

Gateway Services

Community Development District

Fiscal Year 2023 Preliminary Budget

Version 2

(Approved on June 02, 2022)



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

OPERATING FUNDS

Fund	Fund Description	FY2023	Amended FY 2022	Variance \$ Incr. / (Decr/)	Variance %
001	General Fund	\$4,441,722	\$3,834,649	\$607,073	15.8%
002	Pelican Preserve Fund	\$3,322,561	\$3,498,003	(\$175,442)	-5.0%
004	Stoneybrook Fund	\$532,916	\$567,009	(\$34,093)	-6.0%
005	Towne Lakes Fund	\$6,900	\$6,900	\$0	0.0%
400	Enterprise Fund	\$5,038,655	\$4,776,154	\$262,500	5.5%
Total		\$13,342,753	\$12,682,716	\$660,038	5.2%

DEBT SERVICE FUNDS

Fund	Fund Description	FY2023	Amended FY 2022	Variance \$ Incr. / (Decr/)	Variance %
202	Series 2013 Debt Service Fund (Pelican Preserve)	\$220,525	\$226,825	(\$6,300)	-2.8%
205	Lake Bank Restoration Fund (State Revolving Loans)	\$682,178	\$708,105	(\$25,927)	-3.7%
Total		\$902,703	\$934,930	(\$32,227)	-6.4%

CAPITAL PROJECT FUNDS

Fund	Fund Description	FY2023	Amended FY 2022	Variance \$ Incr. / (Decr/)	Variance %
300	General Fund	\$2,977,000	\$3,601,750	(\$624,750)	-17.3%
006	Lake Bank Restoration Fund	\$3,600,000	\$3,600,000	\$0	0.0%
301	Enterprise Fund	\$4,912,200	\$2,525,176	\$2,387,024	94.5%
Total		\$11,489,200	\$9,726,926	\$1,762,274	18.1%



Fiscal Year 2023 Assessment Chart (Breakdown by Category)

Gateway - Area 1 & 2 (General Fund Only)

Amount Per Category						
Assessment Category	Roadway	Water Management	Admin / Park & Rec	Annual Assessment	# of Units	Assessment Per Unit(s)
Single Family	\$1,061,203.52	\$761,058.86	\$1,269,987.72	\$3,092,250.10	4,127	\$749.27
Multi Family	\$139,666.87	\$88,948.30	\$273,876.68	\$502,491.85	890	\$564.60
Golf Course	\$17,376.18	\$65,387.85	\$307.73	\$83,071.76	1	\$83,071.76
Commercial Totals	\$480,036.48	\$189,191.89	\$56,313.97	\$725,542.34	1	\$725,542.34
Total	\$1,698,283.05	\$1,104,586.91	\$1,600,486.10	\$4,403,356.05		

Amount Per Unit						
Assessment Category	Roadway	Water Management	Admin / Park & Rec	Annual Assessment	# of Units	Total Assessment
Single Family	\$257.14	\$184.41	\$307.73	\$749.27	4,127	\$3,092,250.10
Multi Family	\$156.93	\$99.94	\$307.73	\$564.60	890	\$502,491.85
Golf Course	\$17,376.18	\$65,387.85	\$307.73	\$83,071.76	1	\$83,071.76
Commercial Totals	\$480,036.48	\$189,191.89	\$56,313.97	\$725,542.34	1	\$725,542.34
					Total	\$4,403,356.05



Fiscal Year 2023 Assessment Chart (Breakdown by Fund)

Gateway - Area 1 & 2 (All Funds)

Assessment Category	Amount Per Fund				Total FY2023	Total FY2022	Net Change	% Change
	General Fund	Stoney-Brook	Towne Center	Lake Bank				
Residential (Per Unit)								
Single Family	\$749.27	\$0.00	\$0.00	\$97.50	\$846.77	\$744.21	\$102.56	13.78%
Multi Family	\$564.60	\$0.00	\$0.00	\$97.50	\$662.10	\$588.53	\$73.56	12.50%
Stoneybrook Inside Gate	\$749.27	\$713.52	\$0.00	\$97.50	\$1,560.29	\$1,452.60	\$107.69	7.41%
Commercial (Total)								
Commercial	\$637,043.06	\$0.00	\$0.00	\$97,686.98	\$734,730.04	\$630,592.43	\$104,137.61	16.51%
Unplatted Commercial	\$7,700.39	\$0.00	\$0.00	\$1,770.57	\$9,470.96	\$8,758.36	\$712.60	8.14%
Town Lakes Commercial	\$80,798.89	\$0.00	\$7,188.00	\$7,794.61	\$95,781.50	\$80,651.48	\$15,130.02	18.76%
Golf Course	\$83,071.76	\$0.00	\$0.00	\$21,820.16	\$104,891.92	\$95,660.14	\$9,231.78	9.65%



Fiscal Year 2023 Assessment Chart (Breakdown by Category)
 Pelican Preserve Fund (002) - (Operations & Maintenance Only)

Assessment Category	Amount Per Category (1)				Annual Assessment	# of Units	Assessment Per Unit(s)
	Water Management	Admin	HOA Inside	HOA Outside			
Inside							
Golf Course	\$153,509.90	\$147,689.02	\$63,134.31	\$7,709.05	\$372,042.29	256.02	\$1,453.18
Multi Family	\$122,199.18	\$483,296.64	\$206,600.32	\$25,227.06	\$837,323.21	830.00	\$1,008.82
Single Family	\$476,811.01	\$971,251.57	\$415,191.97	\$50,697.28	\$1,913,951.84	1,668.00	\$1,147.45
Subtotal	\$752,520.09	\$1,602,237.24	\$684,926.61	\$83,633.40	\$3,123,317.33	2,754.02	
Outside							
Unplatted Commercial - West of Treeline	\$0.00	\$7,360.80	\$0.00	\$384.22	\$7,745.02	12.76	\$606.98
Platted - Winn Dixie	\$34,555.62	\$26,705.40	\$0.00	\$1,393.97	\$62,654.98	46.29	\$1,353.41
Platted - 7-11 Gas	\$2,257.99	\$1,130.66	\$0.00	\$59.02	\$3,447.66	1.96	\$1,759.01
Unplatted - Shoppes at Pelican Preserve	\$590.98	\$588.40	\$0.00	\$30.71	\$1,210.10	1.02	\$1,186.37
Platted - Pelican Preserve Dental	\$1,951.35	\$1,615.22	\$0.00	\$84.31	\$3,650.88	2.80	\$1,303.89
Platted - Walgreens	\$4,122.92	\$5,564.44	\$0.00	\$290.45	\$9,977.82	9.65	\$1,034.40
Platted - Strip Center	\$17,885.51	\$11,889.96	\$0.00	\$620.63	\$30,396.11	20.61	\$1,474.73
Platted - Vacant	\$687.99	\$4,113.05	\$0.00	\$214.69	\$5,015.73	7.13	\$703.47
Platted - Car Wash	\$689.11	\$2,038.26	\$0.00	\$106.39	\$2,833.75	3.53	\$802.01
Platted - CubeSmart Storage	\$4,567.83	\$36,619.40	\$0.00	\$1,911.46	\$43,098.69	63.48	\$678.93
WCI Platted Residential - C5 - West of Treeline	\$33,295.60	\$96,913.35	\$0.00	\$5,058.67	\$135,267.62	168.00	\$805.16
Unplatted - Recreational Vehicle Storage	\$0.00	\$1,078.74	\$0.00	\$56.31	\$1,135.05	1.87	\$606.98
Subtotal	\$100,604.91	\$195,617.67	\$0.00	\$10,210.83	\$306,433.41	339.10	
Total	\$853,125.00	\$1,797,854.91	\$684,926.61	\$93,844.23	\$3,429,750.74	3,093.12	

(1) This chart does not include the Series 2013 Debt Service assessment. See page 36 for further information.



Fiscal Year 2023 Assessment Chart (Breakdown by Category)
 Pelican Preserve Fund (002) - (Operations & Maintenance Only)

Assessment Category	Amount Per Unit **				Annual Assessment	# of Units	Assessment Per Unit(s)
	Water Management	Admin	HOA Inside	HOA Outside			
Inside							
Golf Course	\$599.60	\$576.87	\$246.60	\$30.11	\$1,453.18	256.02	\$372,042.29
Multi Family	\$147.23	\$582.29	\$248.92	\$30.39	\$1,008.82	830.00	\$837,323.21
Single Family	\$285.86	\$582.29	\$248.92	\$30.39	\$1,147.45	1,668.00	\$1,913,951.84
					Subtotal	2,754.02	\$3,123,317.33
Outside							
Unplatted Commercial - West of Treeline	\$0.00	\$576.87	\$0.00	\$30.11	\$606.98	12.76	\$7,745.02
Platted - Winn Dixie	\$746.44	\$576.87	\$0.00	\$30.11	\$1,353.41	46.29	\$62,654.98
Platted - 7-11 Gas	\$1,152.04	\$576.87	\$0.00	\$30.11	\$1,759.01	1.96	\$3,447.66
Unplatted - Shoppes at Pelican Preserve	\$579.39	\$576.87	\$0.00	\$30.11	\$1,186.37	1.02	\$1,210.10
Platted - Pelican Preserve Dental	\$696.91	\$576.87	\$0.00	\$30.11	\$1,303.89	2.80	\$3,650.88
Platted - Walgreens	\$427.42	\$576.87	\$0.00	\$30.11	\$1,034.40	9.65	\$9,977.82
Platted - Strip Center	\$867.75	\$576.87	\$0.00	\$30.11	\$1,474.73	20.61	\$30,396.11
Platted - Vacant	\$96.49	\$576.87	\$0.00	\$30.11	\$703.47	7.13	\$5,015.73
Platted - Car Wash	\$195.03	\$576.87	\$0.00	\$30.11	\$802.01	3.53	\$2,833.75
Platted - CubeSmart Storage	\$71.96	\$576.87	\$0.00	\$30.11	\$678.93	63.48	\$43,098.69
WCI Platted Residential - C5 - West of Treeline	\$198.19	\$576.87	\$0.00	\$30.11	\$805.16	168.00	\$135,267.62
Unplatted - Recreational Vehicle Storage	\$0.00	\$576.87	\$0.00	\$30.11	\$606.98	1.87	\$1,135.05
					Subtotal	339.10	\$306,433.41
					Total	3,093.12	\$3,429,750.74

(1) This chart does not include the Series 2013 Debt Service assessment. See page 36 for further information.



