



**Community
Development District**

March 3, 2022

**Workshop Meeting
Agenda**



OFFICE OF THE DISTRICT MANAGER
250 International Parkway, Suite 208 • Lake Mary, Florida 32746
Phone: (321) 263-0132 • Toll-free: (877) 276-0889

February 24, 2022

ATTENDEES:

Meetings/Workshops are now held in person. During public comments, please state your name and address.

Residents may view via Zoom using the information below:

Link:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0blEwUUUydz09>

Meeting ID: 7055714830

District Website: <https://www.grandhavencdd.org/>

Board of Supervisors
Grand Haven Community Development District

Dear Board Members:

The Board of Supervisors of the Grand Haven Community Development District will hold a Workshop Meeting on Thursday, March 3, 2022, at 9:00 a.m., in the Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

I. Call to Order/ Roll Call

II. Pledge of Allegiance

III. Discussion Items

- A. Continued Discussion of O&M Projections & Discussion of O&M Projections for FY 2023 (Time Permitting) **Exhibit 1**
- B. Continued Discussion of Long Term Capital Planning & Discussion of Possible Projects for Inclusion in FY 2023 (Time Permitting) **Exhibit 2**
- C. Discussion of Staffing Issues
- D. Discussion of Bathrooms
- E. Discussion of Parking Lot Expansion



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IV. Next Meeting Quorum Check: March 17, 9:00 AM

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chip Howden	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

V. Action Items Review

VI. Adjournment

Should you have any questions regarding the agenda, please email me at hmac@vestapropertyservices.com

Sincerely,

Howard McGaffney
District Manager

EXHIBIT 1

David's Questions:

1. When lines 153 and 154 were deleted were the amounts to be incorporated into lines 90 and 99 and those lines increased? David is seeking Board clarification on these.

From the White Board:

1. Early payment of tax discount to 7%. Not sure if there is a question here or just a note that this may occur.
2. Go with prior year contract experience for increases with Vertego: 2020 increase: 3.3%; 2021 increase: 4.7% and 2022 increase: 1.9%. Average of past three years is 3.3%. Consequently, yearly increase for 2023-2032 is adjusted to be 3.3%
3. Investigate administrative spike to \$22567 (Column G/Row 32)—We don't have invoices regarding showing this spike in DPF's records. They may reside with the previous management firm. Thus far for this year, this trend is not repeating.
4. What is in landline/hotspots big number (Column H/Row 56)? Still gathering information
5. Have IT support validated (Column H/Rows 54-56) Still gathering information
6. Investigate website needs for communications with residents. Staff needs Board to specifically direct what is to be on website
7. Is Escalante payment for pumphouse in revenue or netted against the expense? The pumphouse expense is shown for total expenses and Escalante is billed for a portion of this. Payment by them is shown as in revenue. Additionally, Escalante has an annual assessment and they are billed for reuse water which are both revenue items.
8. Investigate Aquatic contract: Lake Watch and Aquatic contract: aeration maintenance (lines 87 and 88) to make sure the numbers are correct: Lake Watch spiked in 2021 but generally was around \$4K in years 2016-2021 actual. Why the spike in 2021? A coding error caused this spike. The budget should be based on the contract price.
2/21/2022: Pending additional information.
Aeration Maintenance was \$364 in 2016 and nothing until 2021 which was \$1216. 2022 proposed has \$4K. Can future years be lowered? This variation in cost is due to coding errors. The budget should be based on the contract price.
2/21/2022: Pending additional information
9. Should we spend extra \$10000 per year on street light maintenance? What should total O&M and Capital be? Has fluctuated in past several years but 2022 proposed is highest for recent past years. Should this be a lower number? The additional \$10,000 on streetlights listed on row 151 under increased level of service is supposed to be for cleaning and repainting. Streetlight maintenance listed on line 103 should be for photocell, globe, and bulb replacement.
10. Is vehicle repairs and maintenance fund or really maintenance (line 104)? What makes up this line as it is pretty low in actual for immediate past years? We have more vehicles now than we did in the past. This line item covers gas, repairs, and maintenance for all the District's vehicles. Based on the current financial statements it appears that this line item will go over budget.
2/21/2022: Pending additional information
11. What are major items in office supplies: field operations (line 104)? Paper, printers, printer ink, pens, batteries, battery backups, computer accessories, office furniture, folders, cell phones, note pads, laptops, computers, etc.

12. Barry to check to see if community maintenance is accurate (line 108). Since 2016, the line has varied from a low actual of \$66939 in 2017 to a high of \$145,926 in 2019. Barry what do you think? **No. The amount in the line item is too low.**
13. What is in storm clean up (line 108)? Who typically performs tasks? **This is for cleanup after a storm above and beyond the standard contract with the landscape company.**
14. Pond bank management at workshop—Added to workshop agenda (**See if further discussion is needed after 2/24 Regular Board meeting**)
15. Croquet-how many courts/parking? **Current observations show that there are still available parking spots in the rear parking lot of Creekside even when the front parking lot is full.**
16. Why is mileage reimbursement going down in projections (line 120/Column J&K and following)? **District vehicle purchases are anticipated, thus reducing down this cost.**
17. What is in amenity maintenance? David's note indicates find out why it increases and then decreases. Barry: What is included in this line? Why the large spike in 2021? **Unbudgeted items that needed to be replaced. Examples: spa heater at Creekside, the oven in the café, outdoor audio speakers at the Village Center.**
18. Why did additional guard go down between row 139 and columns D, E & F)? **Originally, the budgeted amount of \$15,000 was showing. The actual for 2021 is zero. During the past 6 years, only one year shows an actual expense in this line.**
19. Does gate equipment technology (wire issues) belong in O&M or capital? **If repairing with same parts, then O&M is the appropriate category. Our understanding is that the repair is with the same type of equipment not a major conversion to something else. If a major conversion then it would be capital.**

David's Notes:

1. Recheck O&M for 2019-2022 to see if capital expenses were included in expenditures. If so, remove capital expenditures so numbers show more like we have budget set up now. **Done.**
2. **Executive summary of O&M increases in line #95. Goes along with #2 from white board**
3. Tax collector administrative charge—is this a reduction in revenue or an expense? **Mac agrees to keep it as a reduction in revenue**
4. **Row 55—subdivide numbers into 3 separate lines.**
5. Insurance: property: (Row 64/Column I) see if this is correct adjustment for next year. **Reduced to 8%**
6. Propane-spas/café (line 75): see if there is anything contrary on LP Gas: **Can't find anything to say for certain what increase should be.**
7. Pump house shared facility (line 82): **This line item is not a net expenditure. Any reimbursements from the golf club should be reflected in the revenue line item.**
8. Should street lights-Photocell, globe and bulb replacement (line 158) be combined with street light maintenance (line 103)? **No. But the description of each line item needs to be corrected as noted in the answer to question number 9.**
9. Does vehicle and repair (line 104) include fuel cost? If not, where is fuel cost contained? **Yes, the current line item covers fuel cost.**

10. Does community maintenance need to be renamed? **Historically that is what it has been called. Better name idea?**
11. **Do we need to have money for lake bank management between lines 86-88?**
12. Fitness equipment service (line 128/column G&H) why does this increase if equipment is new and under warranty? Does that change in out years? **We will monitor for next couple of months and adjust if necessary.**
13. **Guardhouse facility maintenance (line 140) why is there a drop in 2021 (column G)? This line item fluctuates based on necessary repairs to the buildings and equipment at all 5 entrances.**
14. Roving guard issue? Is there adequate funding for it? **No. This would be an additional cost item should the Board decide to approve roving guard services. An approximate \$60,000 annual cost estimate was attached to this line item in my original list that was submitted.**
15. Should we combine gate operating supplies (line 142) with guardhouse facility maintenance (line 140)? **No. Gate operating supplies is for equipment. Facility maintenance is for overall repairs and replacements on the guardhouses and gates.**
16. Technology for Wild Oaks Entrance Gate (line 155): combine with discussion of IT with gates. Is this capital? **When discussion on IT occurs, this question can better be answered.**
17. Bring vendor to workshop to discuss gate technology and what changes can be done— **tentatively scheduled for 3/3/2022 workshop.**
18. Power washing issues (line 156) should be considered along with discussion on staffing issues.
19. **Does pond aeration (line 152) need to be a yearly thing or every so often? Goes with #8 on White Board Issues**

Additional notes from Barry:

- Pond Aeration under increased level of service (line 159) is supposed to be for additional aeration units. Annual maintenance and repairs are already included in O&M.
- Technology-Wild Oaks Entrance Gate Equipment Replacement (row 155) may be a capital expenditure replacing one or two of the gate operating units.
- Barry believe community and amenity maintenance needs to be increased more than we currently proposed.

