-	250,000	-	-	-	-	250,000	Shared cost with Pelican Preserve
Administrative Total	1,148,524	1,479,476	75,000	-	-	-	2,703,000	
Water								
Insertion Valve	-	125,000	100,000	100,000	-	-	325,000	
Water Sampling Stations	-	8,000	-	-	-	-	8,000	Bacte Sampling for DOH
Water Total	-	133,000	100,000	100,000	-	-	333,000	
Wastewater								
Pump Station Telemetry Equip. Replacement & Upgrade	-	8,000	8,000	8,000	8,000	8,000	40,000	
Liftstation fencing	5,000	17,500	5,000	5,000	5,000	5,000	42,500	Increased FY22 for Stonybrook work
Lift Station Driveways	25,000	30,000	25,000	25,000	-	-	105,000	Increased FY22 for Stonybrook work
Emergency By-Pass Pump - Master Stations	125,000	125,000	125,000	125,000	125,000	125,000	750,000	
Mobile Emergency By-Pass Pump	-	55,000	-	-	-	-	55,000	Arborwood
Wastewater Pump Station Replacement (2/yr.)	130,000	175,000	175,000	140,000	140,000	140,000	900,000	Stonybrook
Lift Station Panels	-	35,000	35,000	-	-	-	70,000	Stonybrook
Wastewater Lift Station Pumps 10HP and 20HP	30,000	45,000	30,000	30,000	30,000	30,000	195,000	
12" FPL By-Pass Force Main	-	200,000	850,000	-	-	-	1,050,000	
Waste Water Total	315,000	690,500	1,253,000	333,000	308,000	308,000	3,207,500	



Capital Improvement Plan - Enterprise Fund

Fiscal Year 2021 - 2026

Fund/Department Project Description	Projected FY2021	FY2022 (1)	FY2023	FY2024	FY2025	FY2026	Total	Notes
Irrigation								
Refurb of Irrigation Zones Ctrl Sys. (70% Alloc.)	-	46,200	46,200	46,200	46,200	46,200	231,000	
Replacement of the Irrigation Sys. High Service Pumps	45,000	10,000	45,000	45,000	45,000	45,000	235,000	Pump
Rehabilitation of Irrigation Ground Water Wells	15,000	-	-	-	-	-	15,000	R&R Item
Generator for Irrigation Pumps	400,000	-	-	-	-	-	400,000	High Service Pump Station
Hawthorne Wells	-	80,000	865,000	-	-	-	945,000	Facilities Plan Item/SRF
12-Inch Irrigation Main (Facilities Item)	-	86,000	840,000	-	-	-	926,000	Facilities Plan Item/SRF
FPL Spray Irrigation System	-	-	-	850,000	-	-	850,000	Facilities Plan Item/SRF
2,000,000 Gallon Storage Tank	-	-	-	580,000	3,000,000	-	3,580,000	Facilities Plan Item/SRF
Irrigation Total	460,000	222,200	1,796,200	1,521,200	3,091,200	91,200	7,182,000	
Total	1,923,524	2,525,176	3,224,200	1,954,200	3,399,200	399,200	13,425,500	

Notes

1.) The amounts included in the FY2022 column are the only projects/purchases included in the FY2022 budget. All other columns are placeholders at this point for potential future projects.