Fiscal Year 2023 Assessment Chart (Summary)
 Pelican Preserve Fund (002) - (Operations & Maintenance Only)

	Units	Total O&M Assessment (1)			% Chg
		FY 2023	FY 2022	Difference	
Inside					
Golf Course	256.02	\$372,042	\$360,223	\$11,819	3.3%
Vacant Residential	0.00	\$0	\$4,587	(\$4,587)	-100.0%
Multi Family (2)	830.00	\$837,323	\$729,016	\$108,307	14.9%
Single Family (2)	1,668.00	\$1,913,952	\$1,783,606	\$130,346	7.3%
Subtotal	2,754.02	\$3,123,317	\$2,877,432	\$245,885	8.5%
Outside					
Unplatted Commercial - West of Treeline	12.76	\$7,745	\$3,263	\$4,482.28	137.4%
Platted - Winn Dixie	46.29	\$62,655	\$11,837	\$50,817.59	429.3%
Platted - 7-11 Gas	1.96	\$3,448	\$501	\$2,946.49	587.9%
Unplatted - Shoppes at Pelican Preserve	1.02	\$1,210	\$0	\$1,210.10	n/a
Platted - Pelican Preserve Dental	2.80	\$3,651	\$0	\$3,650.88	n/a
Platted - Walgreens	9.65	\$9,978	\$7,001	\$2,977.14	42.5%
Platted - Strip Center	20.61	\$30,396	\$24,940	\$5,456.17	21.9%
Platted - Vacant	7.13	\$5,016	\$2,580	\$2,435.97	94.4%
Platted - Car Wash	3.53	\$2,834	\$1,661	\$1,172.44	70.6%
Platted - CubeSmart Storage	63.48	\$43,099	\$21,255	\$21,843.35	102.8%
WCI Platted Residential - C5 - West of Treeline	168.00	\$135,268	\$4,720	\$130,547.40	2765.7%
Unplatted - Recreational Vehicle Storage	1.87	\$1,135	\$0	\$1,135.05	n/a
Subtotal	339.10	\$306,433	\$77,759	\$228,675	294.1%
Total	3,093.12	\$3,429,751	\$2,955,191	\$474,560	16.1%

(1) This chart does not include the Series 2013 Debt Service assessment. See page 36 for further information.

(2) See chart below for the Per Unit O&M Assessment Amount.

Type	Total O&M Assessment Per Unit			
	FY 2023	FY 2022	Difference	Change
Multi Family	\$1,008.82	\$913.55	\$95.27	10.4%
Single Family	\$1,147.45	\$1,069.31	\$78.14	7.3%



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021	Amended FY 2022	FY 2023 Budget	FY 2023 Budget	(FY23 Bud vs FY22 Bud)		Notes
	Actual	Budget	Version 1	Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Special Assessment Levy	\$3,464,918	\$3,761,822	\$4,134,318	\$4,403,356	\$ 372,495	\$ 641,534	
Special Assessment Levy (Discounts)	(136,354)	(150,473)	(165,373)	(176,134)	(14,900)	(25,661)	
Soccer Park Use	43,942	45,000	45,000	45,000	-	-	
Dog Park Revenues	5,822	5,800	7,000	7,000	1,200	1,200	
Miscellaneous Revenues	21,118	7,500	7,500	7,500	-	-	
Interest Income	13,566	15,000	5,000	5,000	(10,000)	(10,000)	Reduced budget due to current market conditions
Stormwater/Road Review Fees	30,672	-	-	-	-	-	
Insurance Reimbursements	4,966	-	-	-	-	-	
TOTAL REVENUES	3,448,649	3,684,649	4,033,445	4,291,722	348,796	607,073	
EXPENDITURES							
ADMINISTRATIVE SERVICES							
Supervisor Fees	7,101	12,000	12,000	12,000	-	-	
Payroll Taxes	543	918	918	918	-	-	
Management & Accounting Services	22,349	22,613	23,490	23,490	(878)	(878)	
Engineering Fees	16,596	9,990	9,990	9,990	-	-	
Attorney Fees	12,027	12,150	12,150	12,150	-	-	
Audit Fees	4,735	5,535	5,535	5,535	-	-	
Public Officials Insurance	1,483	2,795	2,808	2,808	(13)	(13)	
Legal Advertising	2,156	3,105	4,050	4,050	(945)	(945)	
Annual Filing Fee	47	47	54	54	(7)	(7)	
Total Administrative Services	67,037	69,153	70,995	70,995	(1,842)	(1,842)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
OPERATIONAL ADMIN SERVICES							
Payroll - Salaries	145,278	178,465	253,787	246,912	(75,321)	(68,447)	
District Manager (50%)	70,200						
Assistant District Manager (50%)	52,510						
Contracts Manager/PIO (50%)	32,500						
Administrative Assistant (40%)	16,440						
Office Administrator (35%)	15,142						
Public Works Director (20%)	20,000						
Stormwater Specialist (10%)	5,624						
Stormwater Intern (10%)	3,413						
Recreation Manager (15%)	8,424						
(4) Recreation Maintenance (15%)	22,659						
Subtotal	246,912						
Payroll Taxes	10,740	13,653	19,415	18,889	(5,762)	(5,236)	
Retirement Benefits	4,272	5,354	7,614	7,407	(2,260)	(2,053)	
Health and Life Insurance	15,220	24,345	32,609	29,760	(8,263)	(5,415)	
Workers Compensation	570	911	2,258	2,029	(1,347)	(1,119)	
Payroll Market Adjustments	-	40,500	14,850	14,850	25,650	25,650	
Payroll Merit Pool	-	5,979	12,150	16,200	(6,171)	(10,221)	
Payroll Staff Bonuses	-	-	13,500	9,450	(13,500)	(9,450)	
Payroll Fees	2,578	2,241	3,510	3,510	(1,269)	(1,269)	
Professional Fees	2,084	2,025	21,600	21,600	(19,575)	(19,575)	
Professional Fees - HR fees	1,746	2,295	2,430	2,430	(135)	(135)	
Telephone	1,927	324	324	324	-	-	
Cell Phone	4,046	4,050	5,130	5,130	(1,080)	(1,080)	
Internet Fiber Service	440	1,080	1,080	1,080	-	-	
Postage	3,311	945	945	945	-	-	
Meeting Agendas & Minutes Prep.	-	2,160	2,160	2,160	-	-	
Building Utilities - Electricity	2,357	2,700	3,240	3,240	(540)	(540)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021	Amended FY 2022	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
	Actual	Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
OPERATIONAL ADMIN SERVICES (Continued)							
Building Utilities - Water/Sewer	-	1,890	1,890	1,890	-	-	
Building Utilities - Other	4,261	2,565	2,700	2,700	(135)	(135)	
Rentals & Leases	2,641	2,720	3,240	3,240	(520)	(520)	
Insurance (Liability, Auto, Property)	6,423	11,707	10,260	10,260	1,447	1,447	
Building Maintenance & Repairs	5,211	7,830	10,800	10,800	(2,970)	(2,970)	
Vehicle Maintenance	4,682	6,750	6,750	6,750	-	-	
Vehicle Operations	5,057	6,750	8,100	8,100	(1,350)	(1,350)	
Team Events	182	864	1,080	1,080	(216)	(216)	
Printing	37	2,295	2,430	2,430	(135)	(135)	
Dues, Licenses, Subscriptions	318	1,134	1,350	1,350	(216)	(216)	
Office Supplies	1,329	3,375	4,050	4,050	(675)	(675)	
Computer Support	10,949	8,100	8,100	8,100	-	-	
Computer Equipment & Peripherals	3,134	4,050	4,050	4,050	-	-	
Software License Fees and Renewals	-	5,940	8,100	8,100	(2,160)	(2,160)	
Document Management	104	2,160	2,160	2,160	-	-	
Website & Newsletter	-	4,050	4,050	4,050	-	-	
Team Uniforms	381	810	1,080	1,080	(270)	(270)	
Safety Equipment	315	540	540	540	-	-	
Boot allowance	-	-	621	621	(621)	(621)	
Training & Education	345	405	1,350	1,350	(945)	(945)	
Training HR	4	270	270	270	-	-	
Team Safety Training	24	405	405	405	-	-	
Operating Supplies	2,349	2,700	4,050	4,050	(1,350)	(1,350)	
Total Operational Admin Services	242,314	364,336	484,027	473,343	(119,690)	(109,006)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
LANDSCAPE SERVICES							
Payroll - Salaries	65,283	68,863	150,456	150,456	(81,593)	(81,593)	
Public Works Director (20%)	20,000						
Stormwater Specialist (10%)	5,624						
Stormwater Intern (10%)	3,413						
Recreation Manager (30%)	16,848						
Parks & Rec - Landscape (95%)	47,760						
(4) Recreation Maintenance (30%)	45,318						
Electrician (15%)	11,493						
Subtotal	150,456						
Payroll Taxes	4,702	5,268	11,510	11,510	(6,242)	(6,242)	
Retirement Benefits	1,266	2,066	4,514	4,514	(2,448)	(2,448)	
Health and Life Insurance	6,151	14,216	28,437	28,366	(14,221)	(14,150)	
Workers Compensation	840	1,808	3,936	3,936	(2,129)	(2,129)	
Licenses, Training	-	300	1,000	1,000	(700)	(700)	
Contractual Services - Landscaping	565,247	552,237	576,000	576,000	(23,763)	(23,763)	
Landscape Mulch	-	65,000	65,000	65,000	-	-	
Tree Trimming Services	84,767	60,000	60,000	60,000	-	-	
Irrigation Repairs & Maintenance	17,254	30,000	30,000	-	-	30,000	
Plant Replacement Program	4,578	121,000	130,000	130,000	(9,000)	(9,000)	
Tree Replacement Program - Gateway Blvd	-	75,000	75,000	75,000	-	-	
Tree/Limb Removal	-	30,000	30,000	30,000	-	-	
Contractual Services - Arborist	-	-	25,000	25,000	(25,000)	(25,000)	
Utility Fees (water)	43,305	48,000	48,000	48,000	-	-	
Insurance	1,764	2,508	2,600	2,600	(92)	(92)	
Total Landscape Services	795,158	1,076,266	1,241,452	1,211,382	(165,187)	(135,116)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
WATERWAY MGMT SERVICES							
Payroll - Salaries	41,468	40,106	69,703	74,221	(29,597)	(34,115)	
Public Works Director (20%)	20,000						
Stormwater Specialist (60%)	33,746						
Stormwater Intern (60%)	20,475						
Subtotal	74,221						
Payroll Taxes	2,882	3,068	5,332	5,678	(2,264)	(2,610)	
Retirement Benefits	1,217	1,203	2,091	2,227	(888)	(1,024)	
Health and Life Insurance	14,183	8,168	8,544	9,397	(376)	(1,229)	
Workers Compensation	1,286	1,053	1,830	1,948	(777)	(895)	
Licenses, Training	219	650	1,000	1,000	(350)	(350)	
Education / Training	500	1,500	1,500	1,500	-	-	
Engineering Fees	1,211	35,000	35,000	35,000	-	-	
Attorney Fees	4,954	15,000	25,000	25,000	(10,000)	(10,000)	
Insurance	882	1,630	1,700	1,700	(70)	(70)	
Lake Maintenance	170,635	215,000	215,000	215,000	-	-	
Annual Inspections	-	12,500	12,500	12,500	-	-	
Wetland Maintenance	86,563	110,000	110,000	110,000	-	-	
Wetland Plantings	4,777	10,000	10,000	10,000	-	-	
Disposal	5,132	5,000	5,000	5,000	-	-	
NPDES Compliance	560	3,200	3,500	3,500	(300)	(300)	
Stormwater Pipe Video Inspections	-	50,000	50,000	50,000	-	-	
Stormwater System Repair and Maintenance	123,311	-	-	-	-	-	
Stormwater System Pipe&Catch Basin Cleaning	406,738	132,350	140,000	140,000	(7,650)	(7,650)	
Stormwater Management Plan	45,689	-	-	-	-	-	
Stormwater Basin/Valley Gutter Repair	10,500	-	25,000	25,000	(25,000)	(25,000)	
Water Quality Testing	16,499	40,000	40,000	40,000	-	-	
Cell Service for Data Loggers	3,000	6,000	6,000	6,000	-	-	
Maintenance for Data Loggers	5,800	7,500	7,500	7,500	-	-	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021	Amended FY 2022	FY 2023 Budget	FY 2023 Budget	(FY23 Bud vs FY22 Bud)		Notes
	Actual	Budget	Version 1	Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
WATERWAY MGMT SERVICES (Continued)							
Repairs & Maintenance	15,000	7,500	7,500	7,500	-	-	
Pond Bank Annual Maintenance	72,726	-	-	-	-	-	
Littoral Maintenance	14,538	25,000	25,000	25,000	-	-	
Littoral Maintenance In Excess of D.O.	39,800	50,000	50,000	50,000	-	-	
Conveyance Maintenance	3,150	-	-	-	-	-	
Aerators - Maintenance	41,071	50,000	50,000	50,000	-	-	
Aerators - R&M	-	25,000	25,000	25,000	-	-	
Aerators Electrical Repairs	-	50,000	50,000	50,000	-	-	
Drone Equipment & Training	2,025	-	-	-	-	-	
Utilities - Aerators Electric Service	12,643	6,500	6,500	8,645	-	(2,145)	
Total Waterway Management Services	1,148,960	912,928	990,200	998,316	(77,272)	(85,388)	
PARKS & RECREATION							
Payroll - Salaries	52,265	82,424	78,143	78,143	4,281	4,281	
Public Works Director (20%)	20,000						
Stormwater Specialist (10%)	5,624						
Stormwater Intern (10%)	3,413						
Recreation Manager (20%)	11,232						
(4) Recreation Maintenance (20%)	30,212						
Electrician (10%)	7,662						
Subtotal	78,143						
Payroll Taxes	3,686	6,305	5,978	5,978	327	327	
Retirement Benefits	1,045	2,473	2,344	2,344	129	129	
Health and Life Insurance	7,133	18,270	13,190	13,119	5,080	5,151	
Workers Compensation	768	2,200	2,042	2,042	158	158	
Education / Training	5	1,000	2,000	2,000	(1,000)	(1,000)	
Attorney Fees	2,490	2,500	3,000	3,000	(500)	(500)	
Utility Services - Other	5,283	6,300	6,300	6,300	-	-	
Utility Services - Electricity	13,332	55,000	55,000	55,000	-	-	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
PARKS & RECREATION (Continued)							
Utility Services - Irrigation	15,679	12,000	12,000	12,000	-	-	
Insurance	4,495	7,643	7,700	7,700	(57)	(57)	
Contractual Serv-Landscaping (Soccer Complex)	110,555	107,707	113,000	113,000	(5,293)	(5,293)	
Contractual Serv-Landscaping (Dog Park)	-	1,943	2,200	2,200	(257)	(257)	
Contractual Serv-Landscaping (Fun Park)	9,387	9,526	10,000	10,000	(474)	(474)	
Irrigation Maint. /Repairs Soccer Park	1,623	7,500	7,500	-	-	7,500	
Plant Replacement Program	-	1,000	1,000	1,000	-	-	
Soccer Complex Janitorial Service	12,600	12,600	16,000	16,000	(3,400)	(3,400)	
Signage	420	1,000	2,000	2,000	(1,000)	(1,000)	
Dog Park	106	-	-	-	-	-	
Sod Installation - Dog Park	18,835	25,000	25,000	25,000	-	-	
Sod Replacement - Soccer Field	21,163	30,000	30,000	30,000	-	-	
Plant Replacement Program - Dog Park	-	-	-	-	-	-	
Irrigation Maintenance and Repairs - Dog park	-	1,000	1,000	-	-	1,000	
Maintenance & Repairs	18,241	-	-	-	-	-	
R&M Parks & Rec	-	30,000	50,000	50,000	(20,000)	(20,000)	
Tools for Maintenance	739	2,500	4,000	4,000	(1,500)	(1,500)	
Rec Center Planning	10,575	-	-	-	-	-	
Total Parks & Recreation	310,424	425,891	449,398	440,827	(23,507)	(14,936)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
SWIMMING POOL							
Payroll - Salaries	86,491	96,987	43,944	43,944	53,043	53,043	
Public Works Director (2.5%)	2,500						
Recreation Manager (20%)	11,232						
(4) Recreation Maintenance (20%)	30,212						
Subtotal	43,944						
Payroll Taxes	5,819	7,419	3,362	3,362	4,058	4,058	
Retirement Benefits	227	1,573	1,318	1,318	255	255	
Health and Life Insurance	11,906	13,266	8,943	8,925	4,324	4,342	
Workers Compensation	1,632	2,546	1,154	1,154	1,392	1,392	
Training & Education	-	500	1,000	1,000	(500)	(500)	
Dues, Licenses, Subscriptions	375	250	500	500	(250)	(250)	
Attorney Fees	-	1,000	1,000	1,000	-	-	
Telephone/Fax/Internet Services	1,638	1,500	1,500	1,500	-	-	
Utility Services - Electricity	8,867	10,500	11,000	11,000	(500)	(500)	
Utility Services - Irrigation	13,081	7,000	7,000	7,000	-	-	
Utility Services - Waste Pro	713	-	-	-	-	-	
Utility Services - Other	-	2,400	2,400	2,400	-	-	
Insurance	4,495	7,643	7,700	7,700	(57)	(57)	
Contractual Services - Landscaping	16,094	18,122	19,000	19,000	(878)	(878)	
Maintenance & Repairs	22,747	50,000	65,000	65,000	(15,000)	(15,000)	
Operating Supplies	4,051	12,000	13,500	13,500	(1,500)	(1,500)	
Safety Equipment and Lane Lines	1,944	2,500	2,500	2,500	-	-	
Pool Filter Room Equipment and supplies	10,515	15,000	-	-	15,000	15,000	
Stenner Pump and Parts Replacement	1,323	1,000	1,500	1,500	(500)	(500)	
Wading Pool Filter Housing Replacment	365	1,200	1,500	1,500	(300)	(300)	
Pool Chemicals	12,997	15,000	15,000	15,000	-	-	
Propane/ Natural Gas	9,011	20,000	23,000	23,000	(3,000)	(3,000)	
Total Swimming Pool	214,288	287,407	231,820	231,803	55,586	55,604	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
SPECIAL EVENTS							
Payroll - Salaries	2,237	1,961	33,583	33,583	(31,622)	(31,622)	
Public Works Director (2.5%)	2,500						
Recreation Manager (15%)	8,424						
(4) Recreation Maintenance (15%)	22,659						
Subtotal	33,583						
Payroll Taxes	137	150	2,569	2,569	(2,419)	(2,419)	
Retirement Benefits	54	59	1,007	1,007	(949)	(949)	
Health and Life Insurance	219	280	6,778	6,760	(6,498)	(6,481)	
Workers Compensation	114	51	882	882	(830)	(830)	
General District Events	1,200	10,000	30,000	30,000	(20,000)	(20,000)	
Holiday Lighting & Decorations	10,437	12,000	15,000	15,000	(3,000)	(3,000)	
Insurance	481	818	1,000	1,000	(182)	(182)	
Total Special Events	14,880	25,319	90,819	90,802	(65,501)	(65,483)	
STREET LIGHTING SERVICES							
Electricity	32,167	34,311	40,500	40,500	(6,189)	(6,189)	
Insurance	4,331	7,365	7,500	7,500	(135)	(135)	
Maintenance & Repairs	25,685	30,000	35,000	35,000	(5,000)	(5,000)	
Total Street Lighting Services	62,184	71,676	83,000	83,000	(11,324)	(11,324)	
ROADWAY / SIDEWALK SERVICES							
Maintenance & Repairs	24,682	-	-	-	-	-	
Street Sweeping Services	7,850	15,000	16,500	16,500	(1,500)	(1,500)	
Road Turn Over Lights, Signs, Drainage	126	12,500	12,500	12,500	-	-	
R&M ADA Sidewalk Compliance	-	5,000	5,000	5,000	-	-	
Maintenance & Repairs - Sidewalks	150,729	-	-	-	-	-	
Street Cameras	-	25,000	25,000	25,000	-	-	
Engineering Fees	166	1,500	1,500	1,500	-	-	
Attorney Fees	150	2,500	2,500	2,500	-	-	
Total Roadway Services	183,703	61,500	63,000	63,000	(1,500)	(1,500)	