Color Code Guide:

Yellow: Requesting additional guidance from Board

Green: Still being reviewed

Major Changes in Spreadsheet Data Since 2/10/2022 Workshop:

1. Contingency reduced from \$40K to \$20K for FY 2023 Projected, reduced from \$40K to \$30K for FY 2024 Projected and then remains the same from FY 2025 Projected onward per further discussion with Supervisor Foley.
2. Assumed property insurance rate increase reduced from 10% increase to 8% per further discussions by Howard.
3. Landscape maintenance increase reduced from 5% to 3.3% per Board's direction from 2/10 workshop.

GRAND HAVEN CDD

FY 2016-2021 ACTUAL & FY 2022 ADOPTED BUDGET GENERAL FUND O&M

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
REVENUES							
Assessments Levied (net of allowable discounts):							
Assessment Levy - General Fund		\$ 2,786,581	\$ 2,817,093	\$ 2,965,210	\$ 3,208,640	\$ 3,535,276	\$ 3,559,266
Assessment Levy - Infrastructure Reinvestment		\$ 758,083	\$ 788,292	\$ 758,938	\$ 1,052,928	\$ 798,487	
Assessment Levy - Escalante Fund (Statement 2)							\$ 8,281
Additional Revenues:							
Reuse water		\$ 30,840	\$ 23,166	\$ 26,667	\$ 26,798	\$ 17,596	\$ 23,166
Gate & amenity guest		\$ 10,000	\$ 9,169	\$ 7,461	\$ 12,503	\$ 15,608	\$ 8,000
Tennis		\$ 2,966	\$ 3,220	\$ 3,930	\$ 1,993	\$ 473	\$ 500
Room rentals		\$ 1,400	\$ 2,550	\$ 2,000	\$ 1,150	\$ 450	\$ 500
Interest and miscellaneous		\$ 38,269	\$ 24,492	\$ 70,759	\$ 23,676	\$ 7,484	\$ 23,676
Amenity activity share		\$ 12,425	\$ 17,711	\$ 32,583	\$ -	\$ -	\$ -
Insurance proceeds		\$ 3,650	\$ 130,100	\$ 28,382	\$ -	\$ -	\$ -
Grant		\$ -		\$ -	\$ 9,500	\$ 10,650	\$ -
Settlements		\$ -	\$ 5,309	\$ -	\$ -	\$ -	\$ -
State reimbursement - Hurricane		\$ -		\$ 190,235	\$ 290,976	\$ -	\$ -
TOTAL REVENUES		\$ 3,644,214	\$ 3,821,102	\$ 4,086,165	\$ 4,628,164	\$ 4,386,024	\$ 3,623,389

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2021 PROJECTED	FY 2032 PROJECTED
\$ 4,022,024	\$ 4,184,433	\$ 4,358,307	\$ 4,524,538	\$ 4,719,429	\$ 4,921,963	\$ 5,145,515	\$ 5,370,978	\$ 5,607,905	\$ 5,856,296
\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,079,024	\$ 4,241,433	\$ 4,415,307	\$ 4,581,538	\$ 4,776,429	\$ 4,978,963	\$ 5,202,515	\$ 5,427,978	\$ 5,664,905	\$ 5,913,296

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
EXPENDITURES							
ADMINISTRATIVE							
Supervisors - regular meetings	\$ 11,600	\$ 10,200	\$ 10,800	\$ 9,600	\$ 11,200	\$ 13,800	\$ 12,000
Supervisor - workshops	\$ 9,000	\$ 5,800	\$ 7,800	\$ 9,600	\$ 6,200	\$ 6,800	\$ 9,000
District Management Services							
District management	\$ 21,094	\$ 34,968	\$ 35,807	\$ 36,881	\$ 37,987	\$ 32,606	\$ 39,125
Administrative	\$ 8,569	\$ 9,307	\$ 9,530	\$ 9,816	\$ 10,110	\$ 22,567	\$ 10,400
Accounting	\$ 18,855	\$ 19,194	\$ 19,655	\$ 20,245	\$ 20,852	\$ 17,898	\$ 21,475
Assessment roll preparation	\$ 8,571	\$ 8,725	\$ 8,934	\$ 8,934	\$ 9,202	\$ 7,898	\$ 9,450
Disclosure report	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -
Arbitrage rebate calculation	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -
Office supplies	\$ 398	\$ 449	\$ 396	\$ 834	\$ 646	\$ 2,832	\$ 1,000
Postage	\$ 1,520	\$ 2,507	\$ 2,638	\$ 3,410	\$ 1,685	\$ 5,071	\$ 3,000
Trustee	\$ 8,674	\$ 8,674	\$ 8,674	\$ 4,771	\$ -	\$ -	\$ -
Audit	\$ 11,200	\$ 11,200	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300
Legal - general counsel	\$ 110,002	\$ 85,515	\$ 104,545	\$ 88,286	\$ 116,262	\$ 107,179	\$ 103,000
Engineering	\$ 19,290	\$ 24,564	\$ 24,064	\$ 12,602	\$ 13,165	\$ 46,445	\$ 30,000
Legal advertising	\$ 7,809	\$ 7,610	\$ 3,121	\$ 6,387	\$ 3,528	\$ 2,280	\$ 5,200
Bank fees	\$ 1,506	\$ 1,529	\$ 1,490	\$ 1,498	\$ 1,438	\$ 1,242	\$ 1,500
Dues & licenses	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Property taxes	\$ 2,521	\$ 2,560	\$ 2,224	\$ 2,156	\$ -	\$ 1,925	\$ 2,400
Tax collector	\$ 70,748	\$ 70,893	\$ 72,110	\$ 52,914	\$ 85,096	\$ 83,307	\$ -
Contingencies	\$ 1,738	\$ 1,746	\$ 1,991	\$ 2,643	\$ 1,819	\$ -	\$ 500
TOTAL ADMINISTRATIVE	\$ 316,020	\$ 308,366	\$ 328,004	\$ 284,802	\$ 331,415	\$ 363,325	\$ 259,525

