

Proposed FY20-24 General Fund 5-Year Interactive Financial Model and Capital Improvement Plan

	FY18	FY19	FY19	FY20	FY20	FY21	FY22	FY23	FY24
General Fund Five-Year Financial Model	Actual	Revised Budget	Year-end Estimate	Proposed Budget	Year-end Estimate	Proj. Budget	Proj. Budget	Proj. Budget	Proj. Budget
Beginning Fund Balance	1,908,576	1,978,874	1,978,874	1,357,763	1,357,763	1,401,653	2,448,936	2,054,704	2,058,230
Revenues/Sources									
Assessment	3,590,100	3,710,144	3,710,144	3,863,365	3,859,502	4,041,330	4,217,040	4,392,750	4,568,460
Recreation Fees	333,203	290,000	387,855	382,550	382,550	340,000	360,349	360,349	360,349
Guest Passes	60,812	62,300	63,250	62,005	62,005	60,000	60,000	60,000	60,000
DOR Enforcement Fees	22,628	13,000	19,000	18,500	18,315	9,900	9,850	9,800	9,750
Food & Beverage Sales	1,125,492	1,126,217	1,209,172	1,259,781	1,259,781	1,291,276	1,323,557	1,356,646	1,390,563
Golf Fees & Income	605,801	613,609	602,785	614,234	614,234	623,432	608,454	593,836	594,430
Shopping Center Income	91,326	103,235	91,854	106,268	106,268	107,268	108,268	109,268	110,268
Vehicle Storage Income	158,309	160,645	157,732	157,500	157,500	157,500	157,500	173,250	173,250
Misc. Revenue	127,116	39,698	129,951	46,400	46,400	46,446	46,493	46,539	46,586
Bond/loan Proceeds	-	-	-	-	-	2,500,000	-	-	-
Grant Revenue	179,089	50,000	50,000	-	-	-	-	-	-
Transfer from 2018 Bond Prj. Fund	-	651,000	-	-	-	-	-	-	-
Revenues/Sources	6,293,876	6,819,848	6,421,743	6,510,603	6,506,555	9,177,152	6,891,511	7,102,439	7,313,655
(Dollar change from previous year)	443,858	763,449	127,867	(309,245)	84,812	2,670,597	(2,285,641)	210,927	211,217
(Percent change from previous year)	7.59%	12.61%	2.03%	-4.53%	1.32%	41.04%	-24.91%	3.06%	2.97%
Total Resources	8,202,452	8,798,722	8,400,617	7,868,366	7,864,318	10,578,805	9,340,448	9,157,143	9,371,886
Expenditures/Uses									
Personnel									
Salaries/wages	1,886,424	2,063,880	2,016,862	2,062,068	2,159,190	2,182,634	2,269,940	2,360,737	2,455,167
Employee Incentive	-	-	-	141,187	-	109,132	113,497	118,037	122,758
Payroll Taxes	149,610	179,421	149,819	153,832	165,178	175,320	182,333	189,626	197,211
Health Insurance	157,254	239,010	233,692	279,596	279,596	321,535	361,727	402,422	442,664
Dental/life Insurance	8,277	9,218	7,952	8,601	8,601	8,773	8,948	9,127	9,310
Other	12,647	19,322	14,240	14,414	14,414	14,594	14,777	14,961	15,148
Personnel	2,214,212	2,510,850	2,422,565	2,659,698	2,626,979	2,811,989	2,951,222	3,094,911	3,242,259
Operating		-							
Administration	784,347	830,742	814,298	843,276	826,410	853,817	864,490	875,296	886,237
Resident Relations	104,770	111,018	117,167	122,431	119,982	123,961	125,511	127,080	128,668
Food & Beverage	719,314	703,968	771,398	792,795	792,795	802,705	812,739	822,898	833,184
Golf - Pro Shop	652,694	659,546	652,841	658,530	645,359	666,762	675,096	683,535	692,079
Property Services	496,252	443,633	424,371	435,642	426,929	441,088	446,601	452,184	457,836
Shopping Center	40,094	32,085	34,308	36,022	35,302	36,472	36,928	37,390	37,857
Stormwater	82,149	110,034	57,699	56,579	56,579	56,579	25,000	25,000	25,000
Vehicle Storage	15,401	15,542	20,882	20,540	20,129	20,797	21,057	21,320	21,586
Operating	2,895,020	2,906,568	2,892,964	2,965,815	2,923,486	3,002,180	3,007,421	3,044,702	3,082,448
New Non-Capital Proposals	-	37,689	37,689	-	-	82,500	-	-	-
R&M/Capital	1,114,345	1,196,355	1,689,636	760,700	912,200	1,962,400	772,500	408,700	249,300
Transfers									
To Debt Service Fund	-	700,000	-	-	-	286,800	573,600	573,600	573,600
Transfers	-	700,000	-	-	-	286,800	573,600	573,600	573,600
Contingency	-	47,116	-	124,390	-	100,000	100,000	100,000	100,000
(Year-end Rev. over Exp.)	N/A	N/A	N/A	N/A	N/A	(116,000)	(119,000)	(123,000)	(126,000)
Total Expenditures/Uses	6,223,578	7,398,578	7,042,854	6,510,603	6,462,665	8,129,869	7,285,743	7,098,913	7,121,607
(Dollar change from previous year)	342,224	115,248	819,276	(887,975)	(580,189)	1,619,266	(844,126)	(186,831)	22,694
(Percent change from previous year)	5.82%	1.58%	13.16%	-12.00%	-8.24%	24.87%	-10.38%	-2.56%	0.32%
Rev./Sources minus Exp./Uses	70,298	(578,730)	(621,111)	-	43,890	1,047,283	(394,232)	3,526	192,049
Ending Fund Balance									
Undesignated Fund Balance	1,526,905	1,400,144	1,292,763	1,357,763	1,336,653	2,448,936	2,054,704	2,058,230	2,250,279
Committed Fund Balance									
Non-spendable for inventory & prepaids	119,575	-	65,000	-	65,000	-	-	-	-
Committed for CIP	332,394	-	-	-	-	-	-	-	-
Total Ending Fund Balance	1,978,874	1,400,144	1,357,763	1,357,763	1,401,653	2,448,936	2,054,704	2,058,230	2,250,279