Fiscal Year 2023 Operating Budget -- General Fund (001)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
PUBLIC SAFETY SERVICES							
Contractual Services - Sheriff's Office	33,404	50,000	50,000	150,000	-	(100,000)	
Engineering Fees	-	1,000	1,000	1,000	-	-	
Attorney Fees	-	1,000	1,000	1,000	-	-	
Total Public Safety Services	33,404	52,000	52,000	152,000	-	(100,000)	
DEBT SERVICE PAYMENTS							
Interest Payment	-	57,503	10,564	10,086	46,939	47,417	
Total Debt Service Payments	-	57,503	10,564	10,086	46,939	47,417	
OTHER FEES AND CHARGES							
Professional Fees	517	30,000	3,500	-	26,500	30,000	
Misc. Contingency (Board/Resident requests)	-	100,000	100,000	100,000	-	-	
Miscellaneous Collection Fees	7,632	21,671	12,670	12,670	9,001	9,001	
ProfServ-Assessment Methodology	3,500	-	-	3,500	-	(3,500)	
Reserve - Capital Program	-	279,000	300,000	500,000	(21,000)	(221,000)	
Total Other Fees & Charges	11,649	430,671	416,170	616,170	14,501	(185,499)	
TOTAL EXPENDITURES	3,084,002	3,834,649	4,183,445	4,441,722	(348,796)	(607,073)	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 364,648	\$ (150,000)	\$ (150,000)	\$ (150,000)	\$ 0	\$ -	
OTHER FINANCING SOURCES (USES)							
Transfers - Out	(284,669)	-	(0)	(0)	(0)	(0)	
Transfers - In	22	150,000	150,000	150,000	-	-	
Use of Fund Balance	-	-	-	-	-	-	
Total Other Financing Sources (Uses)	(284,647)	150,000	150,000	150,000	(0)	(0)	
NET CHANGE IN FUND BALANCE	\$ 80,001	\$ -	\$ -	\$ -	\$ (0)	\$ (0)	