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
\$ 40,299	\$ 41,508	\$ 42,753	\$ 44,036	\$ 45,357	\$ 46,717	\$ 48,119	\$ 49,562	\$ 51,049	\$ 52,581
\$ 10,712	\$ 11,033	\$ 11,364	\$ 11,705	\$ 12,056	\$ 12,418	\$ 12,791	\$ 13,174	\$ 13,570	\$ 13,977
\$ 22,119	\$ 22,783	\$ 23,466	\$ 24,170	\$ 24,895	\$ 25,642	\$ 26,412	\$ 27,204	\$ 28,020	\$ 28,861
\$ 9,734	\$ 10,026	\$ 10,326	\$ 10,636	\$ 10,955	\$ 11,284	\$ 11,622	\$ 11,971	\$ 12,330	\$ 12,700
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,050	\$ 1,103	\$ 1,158	\$ 1,216	\$ 1,276	\$ 1,340	\$ 1,407	\$ 1,477	\$ 1,551	\$ 1,629
\$ 3,150	\$ 3,308	\$ 3,473	\$ 3,647	\$ 3,829	\$ 4,020	\$ 4,221	\$ 4,432	\$ 4,654	\$ 4,887
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,850	\$ 4,950	\$ 5,123	\$ 5,303	\$ 5,488	\$ 5,680	\$ 5,879	\$ 6,085	\$ 6,298	\$ 6,518
\$ 106,605	\$ 110,336	\$ 115,853	\$ 121,646	\$ 127,728	\$ 134,114	\$ 140,820	\$ 147,861	\$ 155,254	\$ 163,017
\$ 31,500	\$ 33,075	\$ 34,729	\$ 36,465	\$ 38,288	\$ 40,203	\$ 42,213	\$ 44,324	\$ 46,540	\$ 48,867
\$ 5,460	\$ 5,733	\$ 6,020	\$ 6,321	\$ 6,637	\$ 6,968	\$ 7,317	\$ 7,683	\$ 8,067	\$ 8,470
\$ 1,575	\$ 1,654	\$ 1,736	\$ 1,823	\$ 1,914	\$ 2,010	\$ 2,111	\$ 2,216	\$ 2,327	\$ 2,443
\$ 184	\$ 193	\$ 203	\$ 213	\$ 223	\$ 235	\$ 246	\$ 259	\$ 271	\$ 285
\$ 2,520	\$ 2,646	\$ 2,778	\$ 2,917	\$ 3,063	\$ 3,216	\$ 3,377	\$ 3,546	\$ 3,723	\$ 3,909
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 260,757	\$ 269,346	\$ 279,982	\$ 291,096	\$ 302,711	\$ 314,849	\$ 327,535	\$ 340,794	\$ 354,655	\$ 369,143

INFORMATION AND TECHNOLOGY	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
IT support	\$ 22,479	\$ 21,520	\$ 16,854	\$ 19,877	\$ 20,621	\$ 19,102	\$ 26,670
Village Center and Creeside telephone & fax	\$ 16,541	\$ 12,087	\$ 10,959	\$ 13,379	\$ 15,285	\$ 19,847	\$ 6,546
Cable/internet-village center/creekside	\$ 14,117	\$ 14,204	\$ 13,932	\$ 14,356	\$ 14,800	\$ 15,856	\$ 9,782
Wi-Fi for gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,894
Landlines/hot spots for gates and cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,400
Cell phones	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,282
Website hosting & development	\$ 1,510	\$ 2,515	\$ -	\$ 705	\$ 705	\$ 1,908	\$ 1,515
ADA website compliance	\$ -	\$ -	\$ 199	\$ 139	\$ 199	\$ -	\$ 210
Communications: e-blast	\$ 408	\$ 488	\$ 513	\$ 459	\$ 459	\$ 459	\$ 500
TOTAL INFORMATION AND TECHNOLOGY	\$ 55,055	\$ 50,814	\$ 42,457	\$ 48,915	\$ 52,069	\$ 57,172	\$ 83,799

INSURANCE	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
Insurance: general liability & public officials	\$ 10,227	\$ 10,227	\$ 10,227	\$ 10,227	\$ 10,482	\$ 11,531	\$ 11,935
Insurance: property	\$ 44,382	\$ 44,382	\$ 52,190	\$ 58,904	\$ 60,463	\$ 69,228	\$ 76,435
Insurance: auto general liability	\$ 591	\$ 591	\$ 598	\$ 920	\$ 1,800	\$ 1,980	\$ 3,153
Flood insurance	\$ 2,000	\$ 2,000	\$ 2,500	\$ 3,000	\$ 3,100	\$ 3,450	\$ 3,600
TOTAL INSURANCE	\$ 57,200	\$ 57,200	\$ 65,515	\$ 73,051	\$ 75,845	\$ 86,189	\$ 95,123

UTILITIES	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
Electric							
Electric services - #12316, 85596, 65378	\$ 2,663	\$ 3,498	\$ 4,328	\$ 5,138	\$ 5,147	\$ 4,495	\$ 5,200
Electric- Village Center - #18308	\$ 32,378	\$ 29,555	\$ 31,128	\$ 31,015	\$ 22,689	\$ 22,776	\$ 31,500
Electric - Creekside - #87064, 70333	\$ 19,872	\$ 20,014	\$ 20,953	\$ 21,333	\$ 17,919	\$ 12,495	\$ 21,500
Street lights ¹	\$ 20,727	\$ 18,110	\$ 19,004	\$ 20,289	\$ 20,320	\$ 18,329	\$ 20,000
Propane - spas/café	\$ 40,263	\$ 34,551	\$ 63,219	\$ 39,225	\$ 25,135	\$ 33,341	\$ 40,600
Garbage - amenity facilities	\$ 8,188	\$ 9,835	\$ 9,765	\$ 10,460	\$ 12,323	\$ 13,017	\$ 15,200
Water/sewer							
Water services ²	\$ 113,395	\$ 119,162	\$ 105,264	\$ 122,640	\$ 132,639	\$ 91,225	\$ 115,000
Water - Village Center - #324043-44997	\$ 12,359	\$ 13,019	\$ 12,788	\$ 11,005	\$ 12,301	\$ 11,072	\$ 13,500
Water - Creekside - #324043-45080	\$ 10,934	\$ 8,274	\$ 7,500	\$ 6,986	\$ 6,285	\$ 7,265	\$ 7,300
Pump house shared facility	\$ 22,924	\$ 28,495	\$ 66,337	\$ 34,788	\$ 39,219	\$ 9,190	\$ 15,500
TOTAL UTILITIES	\$ 283,703	\$ 284,513	\$ 340,286	\$ 302,879	\$ 293,977	\$ 223,205	\$ 285,300

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 28,004	\$ 29,404	\$ 30,874	\$ 32,418	\$ 34,038	\$ 35,740	\$ 37,527	\$ 39,404	\$ 41,374	\$ 43,443
\$ 6,873	\$ 7,217	\$ 7,578	\$ 7,957	\$ 8,355	\$ 8,772	\$ 9,211	\$ 9,671	\$ 10,155	\$ 10,663
\$ 10,271	\$ 10,785	\$ 11,324	\$ 11,890	\$ 12,485	\$ 13,109	\$ 13,764	\$ 14,452	\$ 15,175	\$ 15,934
\$ 5,139	\$ 5,396	\$ 5,665	\$ 5,949	\$ 6,246	\$ 6,558	\$ 6,886	\$ 7,231	\$ 7,592	\$ 7,972
\$ 27,720	\$ 29,106	\$ 30,561	\$ 32,089	\$ 33,694	\$ 35,379	\$ 37,147	\$ 39,005	\$ 40,955	\$ 43,003
\$ 7,646	\$ 8,028	\$ 8,430	\$ 8,851	\$ 9,294	\$ 9,759	\$ 10,247	\$ 10,759	\$ 11,297	\$ 11,862
\$ 1,591	\$ 1,670	\$ 1,754	\$ 1,841	\$ 1,934	\$ 2,030	\$ 2,132	\$ 2,238	\$ 2,350	\$ 2,468
\$ 221	\$ 232	\$ 243	\$ 255	\$ 268	\$ 281	\$ 295	\$ 310	\$ 326	\$ 342
\$ 525	\$ 551	\$ 579	\$ 608	\$ 638	\$ 670	\$ 704	\$ 739	\$ 776	\$ 814
\$ 87,989	\$ 92,388	\$ 97,008	\$ 101,858	\$ 106,951	\$ 112,299	\$ 117,914	\$ 123,809	\$ 130,000	\$ 136,500