Fund Balance (excluding committed for capital, prepaids, projects & transfers) percentage of subsequent year's budget (Personnel & Operating).

FY24 is based on FY24 Budget numbers.

	28.19%	24.89%	22.98%	23.35%	22.99%	41.10%	33.47%	32.54%	35.58%
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Monthly assessment rate	N/A	N/A	N/A	66.00	N/A	69.00	72.00	75.00	78.00
Food & Beverage price increase %	N/A	N/A	N/A	2.50%	N/A	2.50%	2.50%	2.50%	2.50%
Golf membership increase %	N/A	N/A	N/A	0.00%	N/A	10.00%	0.00%	0.00%	0.00%
Shopping Center increase %	N/A	N/A	N/A	0.00%	N/A	0.00%	0.00%	0.00%	0.00%
Vehicle Storage increase %	N/A	N/A	N/A	0.00%	N/A	0.00%	0.00%	10.00%	0.00%
Other revenue increase %	N/A	N/A	N/A	0.10%	N/A	0.10%	0.10%	0.10%	0.10%

Employee incentive %	N/A	N/A	N/A	7.50%	N/A	5.00%	5.00%	5.00%	5.00%
Health Insurance Change %	N/A	N/A	N/A	15.00%	N/A	15.00%	12.50%	11.25%	10.00%
Dental Insurance Change %	N/A	N/A	N/A	2.00%	N/A	2.00%	2.00%	2.00%	2.00%
Operating inflationary %	N/A	N/A	N/A	N/A	N/A	1.25%	1.25%	1.25%	1.25%
Personnel % expended	N/A	N/A	N/A	N/A	98%	98%	98%	98%	98%
Operating % expended	N/A	N/A	N/A	N/A	98%	98%	98%	98%	98%