Fiscal Year 2023 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Special Assessment Levy	\$ 915,809	\$ 1,037,553	\$ 1,928,682	\$ 2,270,772	\$ 891,129	\$ 1,233,219	
Special Assessment Levy - HOA Agreement	1,583,640	1,537,429	778,771	778,771	(758,658)	(758,658)	
Special Assessment Levy - Reserves	276,833	380,208	380,208	380,208	0	0	
Special Assessment Levy (Discounts)	(101,920)	(118,207)	(123,506)	(137,190)	(5,299)	(18,983)	
Fire Impact Fees	-	25,000	25,000	25,000	-	-	
Interest Earnings	18,416	27,000	5,000	5,000	(22,000)	(22,000)	
TOTAL REVENUES	2,692,777	2,888,983	2,994,154	3,322,561	105,171	433,578	
EXPENDITURES							
ADMINISTRATIVE SERVICES							
Supervisor Fees	3,682	2,400	2,400	2,400	-	-	
Payroll Taxes	282	184	184	184	-	-	
Management & Accounting Services	11,588	11,725	12,180	12,180	(455)	(455)	
Engineering Fees	8,605	5,180	5,180	5,180	-	-	
Attorney Fees	6,236	6,300	6,300	6,300	-	-	
Audit Fees	2,455	2,870	2,870	2,870	-	-	
Public Officials Insurance	769	1,449	1,456	1,456	(7)	(7)	
Legal Advertising	1,470	1,610	2,100	2,100	(490)	(490)	
Annual Filing Fee	25	25	28	28	(4)	(4)	
Total Administrative Services	35,111	31,743	32,698	32,698	(955)	(955)	
OPERATIONAL ADMIN SERVICES							
Payroll - Salaries	34,328	40,726	46,743	45,368	(6,017)	(4,642)	
District Manager (10%)	14,040						
Assistant District Manager (10%)	10,502						
Contracts Manager/PIO (10%)	6,500						
Administrative Assistant (10%)	4,326						
Public Works Director (10%)	10,000						
Subtotal	45,368						



Fiscal Year 2023 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2021	Amended FY 2022	FY 2023 Budget	FY 2023 Budget	(FY23 Bud vs FY22 Bud)		Notes
	Actual	Budget	Version 1	Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
OPERATIONAL ADMIN SERVICES (Continued)							
Payroll Taxes	2,468	3,116	3,576	3,471	(460)	(355)	
Retirement Benefits	1,007	1,222	1,402	1,361	(180)	(139)	
Health and Life Insurance	4,120	5,076	5,156	4,530	(80)	546	
Workers Compensation	160	285	394	348	(109)	(63)	
Payroll Market Adjustments	-	21,000	7,700	7,700	13,300	13,300	
Payroll Merit Pool	-	3,100	6,300	8,400	(3,200)	(5,300)	
Payroll Staff Bonuses	-	-	7,000	4,900	(7,000)	(4,900)	
Payroll Fees	1,336	1,162	1,820	1,820	(658)	(658)	
Professional Fees	1,081	1,050	11,200	11,200	(10,150)	(10,150)	
Professional Fees - HR fees	648	1,190	1,260	1,260	(70)	(70)	
Telephone	999	168	168	168	-	-	
Cell Phone	2,072	2,100	2,660	2,660	(560)	(560)	
Internet Fiber Service	228	560	560	560	-	-	
Postage	1,716	490	490	490	-	-	
Meeting Agendas & Minutes Prep.	-	1,120	1,120	1,120	-	-	
Building Utilities - Electricity	1,208	1,400	1,680	1,680	(280)	(280)	
Building Utilities - Water/Sewer	-	980	980	980	-	-	
Building Utilities - Other	2,269	1,330	1,400	1,400	(70)	(70)	
Rentals & Leases	1,369	1,410	1,680	1,680	(270)	(270)	
Insurance (Liability, Auto, Property)	3,331	6,070	5,320	5,320	750	750	
Building Maintenance & Repairs	2,702	4,060	5,600	5,600	(1,540)	(1,540)	
Vehicle Maintenance	2,387	3,500	3,500	3,500	-	-	
Vehicle Operations	2,628	3,500	4,200	4,200	(700)	(700)	
Team Events	94	448	560	560	(112)	(112)	
Printing	19	1,190	1,260	1,260	(70)	(70)	
Dues, Licenses, Subscriptions	165	588	700	700	(112)	(112)	
Office Supplies	691	1,750	2,100	2,100	(350)	(350)	
Computer Support	5,677	4,200	4,200	4,200	-	-	
Computer Equipment & Peripherals	1,625	2,100	2,100	2,100	-	-	
Software License Fees and Renewals	-	3,850	4,200	4,200	(350)	(350)	
Document Management	54	1,120	1,120	1,120	-	-	



Fiscal Year 2023 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
OPERATIONAL ADMIN SERVICES (Continued)							
Website & Newsletter	-	2,100	2,100	2,100	-	-	
Team Uniforms	198	420	560	560	(140)	(140)	
Safety Equipment	132	280	280	280	-	-	
Boot allowance	-	-	322	322	(322)	(322)	
Training & Education	179	210	700	700	(490)	(490)	
Training HR	2	140	140	140	-	-	
Team Safety Training	12	210	210	210	-	-	
Operating Supplies	1,218	1,400	2,100	2,100	(700)	(700)	
Total Operational Admin Services	76,123	124,621	144,561	142,368	(19,940)	(17,747)	
OPERATING EXPENSES							
Payroll - Salaries	2,370	2,220	7,032	7,032	(4,812)	(4,812)	
Stormwater Specialist (5%)	2,812						
Stormwater Intern (5%)	1,706						
Parks & Rec - Landscape (5%)	2,514						
Subtotal	7,032						
Payroll Taxes	179	170	538	538	(368)	(368)	
Retirement Benefits	71	67	211	211	(144)	(144)	
Health and Life Insurance	495	539	1,115	1,150	(576)	(611)	
Workers Compensation	39	58	185	185	(127)	(127)	
Project Management (Outsourced)	-	-	15,360	-	(15,360)	-	
Engineering Fees	24,850	19,000	12,000	19,000	7,000	-	
Contracts-Security Services	-	397,820	413,733	397,820	(15,913)	-	
Trustees Fees	4,148	4,148	4,148	4,150	(0)	(2)	
Attorney Fees	22,759	15,000	25,000	15,000	(10,000)	-	
Arbitrage Rebate Calculation	-	1,300	1,300	1,300	-	-	
Property Insurance	11,359	19,026	19,026	19,000	-	26	
Road/Sidewalk Maintenance & Repairs	32,004	89,100	5,000	100,000	84,100	(10,900)	
Electricity - Streetlights	22,337	50,650	78,000	78,000	(27,350)	(27,350)	
Utility - Irrigation	2,426	5,712	9,500	9,500	(3,788)	(3,788)	
Electricity-Signs	880	3,388	5,700	5,700	(2,312)	(2,312)	



Fiscal Year 2023 Operating Budget -- Pelican Preserve Fund (002)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
OPERATING EXPENSES (Continued)							
Utility - Gatehouse	439	1,000	2,000	2,000	(1,000)	(1,000)	
Guardgate Roof	30,903	-	-	-	-	-	
Capital Outlay-Boardwalk	645,285	517,250	-	-	517,250	517,250	
Miscellaneous	10,699	5,000	5,000	5,000	-	-	
Total Operating Expenses	811,245	1,131,448	604,848	665,586	526,600	465,862	
LANDSCAPE SERVICES							
Contractual Landscaping Maint.	-	269,642	280,428	540,000	(10,786)	(270,358)	Full Year of Landscaping Services
Total Landscape Services	-	269,642	280,428	540,000	(10,786)	(270,358)	
WATERWAY MANAGEMENT SERVICES							
Lake Maintenance Contractual Services	129,464	130,000	130,000	130,000	-	-	
Conservation & Wetlands	126,019	110,000	110,000	110,000	-	-	
Stock Fish & Gate Cleaning	6,000	10,000	10,000	10,000	-	-	
Vine Control and removal	-	10,000	10,000	10,000	-	-	
Littoral Restoration	27,200	25,000	25,000	25,000	-	-	
Pond Aeration	140,611	115,000	115,000	115,000	-	-	
I, R&M-Stormwater System	75,000	90,000	90,000	90,000	-	-	
GIS Web Portal	25,321	20,000	20,000	20,000	-	-	
Downspout Initiative	188,966	299,000	299,000	299,000	-	-	
Pond Bank Improvements	10,040	10,000	10,000	10,000	-	-	
Total Waterway Management Services	728,621	819,000	819,000	819,000	-	-	
OTHER FEES AND CHARGES							
HOA Agreement	1,286,723	747,620	747,620	747,620	0	0	
Miscellaneous Collection Fees	5,624	8,929	-	10,289	8,929	(1,360)	
Reserve - Capital	-	365,000	365,000	365,000	-	-	
Total Other Fees and Charges	1,292,348	1,121,549	1,112,620	1,122,909	8,929	(1,360)	
TOTAL EXPENDITURES	2,943,448	3,498,003	2,994,154	3,322,561	503,849	175,442	
EXCESS OF REVENUES OVER							
(UNDER) EXPENDITURES	\$(250,671)	\$(609,020)	\$ -	\$ -	\$ 609,020	\$ 609,020	



Fiscal Year 2023 Operating Budget -- Stoneybrook Fund (004)

Description	FY 2021	Amended FY 2022	FY 2023 Budget	FY 2023 Budget	(FY23 Bud vs FY22 Bud)		Notes
	Actual	Budget	Version 1	Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Special Assessment Levy	\$ 447,378	\$ 551,127	\$ 569,084	\$ 555,121	\$ 17,957	\$ 3,994	
Tax Collector/Property Appraiser/Discounts	(16,112)	(22,618)	(22,763)	(22,205)	(145)	413	
Miscellaneous Revenues	5,915	-	-	-	-	-	
Interest Earnings	995	-	-	-	-	-	
TOTAL REVENUES	438,175	528,509	546,321	532,916	17,812	4,407	
EXPENDITURES							
OPERATIONAL ADMIN SERVICES							
Payroll - Salaries	7,997	14,231	15,792	11,273	(1,561)	2,958	
Administrative Assistant (10%)	4,110						
Office Administrator (5%)	2,163						
Public Works Director (5%)	5,000						
Subtotal	11,273						
Payroll Taxes	541	1,089	1,208	862	(119)	227	
Retirement Benefits	232	427	474	338	(47)	89	
Health and Life Insurance	1,884	2,951	2,777	2,172	174	779	
Workers Compensation	109	186	265	146	(79)	40	
Project Management (Outsourced)	-	-	7,680	-	(7,680)	-	
Engineering Fees	-	1,000	1,000	1,000	-	-	
Attorney Fees	1,486	1,000	1,000	1,000	-	-	
Total Operational Admin Services	12,249	20,884	30,196	16,791	(9,312)	4,093	



Fiscal Year 2023 Operating Budget -- Stoneybrook Fund (004)