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 12,532	\$ 13,158	\$ 13,816	\$ 14,507	\$ 15,232	\$ 15,994	\$ 16,794	\$ 17,633	\$ 18,515	\$ 19,441
\$ 82,550	\$ 89,154	\$ 96,286	\$ 103,989	\$ 112,308	\$ 121,293	\$ 130,996	\$ 141,476	\$ 152,794	\$ 165,017
\$ 3,311	\$ 3,476	\$ 3,650	\$ 3,832	\$ 4,024	\$ 4,225	\$ 4,437	\$ 4,658	\$ 4,891	\$ 5,136
\$ 4,140	\$ 4,761	\$ 5,475	\$ 6,296	\$ 7,241	\$ 8,327	\$ 9,576	\$ 11,012	\$ 12,664	\$ 14,564
\$ 102,532	\$ 110,549	\$ 119,227	\$ 128,625	\$ 138,806	\$ 149,839	\$ 161,803	\$ 174,780	\$ 188,865	\$ 204,158

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 5,980	\$ 6,458	\$ 6,975	\$ 7,533	\$ 8,136	\$ 8,787	\$ 9,490	\$ 10,249	\$ 11,069	\$ 11,954
\$ 36,225	\$ 39,123	\$ 42,253	\$ 45,633	\$ 49,284	\$ 53,226	\$ 57,485	\$ 62,083	\$ 67,050	\$ 72,414
\$ 24,725	\$ 26,703	\$ 28,839	\$ 31,146	\$ 33,638	\$ 36,329	\$ 39,235	\$ 42,374	\$ 45,764	\$ 49,425
\$ 23,000	\$ 24,840	\$ 26,827	\$ 28,973	\$ 31,291	\$ 33,795	\$ 36,498	\$ 39,418	\$ 42,571	\$ 45,977
\$ 42,630	\$ 44,762	\$ 47,000	\$ 49,350	\$ 51,817	\$ 54,408	\$ 57,128	\$ 59,985	\$ 62,984	\$ 66,133
\$ 15,960	\$ 16,758	\$ 17,596	\$ 18,476	\$ 19,399	\$ 20,369	\$ 21,388	\$ 22,457	\$ 23,580	\$ 24,759
\$ 120,750	\$ 126,788	\$ 133,127	\$ 139,783	\$ 146,772	\$ 154,111	\$ 161,817	\$ 169,907	\$ 178,403	\$ 187,323
\$ 14,175	\$ 14,884	\$ 15,628	\$ 16,409	\$ 17,230	\$ 18,091	\$ 18,996	\$ 19,946	\$ 20,943	\$ 21,990
\$ 7,665	\$ 8,048	\$ 8,451	\$ 8,873	\$ 9,317	\$ 9,783	\$ 10,272	\$ 10,785	\$ 11,325	\$ 11,891
\$ 16,275	\$ 17,089	\$ 17,943	\$ 18,840	\$ 19,782	\$ 20,771	\$ 21,810	\$ 22,901	\$ 24,046	\$ 25,248
\$ 307,385	\$ 325,452	\$ 344,638	\$ 365,017	\$ 386,667	\$ 409,670	\$ 434,118	\$ 460,105	\$ 487,734	\$ 517,115

FIELD OPERATIONS	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
Stormwater system							
Aquatic contract	\$ 43,755	\$ 43,800	\$ 44,580	\$ 47,688	\$ 48,781	\$ 43,945	\$ 51,438
Aquatic contract: lake watch	\$ 3,996	\$ 3,996	\$ 4,042	\$ 3,996	\$ 3,122	\$ 8,056	\$ 4,076
Aquatic contract: aeration maintenance	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ 1,216	\$ 4,000
Pond Aeration--Added from 2/24/2022 Regular Meeting							
Lake bank spraying	\$ 1,457	\$ 5,828	\$ 5,828	\$ 4,371	\$ 1,457	\$ -	\$ 6,128
Stormwater system repairs & maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Property maintenance							
Horticultural consultant	\$ 6,400	\$ 9,600	\$ 9,600	\$ 9,600	\$ 10,000	\$ 8,800	\$ 9,600
Landscape enhancement		\$ 22,554	\$ 7,537	\$ 7,120	\$ 147,541	\$ 103,932	\$ -
Landscape repairs & replacement		\$ 2,000	\$ 34,936	\$ 58,502	\$ 17,695	\$ 15,855	\$ 20,000
Landscape maintenance contract services	\$ 515,380	\$ 530,841	\$ 530,841	\$ 530,841	\$ 548,503	\$ 574,333	\$ 585,814
Landscape maintenance: croquet	\$ 25,527	\$ 28,000	\$ 28,000	\$ 28,400	\$ 31,600	\$ 33,308	\$ 50,800
Tree maintenance (Oak tree pruning)	\$ 25,500	\$ 18,000	\$ -	\$ 78,200	\$ -	\$ 29,200	\$ 35,000
Optional flower rotation	\$ 14,869	\$ 17,550	\$ -	\$ -	\$ 17,550	\$ 23,127	\$ 20,000
Irrigation repairs & replacement	\$ 13,264	\$ 21,596	\$ 13,267	\$ 17,931	\$ 33,523	\$ 39,412	\$ 22,000
Roads & bridges repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Sidewalk repairs & replacement	\$ -	\$ 8,383	\$ 12,733	\$ 28,203	\$ 47,671	\$ 49,832	\$ -
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 12,036	\$ 11,368	\$ 6,049	\$ 1,824	\$ 2,447	\$ 6,162	\$ 15,000
Vehicle repairs & maintenance	\$ 1,172	\$ 1,829	\$ 3,907	\$ 1,038	\$ 1,551	\$ 2,182	\$ 5,000
Office supplies: field operations	\$ 7,064	\$ 7,094	\$ 9,047	\$ 18,687	\$ 17,642	\$ 15,814	\$ 14,000
Holiday lights	\$ 8,391	\$ 8,462	\$ 4,285	\$ 9,414	\$ 8,427	\$ 3,386	\$ 9,000
CERT operations	\$ 244	\$ 81	\$ 152	\$ 271	\$ 478	\$ 462	\$ 500
Community maintenance	\$ 81,569	\$ 66,939	\$ 76,251	\$ 145,926	\$ 110,674	\$ 138,094	\$ 98,040
Storm clean-up/Hurricane Clean up	\$ -	\$ 438,046	\$ 54,662	\$ 16,972	\$ 5,584	\$ 1,155	\$ 26,000
Miscellaneous contingency	\$ 141	\$ 231	\$ 862	\$ 873	\$ 3,797	\$ 1,592	\$ 4,000
TOTAL FIELD OPERATIONS	\$ 761,129	\$ 1,246,198	\$ 846,579	\$ 1,009,857	\$ 1,058,043	\$ 1,099,863	\$ 1,010,396