Description	FY 2021 Actual	Amended FY 2022 Budget	FY 2023 Budget Version 1	FY 2023 Budget Version 2	(FY23 Bud vs FY22 Bud)		Notes
						Version 1 Variance	
					<i>Fav / (UnFav)</i>		
LANDSCAPE SERVICES							
Utility Fees	37,248	45,000	45,000	45,000	-	-	
Landscape Contractual Services	115,191	140,000	120,000	120,000	20,000	20,000	
Landscape Repairs	795	3,000	3,000	3,000	-	-	
Irrigation Repairs	4,687	15,000	15,000	15,000	-	-	
Plant Replacement Program	4,103	18,000	18,000	18,000	-	-	
Miscellaneous Maintenance	5,958	14,000	27,000	27,000	(13,000)	(13,000)	
Total Landscape Services	167,983	235,000	228,000	228,000	7,000	7,000	
STREET LIGHTING SERVICES							
Electricity	34,852	35,000	35,000	35,000	-	-	
Total Street Lighting Services	34,852	35,000	35,000	35,000	-	-	
ROADWAY SERVICES							
Road/Sidewalk Maintenance & Repairs	40,392	43,000	15,000	15,000	28,000	28,000	
Street signs, decorative poles	-	5,000	10,000	10,000	(5,000)	(5,000)	
Total Roadway Services	40,392	48,000	25,000	25,000	23,000	23,000	
PUBLIC SAFETY SERVICES							
Gatehouse Utilities	1,401	1,500	1,500	1,500	-	-	
Security Contractual Services	173,835	195,000	195,000	195,000	-	-	
Gatehouse Repairs & Maintenance	10,471	20,500	20,500	20,500	-	-	
Total Public Safety Services	185,708	217,000	217,000	217,000	-	-	
OTHER FEES AND CHARGES							
Miscellaneous Collection Fees	885	1,125	1,125	1,125	-	-	
Revenue Reserve	-	10,000	10,000	10,000	-	-	
Total Other Fees and Charges	885	11,125	11,125	11,125	-	-	
TOTAL EXPENDITURES	442,068	567,009	546,321	532,916	20,688	34,093	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (3,893)	\$ (38,500)	\$ -	\$ -	\$ 38,500	\$ 38,500	



Fiscal Year 2023 Operating Budget -- Towne Lakes Fund (005)

Description	FY 2021 Actual	FY 2022 Budget	FY 2023		(FY23 Bud vs FY22 Bud)		Notes
			Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Special Assessment Levy	\$ 7,188	\$ 7,188	\$ 7,188	\$ 7,188	\$ -	\$ -	
Tax Collector/Property Appraiser/Discounts	(254)	(288)	(288)	(288)	-	-	
Interest Earnings	190	-	-	-	-	-	
TOTAL REVENUES	7,123	6,900	6,900	6,900	-	-	
EXPENDITURES							
<i>OPERATIONAL ADMIN SERVICES</i>							
Attorney Fees	-	150	150	150	-	-	
Misc-Assessment Collection Cost	14	20	20	20	-	-	
Total Operational Admin Services	14	170	170	170	-	-	
<i>LANDSCAPE SERVICES</i>							
Utility Fees	650	1,000	1,000	1,000	-	-	
Contractual Services	-	400	400	400	-	-	
Plant Replacement Program	-	2,500	2,500	2,500	-	-	
Irrigation Maintenance	-	1,330	1,330	1,330	-	-	
Total Landscape Services	650	5,230	5,230	5,230	-	-	
<i>ROADWAY SERVICES</i>							
Maintenance & Repairs	-	1,500	1,500	1,500	-	-	
Total Roadway Services	-	1,500	1,500	1,500	-	-	
TOTAL EXPENDITURES	664	6,900	6,900	6,900	-	-	
EXCESS OF REVENUES OVER (UNDER)							
EXPENDITURES	6,460	-	\$ -	\$ -	\$ -	\$ -	



Fiscal Year 2023 Operating Budget -- Lake Bank Restoration Fund (006)

Description	FY 2021 Actual	FY 2022 Budget	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
			Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
REVENUES							
Special Assessment Levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Assessments for P&I Payments in Separate Fund
TOTAL REVENUES	-	-	-	-	-	-	
EXPENDITURES							
<i>WATERWAY MGMT SERVICES</i>							
Lake Bank Restoration	533,115	3,600,000	3,600,000	3,600,000	-	-	Estimated Construction for FY2023
Total Waterway Management Services	533,115	3,600,000	3,600,000	3,600,000	-	-	
TOTAL EXPENDITURES	533,115	3,600,000	3,600,000	3,600,000	-	-	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES							
	\$ (533,115)	\$(3,600,000)	\$(3,600,000)	\$(3,600,000)	\$ -	\$ -	
<i>OTHER FINANCING SOURCES (USES)</i>							
Loan Proceeds	1,916,266	3,600,000	3,600,000	3,600,000	-	-	Construction funded thru SRL Program
Total Other Financing Sources (Uses)	1,916,266	3,600,000	3,600,000	3,600,000	-	-	
NET CHANGE IN FUND BALANCE	\$ 1,383,151	\$ -	\$ -	\$ -	\$ -	\$ -	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended FY 2022 Budget	FY 2023 Budget Version 1	FY 2023 Budget Version 2	(FY23 Bud vs FY22 Bud)		Notes
					Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Utility Revenue - Water	\$1,961,145	\$1,975,447	\$2,215,724	\$2,215,724	\$ 240,277	\$ 240,277	
Utility Revenue - Irrigation	939,989	827,594	1,030,065	1,030,065	202,471	202,471	
Utility Revenue - Sewer	2,687,253	2,686,591	2,871,538	2,871,538	184,946	184,946	
Utility Revenue - Penalties	24,530	20,000	20,000	20,000	-	-	
Connection Fees	325,866	400,000	400,000	400,000	-	-	
Meter Fees	51,208	50,000	50,000	50,000	-	-	
Interest Income	22,888	30,000	5,000	5,000	(25,000)	(25,000)	
ROW Fees	-	150,000	150,000	150,000	-	-	
Miscellaneous Revenues	310	-	-	-	-	-	
Contributions, Private	660,101	-	-	-	-	-	
TOTAL REVENUES	6,673,290	6,139,632	6,742,326	6,742,326	602,694	602,694	
EXPENSES							
ADMINISTRATIVE SERVICES							
Supervisor Fees	14,337	9,600	9,600	9,600	-	-	
Payroll Taxes	2,277	734	734	734	-	-	
Management & Accounting Services	48,837	49,413	51,330	51,330	(1,918)	(1,918)	
Engineering Fees	36,265	21,830	21,830	21,830	-	-	
Attorney Fees	26,282	26,550	26,550	26,550	-	-	
Audit Fees	10,346	12,095	12,095	12,095	-	-	
Public Officials Insurance	3,239	6,108	6,136	6,136	(28)	(28)	
Legal Advertising	4,692	6,785	8,850	8,850	(2,065)	(2,065)	
Annual Filing Fee	103	103	118	118	(15)	(15)	
Total Administrative Services	146,378	133,219	137,243	137,243	(4,025)	(4,025)	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
OPERATIONAL ADMIN SERVICES							
Payroll - Salaries	120,470	182,414	194,505	170,868	(12,091)	11,546	
District Manager (40%)	56,160						
Assistant District Manager (40%)	42,008						
Contracts Manager/PIO (40%)	26,000						
Administrative Assistant (50%)	20,550						
Office Administrator (50%)	21,632						
Stormwater Specialist (5%)	2,812						
Stormwater Intern (5%)	1,706						
Subtotal	170,868						
Payroll Taxes	13,790	13,955	14,880	13,071	(925)	884	
Retirement Benefits	3,648	5,472	5,835	5,126	(363)	346	
Health and Life Insurance	20,358	26,015	25,211	20,952	804	5,063	
Workers Compensation	285	844	1,159	520	(315)	324	
Payroll Market Adjustments	-	88,500	32,450	32,450	56,050	56,050	
Payroll Merit Pool	-	13,066	26,550	35,400	(13,484)	(22,334)	
Payroll Staff Bonuses	-	-	29,500	20,650	(29,500)	(20,650)	
Payroll Fees	5,632	4,897	7,670	7,670	(2,773)	(2,773)	
Professional Fees	4,554	4,425	47,200	47,200	(42,775)	(42,775)	
Professional Fees - HR fees	2,236	5,015	5,310	5,310	(295)	(295)	
Telephone	4,210	708	708	708	-	-	
Cell Phone	8,733	8,850	11,210	11,210	(2,360)	(2,360)	
Internet Fiber Service	962	2,360	2,360	2,360	-	-	
Postage	7,887	2,065	2,065	2,065	-	-	
Meeting Agendas & Minutes Prep.	-	4,720	4,720	4,720	-	-	
Building Utilities - Electricity	6,117	5,900	7,080	7,080	(1,180)	(1,180)	
Building Utilities - Water/Sewer	-	4,130	4,130	4,130	-	-	
Building Utilities - Other	9,254	5,605	5,900	5,900	(295)	(295)	
Rentals & Leases	5,771	5,943	7,080	7,080	(1,137)	(1,137)	
Insurance (Liability, Auto, Property)	14,036	25,582	22,420	22,420	3,162	3,162	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended FY 2022 Budget	FY 2023 Budget Version 1	FY 2023 Budget Version 2	(FY23 Bud vs FY22 Bud)		Notes
					Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
OPERATIONAL ADMIN SERVICES (Continued)							
Building Maintenance & Repairs	11,387	17,110	23,600	23,600	(6,490)	(6,490)	
Vehicle Maintenance	9,983	14,750	14,750	14,750	-	-	
Vehicle Operations	11,562	14,750	17,700	17,700	(2,950)	(2,950)	
Team Events	397	1,888	2,360	2,360	(472)	(472)	
Printing	81	5,015	5,310	5,310	(295)	(295)	
Dues, Licenses, Subscriptions	695	2,478	2,950	2,950	(472)	(472)	
Office Supplies	2,906	7,375	8,850	8,850	(1,475)	(1,475)	
Computer Support	23,925	17,700	17,700	17,700	-	-	
Computer Equipment & Peripherals	6,849	8,850	8,850	8,850	-	-	
Software License Fees and Renewals	-	16,225	17,700	17,700	(1,475)	(1,475)	
Document Management	227	4,720	4,720	4,720	-	-	
Website & Newsletter	-	8,850	8,850	8,850	-	-	
Team Uniforms	833	1,770	2,360	2,360	(590)	(590)	
Safety Equipment	555	1,180	1,180	1,180	-	-	
Boot allowance	-	-	1,357	1,357	(1,357)	(1,357)	
Training & Education	754	885	2,950	2,950	(2,065)	(2,065)	
Training HR	9	590	590	590	-	-	
Team Safety Training	52	885	885	885	-	-	
Operating Supplies	5,150	5,900	8,850	8,850	(2,950)	(2,950)	
Total Operational Admin Services	303,310	541,387	609,454	578,403	(68,067)	(37,015)	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
UTILITY SERVICES							
Payroll - Salaries	596,220	657,771	687,997	689,763	(30,226)	(31,992)	
Utility Manager (100%)	101,920						
Utility Billing Manager (100%)	72,424						
Electrician (75%)	57,465						
Billing Specialist (100%)	46,812						
(2) Meter Specialist (100%)	82,418						
GIS Specialist (100%)	50,835						
(6) Utility Field Operator (100%)	277,888						
Subtotal	689,763						
Payroll Taxes	47,146	50,320	52,632	52,767	(2,312)	(2,447)	
Retirement Benefits	9,381	19,733	20,640	20,692	(907)	(959)	
Health and Life Insurance	87,708	137,180	138,929	135,447	(1,749)	1,733	
Workers Compensation	9,288	16,488	17,265	17,310	(777)	(822)	
Engineering Fees	36,351	65,000	65,000	65,000	-	-	
Engineering Fees - Utility Dept.	29,415	30,000	30,000	30,000	-	-	
Engineering - SRF Projects	32,312	-	30,000	-	(30,000)	-	Removed - Included in Capital Plan
Trustees Fees	4,148	3,775	3,775	3,775	-	-	
Attorney Fees	11,101	10,000	10,000	10,000	-	-	
Professional Fees	24,015	15,000	15,000	15,000	-	-	
Arbitrage Rebate Calculation	-	1,300	1,300	1,300	-	-	
Postage - Billing	12,078	14,000	13,500	13,500	500	500	
Printing - Billing	11,397	16,000	12,000	12,000	4,000	4,000	
Cell Service for Data Loggers	11,407	10,500	10,500	10,500	-	-	
Cell Service for Metering Services	-	1,500	1,500	1,500	-	-	
Electricity	151,817	230,000	215,000	215,000	15,000	15,000	
Contractual Services - Locate Services	2,259	2,200	2,200	2,200	-	-	
Contractual Services - Water Quality	6,239	10,000	10,000	10,000	-	-	
Contractual Services - Odor Control	34,776	34,776	34,776	34,776	-	-	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
<i>Fav / (UnFav)</i>							
UTILITY SERVICES (Continued)							
Water Quality Analysis - Health Department	8,070	7,500	9,000	9,000	(1,500)	(1,500)	
Water Quality TTHM-HAA5	1,050	2,500	6,000	6,000	(3,500)	(3,500)	
Insurance	9,800	18,480	14,503	14,503	3,977	3,977	
Maintenance & Repairs - Water Distribution	26,334	75,000	75,000	75,000	-	-	
Maintenance & Repairs - Wastewater Collection	68,184	76,816	60,000	60,000	16,816	16,816	
Maintenance & Repairs - Irrigation Distribution	46,732	91,809	75,000	75,000	16,809	16,809	
Maintenance & Repairs - Irrigation (Landscaping)	-	-	-	30,000	-	(30,000)	Transferred from General Fund
Maintenance & Repairs - Irrigation (Dog Park)	-	-	-	1,000	-	(1,000)	Transferred from General Fund
Maintenance & Repairs - Irrigation (Soccer Park)	-	-	-	7,500	-	(7,500)	Transferred from General Fund
Lift Station Repairs & Maintenance	32,453	117,547	50,000	50,000	67,547	67,547	
Irrigation Pump Repairs & Maintenance	733	10,000	10,000	10,000	-	-	
Irrigation Well Repair & Maintenance	77	15,000	15,000	15,000	-	-	
Sanitary Sewer Video Inspections	-	-	15,000	15,000	(15,000)	(15,000)	
Santiary sewer line jetting	16,125	25,000	25,000	25,000	-	-	
Manhole Maintenance & Repairs	24,994	20,000	25,000	25,000	(5,000)	(5,000)	
Fire Hydrant Repairs	23,128	25,000	25,000	25,000	-	-	
Generator & Bypass Pump Maint.	8,789	21,211	20,000	20,000	1,211	1,211	
Bank Fees	2,266	10,500	10,500	10,500	-	-	
Dues, Licenses, Subscriptions	-	1,000	1,000	1,000	-	-	
License Renewal Distribution	250	500	500	500	-	-	
Dues FWPCOA	-	75	75	75	-	-	
Dues AWWA	252	400	400	400	-	-	
Lee County Agreement Obligation	172,335	172,335	172,334	172,334	1	1	
Annual Lee County True-Up	-	85,000	85,000	135,000	-	(50,000)	
Billing IT Support	10,741	11,500	13,400	13,400	(1,900)	(1,900)	
Billing IT Support - AMI Zenner	14,000	14,500	15,000	15,000	(500)	(500)	
Billing Supplies	7	500	400	400	100	100	
Computer Equipment	4,401	17,000	5,000	5,000	12,000	12,000	
Inventory	-	110,804	75,000	75,000	35,804	35,804	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
UTILITY SERVICES (Continued)							
Inventory - Electric	-	-	15,000	15,000	(15,000)	(15,000)	
Utility Tools	-	-	3,000	3,000	(3,000)	(3,000)	
Safety Equipment/PPE	-	7,000	7,000	7,000	-	-	
Meters & Supplies	41,152	70,000	30,000	30,000	40,000	40,000	
Meter Boxes	4,265	30,000	30,000	30,000	-	-	
R&M - Meters & Supplies	14,100	5,000	5,000	5,000	-	-	
R&M AMI Metering	-	20,000	20,000	20,000	-	-	
Hurricane Supplies	-	3,500	3,500	3,500	-	-	
Team Uniforms	2,003	1,500	2,500	2,500	(1,000)	(1,000)	
Equipment Maintenance	3,847	20,533	10,000	10,000	10,533	10,533	
Education / Training - Field Staff	3,187	10,000	5,000	5,000	5,000	5,000	
Education / Training - Admin	155	1,500	1,500	1,500	-	-	
Bulk Potable Water Purchases	1,062,486	1,055,923	1,152,813	1,152,813	(96,890)	(96,890)	
Bulk Wastewater Purchases	462,956	467,236	578,831	578,831	(111,595)	(111,595)	
Irrigation Pneumatic Tank Removal	29,884	-	-	-	-	-	
Depreciation Expenses	1,134,226	-	-	-	-	-	
Total Utility Services	4,346,040	3,947,712	4,054,270	4,111,286	(106,558)	(163,574)	
TOTAL OPERATING REVENUE							
	6,673,290	6,139,632	6,742,326	6,742,326	602,694	602,694	
TOTAL OPERATING EXPENSES							
	4,795,729	4,622,317	4,800,968	4,826,932	(178,650)	(204,615)	
OPERATING INCOME							
	1,877,561	1,517,315	1,941,359	1,915,394	424,044	398,080	
DEBT SERVICE							
Debt Service Principal	140,697	143,497	202,405	202,405	(58,908)	(58,908)	Includes P&I payments for SRL Design Loan
Debt Service Interest	11,768	10,340	9,318	9,318	1,022	1,022	Includes P&I payments for SRL Design Loan
Total Debt Service	152,465	153,837	211,723	211,723	(57,886)	(57,886)	