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 54,010	\$ 56,710	\$ 59,546	\$ 62,523	\$ 65,649	\$ 68,932	\$ 72,378	\$ 75,997	\$ 79,797	\$ 83,787
\$ 4,280	\$ 4,494	\$ 4,718	\$ 4,954	\$ 5,202	\$ 5,462	\$ 5,735	\$ 6,022	\$ 6,323	\$ 6,639
\$ 4,200	\$ 4,410	\$ 4,631	\$ 4,862	\$ 5,105	\$ 5,360	\$ 5,628	\$ 5,910	\$ 6,205	\$ 6,516
\$ 6,434	\$ 6,756	\$ 7,094	\$ 7,449	\$ 7,821	\$ 8,212	\$ 8,623	\$ 9,054	\$ 9,507	\$ 9,982
\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101	\$ 21,107	\$ 22,162	\$ 23,270	\$ 24,433
\$ 10,080	\$ 10,584	\$ 11,113	\$ 11,669	\$ 12,252	\$ 12,865	\$ 13,508	\$ 14,184	\$ 14,893	\$ 15,637
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 21,000	\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526	\$ 26,802	\$ 28,142	\$ 29,549	\$ 31,027	\$ 32,578
\$ 605,146	\$ 625,116	\$ 645,744	\$ 667,054	\$ 689,067	\$ 711,806	\$ 735,296	\$ 759,560	\$ 784,626	\$ 810,519
\$ 53,340	\$ 56,007	\$ 58,807	\$ 61,748	\$ 64,835	\$ 68,077	\$ 71,481	\$ 75,055	\$ 78,807	\$ 82,748
\$ 36,750	\$ 38,588	\$ 40,517	\$ 42,543	\$ 44,670	\$ 46,903	\$ 49,249	\$ 51,711	\$ 54,296	\$ 57,011
\$ 21,000	\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526	\$ 26,802	\$ 28,142	\$ 29,549	\$ 31,027	\$ 32,578
\$ 23,100	\$ 24,255	\$ 25,468	\$ 26,741	\$ 28,078	\$ 29,482	\$ 30,956	\$ 32,504	\$ 34,129	\$ 35,836
\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101	\$ 21,107	\$ 22,162	\$ 23,270	\$ 24,433
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101	\$ 21,107	\$ 22,162	\$ 23,270	\$ 24,433
\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 6,381	\$ 6,700	\$ 7,036	\$ 7,387	\$ 7,757	\$ 8,144
\$ 14,700	\$ 15,435	\$ 16,207	\$ 17,017	\$ 17,868	\$ 18,761	\$ 19,699	\$ 20,684	\$ 21,719	\$ 22,805
\$ 9,450	\$ 9,923	\$ 10,419	\$ 10,940	\$ 11,487	\$ 12,061	\$ 12,664	\$ 13,297	\$ 13,962	\$ 14,660
\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
\$ 102,942	\$ 108,089	\$ 113,494	\$ 119,168	\$ 125,127	\$ 131,383	\$ 137,952	\$ 144,850	\$ 152,092	\$ 159,697
\$ 27,300	\$ 28,665	\$ 30,098	\$ 31,603	\$ 33,183	\$ 34,842	\$ 36,585	\$ 38,414	\$ 40,335	\$ 42,351
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,046,732	\$ 1,088,756	\$ 1,132,542	\$ 1,178,166	\$ 1,225,710	\$ 1,275,256	\$ 1,326,893	\$ 1,380,713	\$ 1,436,811	\$ 1,495,288

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
STAFF SUPPORT							
Payroll	\$ 298,745	\$ 275,918	\$ 298,610	\$ 355,163	\$ 381,818	\$ 423,552	\$ 607,333
Merit pay/bonus	\$ 10,882	\$ 10,227	\$ 10,445	\$ 7,335	\$ 18,026	\$ 17,673	\$ 25,000
Payroll taxes	\$ 29,615	\$ 21,590	\$ 23,759	\$ 27,997	\$ 30,986	\$ 37,566	\$ 79,257
Health insurance	\$ 7,959	\$ 28,277	\$ 32,098	\$ 40,483	\$ 50,156	\$ 64,357	\$ 106,000
Insurance: workers' compensation	\$ 14,017	\$ 18,750	\$ 15,571	\$ 27,637	\$ 26,002	\$ 13,915	\$ 30,000
Payroll services	\$ 3,573	\$ 3,120	\$ 3,113	\$ 3,616	\$ 3,708	\$ 917	\$ 6,250
Mileage reimbursement	\$ 2,677	\$ 2,717	\$ 2,818	\$ 3,141	\$ 2,493	\$ 2,062	\$ 2,750
Vehicle Allowance	\$ 3,581	\$ 2,710	\$ 3,698	\$ 5,428	\$ 6,142	\$ 8,357	\$ 14,000
Additional Staffing	\$ -	\$ -	\$ 6,120	\$ -	\$ -	\$ -	\$ -
TOTAL STAFF SUPPORT	\$ 371,049	\$ 363,309	\$ 396,232	\$ 470,800	\$ 519,331	\$ 568,399	\$ 870,590

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
AMENITY OPERATIONS							
Amenity Management & Operations	\$ 523,320	\$ 539,020	\$ 539,020	\$ 539,020	\$ 516,762	\$ 561,422	\$ 592,786
A/C maintenance and service	\$ 1,559	\$ 1,388	\$ 7,876	\$ 50	\$ 2,235	\$ -	\$ 3,900
Fitness equipment service	\$ 3,783	\$ 5,858	\$ 3,351	\$ 9,229	\$ 3,559	\$ 2,814	\$ 7,500
Music licensing	\$ 2,842	\$ 3,002	\$ 3,096	\$ 3,203	\$ 3,321	\$ 3,435	\$ 3,520
Pool/spa permits	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875
Pool chemicals	\$ 13,125	\$ 13,496	\$ 13,886	\$ 14,174	\$ 14,332	\$ 15,576	\$ 15,500
Pest control	\$ 2,148	\$ 1,890	\$ 2,189	\$ 3,142	\$ 2,904	\$ 4,539	\$ 3,900
Amenity maintenance	\$ 85,446	\$ 100,971	\$ 92,066	\$ 107,499	\$ 147,527	\$ 229,557	\$ 110,000
Special events	\$ 7,643	\$ 7,626	\$ 8,885	\$ 7,723	\$ 3,282	\$ 258	\$ 10,000
TOTAL AMENITY	\$ 640,741	\$ 674,126	\$ 671,244	\$ 684,915	\$ 694,797	\$ 818,476	\$ 747,981

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 670,010	\$ 690,111	\$ 710,814	\$ 732,138	\$ 754,103	\$ 776,726	\$ 808,443	\$ 832,696	\$ 857,677	\$ 883,408
\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
\$ 81,635	\$ 84,084	\$ 86,606	\$ 89,204	\$ 91,881	\$ 94,637	\$ 97,476	\$ 100,400	\$ 103,412	\$ 106,515
\$ 116,600	\$ 128,260	\$ 141,086	\$ 155,195	\$ 170,714	\$ 187,785	\$ 206,564	\$ 227,220	\$ 249,942	\$ 274,937
\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250
\$ 14,000	\$ 10,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 943,495	\$ 973,704	\$ 1,007,756	\$ 1,045,788	\$ 1,085,947	\$ 1,128,398	\$ 1,181,733	\$ 1,229,567	\$ 1,280,282	\$ 1,334,109

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 610,570	\$ 628,887	\$ 647,753	\$ 667,186	\$ 687,201	\$ 707,817	\$ 729,052	\$ 750,924	\$ 773,451	\$ 796,655
\$ 4,095	\$ 4,300	\$ 4,515	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,488	\$ 5,762	\$ 6,050	\$ 6,353
\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116	\$ 9,572	\$ 10,051	\$ 10,553	\$ 11,081	\$ 11,635	\$ 12,217
\$ 3,696	\$ 3,881	\$ 4,075	\$ 4,279	\$ 4,493	\$ 4,717	\$ 4,953	\$ 5,201	\$ 5,461	\$ 5,734
\$ 919	\$ 965	\$ 1,013	\$ 1,064	\$ 1,117	\$ 1,173	\$ 1,231	\$ 1,293	\$ 1,357	\$ 1,425
\$ 16,275	\$ 17,089	\$ 17,943	\$ 18,840	\$ 19,782	\$ 20,771	\$ 21,810	\$ 22,901	\$ 24,046	\$ 25,248
\$ 4,095	\$ 4,300	\$ 4,515	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,488	\$ 5,762	\$ 6,050	\$ 6,353
\$ 115,500	\$ 121,275	\$ 127,339	\$ 133,706	\$ 140,391	\$ 147,411	\$ 154,781	\$ 162,520	\$ 170,646	\$ 179,178
\$ 10,500	\$ 11,025	\$ 11,576	\$ 12,155	\$ 12,763	\$ 13,401	\$ 14,071	\$ 14,775	\$ 15,513	\$ 16,289
\$ 773,524	\$ 799,989	\$ 827,411	\$ 855,826	\$ 885,274	\$ 915,794	\$ 947,427	\$ 980,217	\$ 1,014,210	\$ 1,049,451

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
SECURITY							
Gate access control staffing	\$ 101,220	\$ 143,125	\$ 162,234	\$ 150,418	\$ 181,906	\$ 196,904	\$ 204,375
Additional guards	\$ -	\$ -	\$ -	\$ 7,609	\$ -	\$ -	\$ 8,000
Guardhouse facility maintenance	\$ 12,708	\$ 20,078	\$ 22,660	\$ 7,776	\$ 13,348	\$ 9,219	\$ 16,000
Gate communication devices	\$ 22,066	\$ 21,347	\$ 19,707	\$ 19,579	\$ 21,735	\$ 26,330	\$ 21,000
Gate operating supplies	\$ 6,921	\$ 6,743	\$ 1,880	\$ 13,901	\$ 15,040	\$ 11,448	\$ 16,000
Fire & security system	\$ 3,294	\$ 4,129	\$ 4,217	\$ 2,949	\$ 3,940	\$ 3,190	\$ 5,300
TOTAL SECURITY	\$ 146,209	\$ 195,422	\$ 210,698	\$ 202,232	\$ 235,969	\$ 247,091	\$ 270,675

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
OTHER							
Community Information Guide	\$ 15,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay: Tract K*	\$ 54,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER	\$ 69,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

INCREASED LEVEL OF SERVICE ITEMS TO CONSIDER

- Technology-Wild Oaks Entrance Gate Equipment Replacement
- Powerwashing-Powerwashing, curbs, gutters, sidewalks, roadways and other common areas
- Street Signs-Repaint street sign and other sign poles
- Street Lights-cleaning and repainting
- Pond Aeration-Annual maintenance and repairs of additional aeration units

TOTAL OF ADDITIONAL ITEMS

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
TOTAL O&M EXPENDITURES	\$ 2,701,098	\$ 3,179,948	\$ 2,901,015	\$ 3,077,451	\$ 3,261,446	\$ 3,463,720	\$ 3,623,389

TOTAL O&M EXPENDITURES = FEES & DISCOUNTS

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED
PERCENTAGE INCREASE (DECREASE) IN O&M OVER PRIOR YEAR (O&M ONLY)		17.73%	-8.77%	6.08%	5.98%	6.20%	4.61%

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 214,594	\$ 225,323	\$ 236,590	\$ 248,419	\$ 260,840	\$ 273,882	\$ 287,576	\$ 301,955	\$ 317,053	\$ 332,905
\$ 8,400	\$ 8,820	\$ 9,261	\$ 9,724	\$ 10,210	\$ 10,721	\$ 11,257	\$ 11,820	\$ 12,411	\$ 13,031
\$ 16,800	\$ 17,640	\$ 18,522	\$ 19,448	\$ 20,421	\$ 21,442	\$ 22,514	\$ 23,639	\$ 24,821	\$ 26,062
\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526	\$ 26,802	\$ 28,142	\$ 29,549	\$ 31,027	\$ 32,578	\$ 34,207
\$ 16,800	\$ 17,640	\$ 18,522	\$ 19,448	\$ 20,421	\$ 21,442	\$ 22,514	\$ 23,639	\$ 24,821	\$ 26,062
\$ 5,565	\$ 5,843	\$ 6,135	\$ 6,442	\$ 6,764	\$ 7,103	\$ 7,458	\$ 7,831	\$ 8,222	\$ 8,633
\$ 284,209	\$ 298,419	\$ 313,340	\$ 329,007	\$ 345,458	\$ 362,730	\$ 380,867	\$ 399,910	\$ 419,906	\$ 440,901

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 31,000	\$ 33,000	\$ 33,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 3,837,624	\$ 3,991,605	\$ 4,154,905	\$ 4,311,384	\$ 4,493,523	\$ 4,684,835	\$ 4,894,289	\$ 5,105,897	\$ 5,328,462	\$ 5,562,665

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
\$ 4,078,945	\$ 4,242,671	\$ 4,416,404	\$ 4,582,856	\$ 4,776,688	\$ 4,980,153	\$ 5,203,020	\$ 5,428,155	\$ 5,664,936	\$ 5,914,043

FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED
5.91%	4.01%	4.09%	3.77%	4.22%	4.26%	4.47%	4.32%	4.36%	4.40%

EXHIBIT 2

Option 1 (Not recommended)														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 743,926	\$ 364,528	\$ (75,524)	\$ (492,972)	\$ (593,552)	\$ (854,399)	\$ (1,034,279)	\$ (2,299,763)	\$ (2,243,315)			
Plus (+) Annual Assessment	781,860	805,316	829,475	854,360	879,990	906,390	933,582	961,589	990,437	1,020,150	1,050,754	\$9,232,043.14	\$923,204.31	
Minus (-) Capital Projects	(1,082,025)	(1,482,436)	(1,208,873)	(1,294,412)	(1,297,438)	(1,006,970)	(1,194,429)	(1,141,469)	(2,255,921)	(963,702)	(1,047,045)	(12,892,694.70)	(1,289,269.47)	
Ending Fund Balance	\$ 1,421,046	\$ 743,926	\$ 364,528	\$ (75,524)	\$ (492,972)	\$ (593,552)	\$ (854,399)	\$ (1,034,279)	\$ (2,299,763)	\$ (2,243,315)	\$ (2,239,606)		\$ (872,496)	
Annual Assessment Special Revenue Fund (SRF)	\$ 781,860	\$ 805,316	\$ 829,475	\$ 854,360	\$ 879,990	\$ 906,390	\$ 933,582	\$ 961,589	\$ 990,437	\$ 1,020,150	\$ 1,050,754			
County Tax Collector Fees (2%)	\$ 15,637	\$ 16,106	\$ 16,590	\$ 17,087	\$ 17,600	\$ 18,128	\$ 18,672	\$ 19,232	\$ 19,809	\$ 20,403	\$ 21,015			
Early Payment Discount (4%)	\$ 31,274	\$ 32,213	\$ 33,179	\$ 34,174	\$ 35,200	\$ 36,256	\$ 37,343	\$ 38,464	\$ 39,617	\$ 40,806	\$ 42,030			
Total Gross Assessment (SRF)	\$ 828,772	\$ 853,635	\$ 879,244	\$ 905,621	\$ 932,790	\$ 960,773	\$ 989,597	\$ 1,019,285	\$ 1,049,863	\$ 1,081,359	\$ 1,113,800			
Annual Assessment (SRF)	434	447	460	474	488	503	518	533	549	566	583			
Change in Annual Assessments Per Unit	\$ 65.12	\$ 13.01	\$ 13.40	\$ 13.81	\$ 14.22	\$ 14.65	\$ 15.09	\$ 15.54	\$ 16.00	\$ 16.48	\$ 16.98			
% increase year over year		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%			

Option 1:

Do not increase assessments more than 3% year over year to try and stay up with CPI.

3 percent increase may keep up with CPI but is not going to be enough to sustain a long-term Capital Plan with an average of \$1.15 million in projects for the next 10 years.

End Result is a complete depletion of fund balance/reserves by end of 2025/2026

District will have to borrow money at a higher interest rate than the percentage of increases year over year if not self-funding (see option 3).

*Not recommended by Management

Option 2														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 1,140,824	\$ 1,134,165	\$ 1,041,967	\$ 946,743	\$ 1,141,987	\$ 1,149,772	\$ 1,210,517	\$ 156,810	\$ 395,322			
Plus (+) Annual Assessment	781,860	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	\$12,022,140.00	\$1,202,214.00	
Minus (-) Capital Projects	(1,082,025)	(1,482,436)	(1,208,873)	(1,294,412)	(1,297,438)	(1,006,970)	(1,194,429)	(1,141,469)	(2,255,921)	(963,702)	(1,047,045)	(12,892,694.70)	(1,289,269.47)	
Ending Fund Balance	\$ 1,421,046	\$ 1,140,824	\$ 1,134,165	\$ 1,041,967	\$ 946,743	\$ 1,141,987	\$ 1,149,772	\$ 1,210,517	\$ 156,810	\$ 395,322	\$ 550,491		\$ 886,860	

Annual Assessment Special Revenue Fund (SRF)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
County Tax Collector Fees (2%)	\$ 15,637	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044
Early Payment Discount (4%)	\$ 31,274	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089
Total Gross Assessment (SRF)	\$ 828,772	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347
Annual Assessment (SRF)	434	667	667	667	667	667	667	667	667	667	667
Change in Annual Assessments Per Unit	\$ 65.12	\$ 233.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% increase year over year		35%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Option 2:

Increase Assessments by \$233 in 2023, after there would not be a projected need to increase assessments for the next 10 years.