Fiscal Year 2023 Operating Budget -- Enterprise Fund (400)

Description	FY 2021 Actual	Amended	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
		FY 2022 Budget	Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
RESERVES							
Reserve - Maintenance Program	-	853,715	917,599	917,599	(63,884)	(63,884)	
Reserve - Facility Expansion	-	400,000	400,000	400,000	-	-	
Reserve - Capital Program	-	161,728	262,037	236,073	(100,309)	(74,345)	
Total Reserves	-	1,415,443	1,579,636	1,553,671	(164,193)	(138,228)	
NON-OPERATING SOURCES (USES)							
Use of Reserves	-	409,964	-	-	(409,964)	(409,964)	
Comp/Loss-Gen'l Capt'l Assets	(103,325)	-	-	-	-	-	
Transfer In/Out - Capital Fund	(142,500)	(201,656)	-	-	201,656	201,656	
Transfer Out - General Fund	-	(150,000)	(150,000)	(150,000)	-	-	
Total Non-operating Sources (Uses)	(245,825)	58,308	(150,000)	(150,000)	(208,308)	(208,308)	
NET CHANGE IN POSITION							
	\$1,479,271	\$ 6,342	\$ -	\$ -	\$ (6,342)	\$ (6,342)	



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



Amortization Schedule

State Revolving Loan - SW360490

Utility Projects: Design Loan - Transmission Main Upgrade

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Outstanding Balance
5/11/2021						\$283,840
2/15/2023	\$27,978	0.69%	\$979	\$28,957		\$255,862
8/15/2023	\$28,074	0.69%	\$883	\$28,957	\$57,914	\$227,788
2/15/2024	\$28,171	0.69%	\$786	\$28,957		\$199,617
8/15/2024	\$28,268	0.69%	\$689	\$28,957	\$57,914	\$171,349
2/15/2025	\$28,366	0.69%	\$591	\$28,957		\$142,983
8/15/2025	\$28,464	0.69%	\$493	\$28,957	\$57,914	\$114,519
2/15/2026	\$28,562	0.69%	\$395	\$28,957		\$85,957
8/15/2026	\$28,660	0.69%	\$297	\$28,957	\$57,914	\$57,297
2/15/2027	\$28,759	0.69%	\$198	\$28,957		\$28,537
8/15/2027	\$28,537	0.69%	\$98	\$28,636	\$57,593	\$0
	<u>\$283,840</u>		<u>\$5,409</u>			



Fiscal Year 2023 Allocation of Shared Costs

<i>Account Description</i>	FY2020 Actuals	FY2021 Actual	Amended FY2022 Budget	FY2023 Budgeted Amount	Allocation by Fund			Notes
					General Fund (001)	Pelican Preserve (002)	Enterprise Fund (400)	
					27.0%	14.0%	59.0%	
<u>Administrative</u>								
Management Services	78,665	82,774	83,750	87,000	23,490	12,180	51,330	
Engineering Fees	71,401	61,467	37,000	37,000	9,990	5,180	21,830	
Attorney Fees	65,516	44,545	45,000	45,000	12,150	6,300	26,550	
Auditing Services	19,000	17,536	20,500	20,500	5,535	2,870	12,095	
Public Officials Insurance	5,620	5,490	10,353	10,400	2,808	1,456	6,136	
Legal Advertising	10,750	8,317	11,500	15,000	4,050	2,100	8,850	
Annual Filing Fee	175	175	175	200	54	28	118	
Subtotal	251,127	220,305	208,278	215,100	58,077	30,114	126,909	
<u>Operational Admin Services</u>								
Payroll Market Adjustments	-	-	150,000	55,000	14,850	7,700	32,450	
Payroll Merit Pool	-	-	22,145	60,000	16,200	8,400	35,400	
Payroll Staff Bonuses	-	-	-	35,000	9,450	4,900	20,650	
Payroll Fees	5,731	9,546	8,300	13,000	3,510	1,820	7,670	
Professional Fees	21,113	7,719	7,500	80,000	21,600	11,200	47,200	
Professional Fees - HR fees	-	4,630	8,500	9,000	2,430	1,260	5,310	
Telephone and Fax Services	9,435	7,136	1,200	1,200	324	168	708	
Cell Phone	9,214	14,851	15,000	19,000	5,130	2,660	11,210	
Internet Fiber Service	-	1,631	4,000	4,000	1,080	560	2,360	
Postage	13,457	12,914	3,500	3,500	945	490	2,065	
Meeting Agendas & Minutes Prep.	-	-	8,000	8,000	2,160	1,120	4,720	
Building Utilities - Electricity	7,890	9,682	10,000	12,000	3,240	1,680	7,080	
Building Utilities - Water/Sewer	-	-	7,000	7,000	1,890	980	4,130	
Building Utilities - Other	5,136	15,783	9,500	10,000	2,700	1,400	5,900	
Rentals & Leases	4,839	9,781	10,073	12,000	3,240	1,680	7,080	
Insurance (Liab,Auto,Property)	23,537	23,790	43,360	38,000	10,260	5,320	22,420	
Building Maintenance & Repairs	11,064	19,300	29,000	40,000	10,800	5,600	23,600	
Vehicle Maintenance	18,237	17,052	25,000	25,000	6,750	3,500	14,750	
Vehicle Operations	19,329	19,246	25,000	30,000	8,100	4,200	17,700	
Team Events	-	673	3,200	4,000	1,080	560	2,360	
Printing	4,900	137	8,500	9,000	2,430	1,260	5,310	
Dues, Licenses, Subscriptions	5,665	1,179	4,200	5,000	1,350	700	2,950	
Office Supplies	10,242	4,926	12,500	15,000	4,050	2,100	8,850	
Computer Support	45,274	40,551	30,000	30,000	8,100	4,200	17,700	