Limited the use of Fund Balance

Based on current projections, the District could potentially maintain over \$1 Million in Reserves, putting the District in a better financial position

Once you make a large jump in assessments, it's very difficult to reduce them

After 10 years, re-evalutate the needed increase in assessments

Reduces likelihood of having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.

*Potential Option

Option 3														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 845,568	\$ 670,626	\$ 544,557	\$ 555,663	\$ 935,749	\$ 1,197,730	\$ 1,570,927	\$ 875,111	\$ 1,518,318			
Plus (+) Annual Assessment	781,860	906,958	1,033,932	1,168,343	1,308,544	1,387,057	1,456,409	1,514,666	1,560,106	1,606,909	1,655,116	\$13,598,038.42	\$1,359,803.84	
Minus (-) Capital Projects	(1,082,025)	(1,482,436)	(1,208,873)	(1,294,412)	(1,297,438)	(1,006,970)	(1,194,429)	(1,141,469)	(2,255,921)	(963,702)	(1,047,045)	(\$12,892,694.70)	(\$1,289,269.47)	
Ending Fund Balance	\$ 1,421,046	\$ 845,568	\$ 670,626	\$ 544,557	\$ 555,663	\$ 935,749	\$ 1,197,730	\$ 1,570,927	\$ 875,111	\$ 1,518,318	\$ 2,126,390		\$1,084,063.90	
Annual Assessment Special Revenue Fund (SRF)	\$ 781,860	906,958	1,033,932	1,168,343	1,308,544	1,387,057	1,456,409	1,514,666	1,560,106	1,606,909	1,655,116			
County Tax Collector Fees (2%)	\$ 15,637	\$ 18,139	\$ 20,679	\$ 23,367	\$ 26,171	\$ 27,741	\$ 29,128	\$ 30,293	\$ 31,202	\$ 32,138	\$ 33,102			
Early Payment Discount (4%)	\$ 31,274	\$ 36,278	\$ 41,357	\$ 46,734	\$ 52,342	\$ 55,482	\$ 58,256	\$ 60,587	\$ 62,404	\$ 64,276	\$ 66,205			
Total Gross Assessment (SRF)	\$ 828,772	\$ 961,375	\$ 1,095,968	\$ 1,238,443	\$ 1,387,057	\$ 1,470,280	\$ 1,543,794	\$ 1,605,546	\$ 1,653,712	\$ 1,703,323	\$ 1,754,423			
Annual Assessment (SRF)	434	503	574	648	726	769	808	840	866	891	918			
Change in Annual Assessments Per Unit	\$ 65.12	\$ 69.40	\$ 70.44	\$ 74.57	\$ 77.78	\$ 43.56	\$ 38.47	\$ 32.32	\$ 25.21	\$ 25.97	\$ 26.74			
% increase year over year		14%	12%	12%	11%	6%	5%	4%	3%	3%	3%			

Option 3:

Increase assessments 17 % in 2023, 9% in 2024, and reduce the increase by 1% each year thereafter through 2028, then increase 3% year over year beginning in 2030

Strategic use of Fund Balance

Based on current projections, the District could potentially maintain over \$1 Million in Reserves after 10 years, putting the District in a better financial position

Slower approach to \$1 million in revenues from assessments and sets the District up on a path to successfully complete its Capital Plans allows for potential adjustments by either not increasing assessments in any given year, or a lower percentage.

Reduces likelihood of having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.

*Potential Option

Project #	Project Name	Individuals	Project Description	Review Policy (Y/N)	Capital or O&M	Priority					Time frame: 1-3 yrs./4-5 yrs./6+ yrs.	Estimated Budget	Notes
						KF	CH	Dr.	MF	JP			
Added to the LTCP in the Reserve Study and Assigned a Project Year based on Supervisor/Staff Input													
1	Stop Signs	KF, CH, Dr. M, Barry	Install pedestrian/bicycle intersection-crossing safety measures/stop signs.	Yes	Capital	H	H	H	H	H	2022	\$ 50,000	Approved and being completed in 2022, No LED lighting per Board directive.
2	Traffic Devices	Barry	Vehicle Traffic and Speed Control, Signs, Speed Control Improvements	Yes	Capital					H	2023	\$ 50,000	Added to Reserve Study
3	Sidewalks	Barry	Sidewalk Repairs-Community wide-Ongoing repairs/replacement	No	Capital					H	Annually	\$ 50,000	Barry asked for \$100,000, \$50,000 Already in the Reserve Study-Annually
4	Curb and Gutters	Barry	Curb and Gutter Repairs-Community Wide-annual investment	No	Capital					H	Annually	\$ 150,000	Board Directed to raise from \$100k to \$150K based on historical expenses.
5	Road Repairs	Barry	Road settling issues-Asphalt settling around sanitary sewer drain boxes	No	Capital					H	Annually	\$ 50,000	Barry estimates 30-50k, Added Annual Road Repairs Budget of \$50,000 to Reserve Study for 2023, and \$10,000 for each year thereafter
6	Wild Oaks	Barry/JP	Wild Oaks parking lot expansion at park, to accommodate more areas to park	No	Capital						2026	\$ 20,000	Need to add to Reserve Study
7	Road Resurfacing	Dr. M/Barry	Resurface remaining District Roads according to the DE's plan	No	Capital	H	H	H	L	H	Annually	Varies by year	Already in the Reserve Study, amounts vary year to year. Last year of road resurfacing is 2030.
8	Paver Repairs	Barry	Pavers Replacement: Main entrance gate area, Montague St., Front St., Montague at Waterside, Front St. Park, Front St. Circle Islands	No	Capital					H	2023	\$ 50,000	Already in the Reserve Study, amounts vary year to year. Assigned these to 2023
9	Pool Heat/Cool Pumps	Barry	Replace 4 units at Creekside-aged out (on the Reserve Study)	No	Capital					H	2023	\$ 45,000	Adjusted the Reserve Study for 2023
10	Creekside Office	Barry	Replace old carpeting throughout the Creekside Athletic Center and Offices	No	Capital					H	2023	\$ 7,000	Already on the Reserve Study for 2023
11	Creekside Pools	Barry	Pool, spa and kiddie pool resurface	No	Capital					H	2024	\$ 90,000	Already on the Reserve Study for 2024
12	Street Light Replacement	Barry	Replacing rusted lightpoles and underground wiring (\$60,000 / 10 light poles) (Lights that need sanding and painting will be Community Maintenance O&M)	No	Capital					H	Annually	\$ 60,000	Barry estimates 60k for 10 lights pole replacements a year. Added to Reserve Study, \$60,000-Annually
13	Creekside Croquet	Barry	Residents requested lighting at new Creekside Croquet Courts (8 poles, underground utilities, fixtures)	No	Capital						2026	\$ 60,000	Added to Reserve Study
14	Esplanade	Barry	Coquina path surface repairs/replacement		Capital					H	2024	\$ 80,000	Barry estimated \$70-100,000, Added to Reserve Study
55	Center Park Gazebo	Barry	Residents requested patio with benches at Center Park Gazebo	No	Capital						2023	\$ 12,000	Added to Reserve Study
15	Powerwashing	Barry	Purchase Powerwashing equipment	No	Capital					H	2024	\$ 7,000	Power washer purchase slated for 2023 for \$7,000
16	Creekside Amenity Center	Barry	Creekside: Paint exterior walls, columns, and trim	No	Capital					H	2023	\$ 8,000	Adjusted Reserve Study from \$25,000 to \$8,000
17	Street signs etc.	Barry	Replace street signs and other sign poles	no	Capital						Annually	\$ 5,000	Added to Reserve Study, replace 15-20 annually
18	Café Renovation	KF, Dr. M, JP, CH, Barry	1 x Cost of Renovation	no	Capital	L	M	M	L	L	2025	\$ 500,000	Added to Reserve Study as 1 x project.
19	Café Renovation		Architect Fees	no	Capital	L	M	M	L	L	2024	\$ 50,000	Added to Reserve Study
20	Pond Aeration	Barry	Recommendations from lake management company-Pond 37 only	no	Capital						2024	\$ 15,000	Board approved as an additional 2022 project-deleted from LTCP
21	Pond Banks	Barry	Install coquina boulder reinforcement wall at 5 locations	no	Capital						2022	\$ 40,000	Board approved as an additional 2022 project-deleted from LTCP
22	Creekside Amenity Center	Barry	Remove and replace cracked/broken exterior tile, replace with something more non-skid	no	Capital						2024	\$ 50,000	Added to Reserve Study
23	Village Center	DM	Remove and replace exterior tile, replace with something more non-skid	no	Capital						2023	\$ 25,000	Added to Reserve Study, Health and Safety
24	Wild Oaks	Barry	Wild Oaks Dog Park, increase elevation and improve drainage, enhancement project	No	Capital						2023	\$ 20,000	Added to Reserve Study
25	Mailboxes	Barry	Mailbox Repairs and Replacement	no	Capital						Annually	\$ 15,000	Included in the Reserve Study already (2 per year) 30 mailbox monuments
26	Survey	DM	Colbert Lane Survey		Capital	L	M	L	L	L	2025	\$ 32,000	Added to the Reserve Study
27	Firewise	Louise	Annual Firewise	no	Capital						Annual	\$ 30,000	Already in Reserve Study-Board approved