Fiscal Year 2023 Allocation of Shared Costs

<i>Account Description</i>	FY2020 Actuals	FY2021 Actual	Amended FY2022 Budget	Allocation by Fund				Notes
				FY2023 Budgeted Amount	General Fund (001)	Pelican Preserve (002)	Enterprise Fund (400)	
					27.0%	14.0%	59.0%	
Computer Equipment & Peripherals	1,744	11,609	15,000	15,000	4,050	2,100	8,850	
Software License Fees and Renewals	-	-	26,015	30,000	8,100	4,200	17,700	
Document Management	-	385	8,000	8,000	2,160	1,120	4,720	
Website & Newsletter	2,040	-	15,000	15,000	4,050	2,100	8,850	
Team Uniforms	1,318	1,412	3,000	4,000	1,080	560	2,360	
Safety Equipment	3,283	1,002	2,000	2,000	540	280	1,180	
Boot allowance	-	-	-	2,300	621	322	1,357	
Education / Training	655	1,278	1,500	5,000	1,350	700	2,950	
Training HR	-	15	1,000	1,000	270	140	590	
Safety Training	1,357	88	1,500	1,500	405	210	885	
Operating Supplies	8,574	8,717	10,000	15,000	4,050	2,100	8,850	
Subtotal	234,034	245,034	528,492	623,500	168,345	87,290	367,865	
Total	\$ 485,161	\$ 465,339	\$ 736,770	\$ 838,600	\$ 226,422	\$ 117,404	\$ 494,774	



Fiscal Year 2023 Debt Service Budget

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

Description	FY 2021 Actual	FY 2022 Budget	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
			Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
REVENUES							
Special Assessment Levy	\$ 241,572	\$ 242,594	\$ 242,594	\$ 241,572	\$ -	\$ (1,023)	
Tax Collector/Property Appraiser/Discounts	(8,525)	(9,704)	(9,704)	(9,663)	-	41	
Interest Earnings	15	-	-	-	-	-	
TOTAL REVENUES	233,062	232,891	232,891	231,909	-	(982)	
EXPENDITURES							
DEBT SERVICE PAYMENTS							
Principal Debt Retirement	115,000	120,000	120,000	120,000	-	-	
Interest Expense	112,363	106,325	106,325	100,025	-	6,300	
Misc-Assessmnt Collection Cost	215	500	500	500	-	-	
Total Debt Service Payments	227,577	226,825	226,825	220,525	-	6,300	
TOTAL EXPENDITURES	227,577	226,825	226,825	220,525	-	6,300	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ 5,485	\$ 6,066	\$ 6,066	\$ 11,384	\$ -	\$ 5,318	

ASSESSMENT CHART			
Category	Amount Per Unit	# of Units	Total Amount
Pelican PH1 - SF/MF (Replat) *	\$154.97	66	\$10,228.02
Pelican PH1 - SF/MF	\$170.47	948	\$161,605.56
Pelican PH1 - SF/Estate	\$257.90	246	\$63,443.40
Golf Course	\$6,294.42	1	\$6,294.42
Total		1,261	\$241,571.40

* Replat of 60 units in Palazzo.

ANALYSIS OF BONDS OUTSTANDING	
Maturity Date:	November 1, 2033
Coupon Rate:	5.25%
Bonds Outstanding as of 09/30/2022	\$1,750,000
Principal Payments - FY2023	\$120,000
Bonds Outstanding as of 09/30/2023	\$1,630,000



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 2023 Debt Service Budget
Debt Service Fund (205) - Lake Bank Restoration Loans

Description	FY 2021 Actual	FY 2022 Budget	FY 2023	FY 2023	(FY23 Bud vs FY22 Bud)		Notes
			Budget Version 1	Budget Version 2	Version 1 Variance	Version 2 Variance	
					<i>Fav / (UnFav)</i>		
REVENUES							
Special Assessment Levy	\$ 510,176	\$ 642,623	\$ 619,002	\$ 619,002	\$ (23,621)	\$ (23,621)	
Tax Collector/Property Appraiser/Discounts	(18,002)	(25,705)	(24,760)	(24,760)	945	945	
Interest - Investments	1,912	-	-	-	-	-	
TOTAL REVENUES	494,086	616,918	594,242	594,242	(22,676)	(22,676)	
EXPENDITURES							
ADMINISTRATIVE SERVICES							
Audit Fees	2,139	2,500	2,500	2,500	-	-	
Trustees Fees	-	5,500	5,500	5,500	-	-	
Total Administrative Services	2,139	8,000	8,000	8,000	-	-	
DEBT SERVICE PAYMENTS							
Principal Debt Retirement	384,690	522,642	505,851	505,851	16,791	16,791	
Interest Expense	91,245	85,276	80,391	80,391	4,885	4,885	
Total Debt Service Payments	475,935	607,918	586,242	586,242	21,676	21,676	
OTHER FEES AND CHARGES							
Reserve - Other	-	91,188	87,936	87,936	3,251	3,251	
Miscellaneous Collection Fees	453	1,000	-	-	1,000	1,000	
Total Other Fees & Charges	453	92,188	87,936	87,936	4,251	4,251	
TOTAL EXPENDITURES	478,527	708,105	682,178	682,178	25,927	25,927	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	15,559	(91,188)	(87,936)	(87,936)	3,251	3,251	
Other Financing Sources (Uses)							
Use of Fund Balance	-	91,188	87,936	87,936	(3,251)	(3,251)	
Total Other Financing Sources (Uses)	-	91,188	87,936	87,936	(3,251)	(3,251)	
NET CHANGE IN FUND BALANCE	\$ 15,559	\$ -	\$ -	\$ -	\$ (0)	\$ (0)	



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 May 2022)

Loan #	Loan Amount (1)	Unpaid Balance	Annual Payments	Last Payment Date
SW360400	\$102,992	\$0	\$0	6/5/2022
SW360401	\$3,938,791	\$3,218,606	\$219,935	6/15/2038
SW360410	\$3,981,232	\$3,239,976	\$223,339	8/15/2038
SW360440	\$122,327	\$112,673	\$7,832	4/15/2040
SW360441	\$265,819	\$248,786	\$15,674	12/15/2040
SW360442	\$2,389,244	\$2,269,782	\$119,462	8/15/2041
Total	\$10,800,405	\$9,089,823	\$586,242	

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



Fiscal Year 2023 Staffing Plan

Position	FT/ PT	Annual Hrs	Hrly Rate	Annual Salary	Payroll Benefits					Total Payroll Cost (1)	
					FICA	Retire-ment	Health / Dental / Vision	Life / AD&D / STD/LTD	WC		
<u>Administration</u>											
Board of Supervisors		N/A	N/A	\$ 24,000	\$ 1,836	\$ -	\$ -	\$ -	\$ -	\$ 25,836	
District Manager	FT	2,080	\$67.50	140,400	10,741	4,212	10,189	939	339	166,819	
Assistant District Manager	FT	2,080	\$50.49	105,019	8,034	3,151	-	1,107	254	117,564	
Contracts Manager/PIO	FT	2,080	\$31.25	65,000	4,973	1,950	10,189	939	157	83,207	
Administrative Assistant	FT	2,080	\$19.76	41,101	3,144	1,233	10,189	562	99	56,328	
Office Administrator	FT	2,080	\$20.80	43,264	3,310	1,298	10,685	567	104	59,229	
				Subtotal	418,784	32,037	11,844	41,252	4,114	953	508,983
<u>Operations</u>											
Public Works Director	FT	2,080	\$48.08	100,000	7,650	3,000	10,685	707	2,625	124,668	
Stormwater Specialist	FT	2,080	\$27.04	56,243	4,303	1,687	10,685	707	1,476	75,102	
Stormwater Intern	PT	1,950	\$17.50	34,125	2,611	1,024	-	-	896	38,655	
				Subtotal	190,368	14,563	5,711	21,371	1,414	4,997	238,425
<u>P&R / Other</u>											
Recreation Manager	FT	2,080	\$27.00	56,160	4,296	1,685	10,189	717	1,474	74,521	
Recreation Maintenance	PT	1,950	\$15.60	30,420	2,327	913	-	-	799	34,458	
Parks & Rec - Landscape	FT	2,080	\$24.17	50,274	3,846	1,508	10,189	717	1,320	67,853	
Recreation Maintenance	FT	2,080	\$20.00	41,600	3,182	1,248	10,189	606	1,092	57,917	
Recreation Maintenance	FT	2,080	\$19.00	39,520	3,023	1,186	10,189	606	1,037	55,561	
Recreation Maintenance	FT	2,080	\$19.00	39,520	3,023	1,186	10,189	606	1,037	55,561	
				Subtotal	257,494	19,698	7,725	50,944	3,251	6,759	345,871
<u>Utility Services</u>											
Utility Manager	FT	2,080	\$49.00	101,920	7,797	3,058	8,763	1,107	2,558	125,202	
Utility Billing Manager	FT	2,080	\$34.82	72,424	5,540	2,173	10,189	922	1,817	93,066	
Electrician	FT	2,080	\$36.84	76,621	5,861	2,299	10,189	958	1,923	97,850	
Billing Specialist	FT	2,080	\$22.51	46,812	3,581	1,404	10,189	671	1,175	63,832	
Meter Specialist	FT	2,080	\$20.90	43,480	3,326	1,304	8,763	638	1,091	58,604	
Meter Specialist	FT	2,080	\$18.72	38,938	2,979	1,168	10,189	803	977	55,053	
GIS Specialist	FT	2,080	\$24.44	50,835	3,889	1,525	10,189	606	1,276	68,319	
Utility Field Operator	FT	2,080	\$29.12	60,570	4,634	1,817	10,631	759	1,520	79,931	
Utility Field Operator	FT	2,080	\$20.80	43,264	3,310	1,298	8,763	606	1,086	58,326	
Utility Field Operator	FT	2,080	\$20.80	43,264	3,310	1,298	10,189	649	1,086	59,796	
Utility Field Operator	FT	2,080	\$22.88	47,590	3,641	1,428	10,189	640	1,194	64,682	
Utility Field Operator	FT	2,080	\$20.00	41,600	3,182	1,248	10,189	628	1,044	57,891	
Utility Field Operator	FT	2,080	\$20.00	41,600	3,182	1,248	10,189	628	1,044	57,891	
				Subtotal	708,918	54,232	21,268	128,620	9,614	17,790	940,441
Total				1,575,563	120,531	46,547	242,186	18,392	30,500	2,033,720	
FY2022 Budgeted Total				1,390,168	106,348	39,648	232,545	17,760	26,430	1,812,901	
Difference				\$ 185,395	\$ 14,183	\$ 6,898	\$ 9,641	\$ 632	\$ 4,070	\$ 220,819	

Notes

- 1.) Total payroll cost includes wage increases and all payroll related benefits.
- 2.) A Merit, Bonus and Market Adjustment Pool was included in the General, Pelican Preserve and Enterprise Funds.
- 3.) Health, Dental, Vision & Life include a 10% increase as a contingency for potential premium increases.