28	Moved to General Fund (O&M) Removed from the LTCP																				
29	Technology	Barry	Wild Oaks Entrance Gate Equipment Replacement		O&M						H	1 to 3	\$ 15,000	Already in General Fund-Remove from LTC							
30	Powerwashing	Barry	Powerwashing, curbs, gutters, sidewalks, roadways and other common areas		O&M							Annually	\$ 5,000	Community Maintenance-Increase O&M							
31	Steet signs etc.	Barry	Repaint street sign and other sign poles	No	O&M							Annually	\$ 1,000	Community Maintenance-Increase O&M							
32	Street Lights	Barry	Photocell, globe, and bulb replacement.	No	O&M						H	Annually	\$ 10,000	Community Maintenance-Increase O&M							
33	Pond Aeration	Barry	Annual maintenance and repairs of Aeration units	no	Capital							2 to 3	\$ 2,000	Community Maintenance-Increase O&M							
34	Stormwater System Repairs & Maintenance	Barry	Repairs of underground stormwater pipe failures	no	O&M	H	M	H	H	L	H	Annually	\$ 20,000	Stormwater Repairs & Maintenance-Remove from LTC. This is currently budgeted at \$15,000, increase this expense item to \$20,000							
35	Guard House	Barry	Repaint main entrance guard house	No	Capital							2023	\$ 2,500	Community Maintenance-Remove from LTC							
36	Crosswalks	Board/Barry	Repaint all crosswalks, stop bars, and roadway lines with high reflective paint	No	Capital	H	H	H	H	H	H	2023	\$ 10,000	Community Maintenance-Increase O&M							
37	Irrigation	Barry	Irrigation underground piping repairs and replacements of lines		O&M						H	Annual	\$ 40,000	Irrigation Repairs Maintenance-Remove from LTC							

38	Additional Ideas													
39	Wild Oaks	JP	Create new or extend walking paths throughout community, Wild Oaks	No	Capital							4 to 5	Unknown	Board to discuss if they want to add this Amenity
40	Technology	Board	Upgrade Gates to include cellular communications. Upgrade gates to new communication lines and technology.	P	Capital	H	H	H	L	H		1 to 3		Need to get pricing and assign a year
41	Technology	KF, JP, MF, Dr. M	Invest in Preventative/Planned Maintenance Software System		Capital	H	L	M	L	H		1 to 3		Board to discuss and decide on whether this will remain on the LTC. Discuss with Barry.
42	Stormwater System-Management	KF, Dr. M, CH	Have management work to update/enhance/expand pond management to include suggested strategies for pond bank planting, continued weed and algae work, midge fly treatment and potential need for dredging. Partner with Experts in the industry to effectively manage the ponds (UF, Solitude, other entities).	no	Capital	M	L	L	M	L		Annually		Questions to Solitude by Supervisors. District Engineer is required to do an annual inspection report on Stormwater Systems.
43	Stormwater System-Management	CH, Dr. M	Have Engineer inspect and determine if the drainage of water from rain/storms is adequately working. Inspect for and recommend improvements to address pond bank erosion.									Annually		District Engineer to perform
44	Stormwater System-Management	MF	Underground infrastructure Inspection (water, sewer, stormwater, irrigation, lighting etc.).	no	Capital	H	M	H	M	H		1 to 3		District Engineer to provide input
45	Amenity Expansion	JP	Evaluate future community facility and physical community property needs via hiring a professional consultant		Capital	H	L	M	M	M		1 to 3		Board to discuss
46	Amenity Expansion	JP	Add launch for kayaks, canoes, paddle boards to intercostal dock area.		Capital	M	H		L	M		1 to 3		Not recommended by staff at this time
47	Amenity Expansion	JP	Future additional office space and future amenity space		Capital	L	M	L	L	L		4 to 5		Barry/Onsite Staff to make recommendation
48	Amenity Expansion	JP	Incorporate the buildable land in the center area into the Wild Oaks open space planning. Although there are constraints due to the Eagle Nesting, we don't know what we can use for recreational, or facilities use.		Capital	L	L	L	L	L		4 to 5		Board to discuss
49	Amenity Expansion	MF, Dr. M, KF	Tiki Bar as the fun-Café – using this facility for “fun events and an entertainment venue”. Additionally, another rental facility to Residents for their get togethers. Repurpose Tiki hut into a multipurpose room or sports bar.		Capital	L	M	L	M	L		4 to 5		Further Discussion and Direction by the Board. Either paint/repair and update or remove and use as additional shaded space for outdoor use/rental (open air concept under roof)
50	Amenity Expansion	MF, Dr. M	Practice Croquet area re-use plan and targeting for Resident activities. This area potentially can be the platform for a Fitness Center Expansion should we identify a need for more equipment and workout space. The croquet area may be ideal as a small park with picnic table and shade trees. The area has easy access to the Café, other amenities, and is next to the military memorial which could be incorporated thru natural paths. Solicit survey from Residents on the best use of the practice court.		Capital	H	M	H	H	M		1 to 3		Barry/Onsite Staff to make recommendation
51	Parking Lot Expansion	CH	Village Center: The next parking area target needs to be the south parking lot expansion. Considering the growth in Pickleball courts and the subsequent increase in usage, we will be facing a continuing parking space challenge at our primary facility.		Capital	M	H	M	L	H		1 to 3		Barry/Onsite Staff to make recommendation
53	Roving Patrol/Guards	Barry	Evening only, Roving Patrol/Guards for Security							H		1 to 3	\$ 60,000	Board Decision: Stay or Remove
54	Staffing Levels	KF/Barry	Evaluate current operational needs, future needs, and staffing levels.		Capital	H	M	H	M	M		1 to 3	\$ 75,000	Board Decision on Barry's recommendations