Fiscal Year 2023 Staffing Plan - Allocation %

Position	General Fund						PP		SB	Enterprise Fund				Total
	Admin	Land- scape	Wtr Mgmt	P&R	Swim	Events	Admin	Op	Admin	Admin	Water	Sewer	Irr	
<u>Administration</u>														
Board of Supervisors	50%	0%	0%	0%	0%	0%	10%	0%	0%	40%	0%	0%	0%	100%
District Manager	50%	0%	0%	0%	0%	0%	10%	0%	0%	40%	0%	0%	0%	100%
Assistant District Manager	50%	0%	0%	0%	0%	0%	10%	0%	0%	40%	0%	0%	0%	100%
Contracts Manager/PIO	50%	0%	0%	0%	0%	0%	10%	0%	0%	40%	0%	0%	0%	100%
Administrative Assistant	40%	0%	0%	0%	0%	0%	0%	0%	10%	50%	0%	0%	0%	100%
Office Administrator	35%	0%	0%	0%	0%	0%	10%	0%	5%	50%	0%	0%	0%	100%
<u>Operations</u>														
Public Works Director	20%	20%	20%	20%	3%	3%	10%	0%	5%	0%	0%	0%	0%	100%
Stormwater Specialist	10%	10%	60%	10%	0.0%	0.0%	0%	5%	0%	5%	0%	0%	0%	100%
Stormwater Intern	10%	10%	60%	10%	0.0%	0.0%	0%	5%	0%	5%	0%	0%	0%	100%
<u>P&R / Other</u>														
Recreation Manager	15%	30%	0%	20%	20.0%	15.0%	0%	0%	0%	0%	0%	0%	0%	100%
Recreation Maintenance	15%	30%	0%	20%	20.0%	15.0%	0%	0%	0%	0%	0%	0%	0%	100%
Parks & Rec - Landscape	0%	95%	0%	0%	0.0%	0.0%	0%	5%	0%	0%	0%	0%	0%	100%
Recreation Maintenance	15%	30%	0%	20%	20.0%	15.0%	0%	0%	0%	0%	0%	0%	0%	100%
Recreation Maintenance	15%	30%	0%	20%	20.0%	15.0%	0%	0%	0%	0%	0%	0%	0%	100%
Recreation Maintenance	15%	30%	0%	20%	20.0%	15.0%	0%	0%	0%	0%	0%	0%	0%	100%
<u>Utility Services</u>														
Utility Manager	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	30%	30%	30%	100%
Utility Billing Manager	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	30%	30%	30%	100%
Electrician	0%	15%	0%	10%	0%	0%	0%	0%	0%	0%	25%	25%	25%	100%
Billing Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	30%	30%	30%	100%
Meter Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Meter Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
GIS Specialist	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%
Utility Field Operator	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	33%	33%	33%	100%



Capital Improvement Plan - General Fund

Fiscal Year 2022 - 2027

Fund/Department Project Description	Projected FY2022	FY2023 (1)	FY2024	FY2025	FY2026	FY2027	Total	Notes
Administrative								
Board room renovation and updates	3,000	17,000	-	-	-	-	20,000	
Bond Validation Engineering & Legal	80,000	-	-	-	-	-	80,000	
Capital Reserve Study	20,000	30,000	-	-	-	-	50,000	
Accounting Software	-	70,000	-	-	-	-	70,000	
ADA Compliant	10,000	10,000	10,000	10,000	10,000	10,000	60,000	
Geographical Information Systems (GIS)	25,000	25,000	25,000	25,000	10,000	10,000	120,000	
Storage Facility Construction	-	-	150,000	20,000	830,000	-	1,000,000	
Main District Building Construction	-	250,000	40,000	2,500,000	-	-	2,790,000	
Administrative Total	138,000	402,000	225,000	2,555,000	850,000	20,000	4,190,000	
Waterway Management								
Bathymetric Surveys and Sediment Core Sampling	100,000	100,000	100,000	100,000	100,000	100,000	600,000	
Surface Water Aerators	120,000	120,000	120,000	40,000	40,000	40,000	480,000	
Adjustable Weirs	-	375,000	375,000	-	-	-	750,000	
Daniels Preserve Storm Pipe Replacement	300,000	100,000	100,000	100,000	100,000	100,000	800,000	
Stormwater System Repair & Swale Reclamation	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000	
Stormwater System Pipe and Basin Cleaning	200,000	200,000	200,000	100,000	100,000	100,000	900,000	
Lake Bank Point Repairs and Maintenance	250,000	100,000	100,000	100,000	100,000	100,000	750,000	
Lake Bank Restoration	-	-	3,750,000	3,750,000	3,750,000	3,750,000	15,000,000	
Waterway Management Total	1,220,000	1,245,000	4,995,000	4,440,000	4,440,000	4,440,000	20,780,000	
Roadway, Landscape & Irrigation								
Streetlight Pole, Wiring, & Fixture Replacement	-	875,000	875,000	875,000	-	-	2,625,000	
Road Resurfacing / Repair	160,000	60,000	60,000	60,000	60,000	60,000	460,000	
Curb and Gutter Replacement	10,000	30,000	30,000	30,000	30,000	30,000	160,000	
Sidewalk Maintenance & Replacement	-	150,000	150,000	90,000	90,000	90,000	570,000	
Roadway, Landscape & Irrigation Total	170,000	1,115,000	1,115,000	1,055,000	180,000	180,000	3,815,000	



Capital Improvement Plan - General Fund

Fiscal Year 2022 - 2027

Fund/Department Project Description	Projected FY2022	FY2023 (1)	FY2024	FY2025	FY2026	FY2027	Total	Notes
Parks & Recreation								
Pool Filtration System Replacement	60,000	-	-	-	-	-	60,000	
Gateway Commons Pool Renovations	-	50,000	-	-	-	-	50,000	
Gateway Commons Construction	-	-	-	500,000	100,000	7,500,000	8,100,000	
Parks & Recreation Fields & Amenities	-	115,000	115,000	115,000	115,000	115,000	575,000	
Landscaping/Monument Signs	100,000	50,000	50,000	50,000	50,000	50,000	350,000	
Parks & Recreation Total	160,000	215,000	165,000	665,000	265,000	7,665,000	9,135,000	
Total	1,688,000	2,977,000	6,500,000	8,715,000	5,735,000	12,305,000	37,920,000	

Notes

1.) The amounts included in the FY2023 column are the only projects/purchases included in the FY2023 budget. All other columns are placeholders at this point for potential future projects.



Capital Improvement Plan - Enterprise Fund

Fiscal Year 2022 - 2027

Fund/Department Project Description	Projected FY2022	FY2023 (1)	FY2024	FY2025	FY2026	FY2027	Total	Notes
Administrative Services / Other								
Vehicle, Pickup Truck (70% Allocation)	50,000	50,000	130,000	-	-	-	230,000	
Enterprise Software (work orders / GIS / Asset Management)	100,000	-	-	-	-	-	100,000	
Billing Software	-	75,000	-	-	-	-	75,000	
Diesel fuel tank	10,000	-	-	-	-	-	10,000	
Pole Barn	150,000	-	-	-	-	-	150,000	
Griffin Roundabout	-	200,000	-	-	-	-	200,000	
Commerce Lakes Roundabout	500,000	-	-	-	-	-	500,000	
Meter Pilot Program	-	40,000	-	-	-	-	40,000	
Meter Replacement	40,000	-	-	-	-	-	40,000	
Access Road	250,000	-	-	-	-	-	250,000	
Administrative Total	1,100,000	365,000	130,000	-	-	-	1,595,000	
Water								
Insertion Valve	125,000	75,000	75,000	50,000	-	-	325,000	
Water Sampling Stations	8,000	8,000	8,000	8,000	-	-	32,000	
Water Total	133,000	83,000	83,000	58,000	-	-	357,000	
Wastewater								
Pump Station Telemetry Equip. Replacement & Upgrade	8,000	8,000	8,000	8,000	8,000	8,000	48,000	
Liftstation fencing	17,500	5,000	5,000	5,000	5,000	5,000	42,500	
Lift Station Driveways	55,000	25,000	25,000	-	-	-	105,000	
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	
Wastewater Pump Station Replacement (2/yr.)	313,123	175,000	140,000	140,000	140,000	140,000	1,048,123	
Lift Station Panels	35,000	35,000	-	-	-	-	70,000	
Wastewater Lift Station Pumps 10HP and 20HP	45,000	30,000	30,000	30,000	30,000	30,000	195,000	
12" FPL By-Pass Force Main	200,000	850,000	-	-	-	-	1,050,000	
Valve Replacement	38,533	-	25,000	-	-	-	63,533	
Waste Water Total	892,156	1,253,000	358,000	308,000	308,000	308,000	3,427,156	



Capital Improvement Plan - Enterprise Fund

Fiscal Year 2022 - 2027

Fund/Department Project Description	Projected FY2022	FY2023 (1)	FY2024	FY2025	FY2026	FY2027	Total	Notes
Irrigation								
Refurb of Irrigation Zones Control Systems	46,200	46,200	46,200	46,200	46,200	46,200	277,200	
Master Irrigation Renovation	80,000	1,340,000	450,000	50,000	50,000	50,000	2,020,000	
Replacement of the Irrigation Sys. High Service Pumps	10,000	-	-	-	-	-	10,000	
Hawthorne Wells	80,000	865,000	-	-	-	-	945,000	
Irrigation twenty-Four Inch Meter	-	120,000	-	-	-	-	120,000	
12-Inch Irrigation Main (Facilities Item)	86,000	840,000	-	-	-	-	926,000	
FPL Spray Irrigation System	-	-	850,000	-	-	-	850,000	
Generator for Irrigation Pumps	-	-	500,000	-	-	-	500,000	
2,000,000 Gallon Storage Tank	-	-	580,000	3,000,000	-	-	3,580,000	
Irrigation Total	302,200	3,211,200	2,426,200	3,096,200	96,200	96,200	9,228,200	
Total	2,427,356	4,912,200	2,997,200	3,462,200	404,200	404,200	14,607,356	

Notes

1.) The amounts included in the FY2023 column are the only projects/purchases included in the FY2023 budget. All other columns are placeholders at this point for potential future projects.