Non-R&M/Capital Projects

("X" indicates project is funded)

(Shaded rows indicate project is not funded)

x									
x									

Total Non-Capital Proposals:	-	37,689	37,689	-	-	82,500	-	-	-
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R&M/Capital Projects

("X" indicates project is funded)

(Shaded rows indicate project is not funded)

Concrete, Pavers & Paths

x	PS								
x	PS								
x	F&B								
x	Res.								
x	PS								
x	FPC								
	PS								
	PS								
	Res.								
x	PS								
x	RR								

Proposed FY20-24 General Fund 5-Year Interactive Financial Model and Capital Improvement Plan											
			FY18	FY19	FY19	FY20	FY20	FY21	FY22	FY23	FY24
General Fund Five-Year Financial Model			Actual	Revised Budget	Year-end Estimate	Proposed Budget	Year-end Estimate	Proj. Budget	Proj. Budget	Proj. Budget	Proj. Budget
x	PS	Repave shopping center parking lot	-	-	-	-	-	113,900	-	-	-
x	PS	Repave/reconstruct 19th Hole/Bldg. D/E parking lot	-	-	-	-	-	60,800	-	-	-
Pools											
x	PS	Replace pit building at pool 1 and add salt water system	-	60,000	61,200	-	-	-	-	-	-
x	PS	Relocate heater equipment into new pit building at pool 1	-	44,000	44,900	-	-	-	-	-	-
x	PS	Replace pit at pool 2	-	40,000	41,600	-	-	-	-	-	-
	PS	Pool 4 complex (pool, restrooms & small mtg rooms) south of Micco Rd.	-	-	-	-	-	-	-	-	541,200
x	Rec	Pool #2 canopy on grass	-	-	14,000	-	-	-	-	-	-
x	PS	Pool #1 heater upgrade	11,971	-	-	-	-	-	-	-	-
x	PS	Pool #2 heater upgrade	10,892	-	-	-	-	-	-	-	-
x	BOT	Pool #3 heater upgrade	10,892	12,000	-	-	-	-	-	-	-
x	Res	Installation of mechanical pool cover at Pool #1	-	-	19,500	-	-	-	-	-	-
x	Res	Installation of mechanical pool covers at Polls #2 & #3	-	-	-	40,000	40,000	-	-	-	-
	Res	Solar heating system for Pool #1	-	-	-	-	-	-	-	-	38,600
	BOT	Geothermal heater for Pool #1	-	-	-	-	-	-	-	-	-
Buildings											
x	BOT	Replacement Admin. Bldg.	637,553	332,394	518,731	-	-	-	-	-	-
x	BOT	Conceptual Re-design of replace D-E/ 19th Hole/Pro Shop complex	16,323	-	-	-	-	-	-	-	-
	BOT	Replace D-E/ 19th Hole/Pro Shop complex	-	-	-	-	-	-	-	-	5,410,700
x	BOT	Building A Kitchen Design	13,008	-	-	-	-	-	-	-	-
x	PS	Lounge roof replacement	-	32,000	-	-	-	-	-	-	-
x	PS	Bldg. A roof replacement	91,226	-	-	-	-	-	-	-	-
x	PS	Bldg C Exterior Rehab	-	82,000	82,000	-	-	-	-	-	-
x	PS	Pool 2 restrooms roof replacement (w/ metal)	-	-	-	25,000	25,000	-	-	-	-
x	PS	Pool 3 restrooms roof replacement (w/metal)	-	-	-	25,000	25,000	-	-	-	-
x	PS	Pool 1 walkway roof replacement, Ph. 1	-	-	-	-	-	-	-	-	-
x	PS	Pool 1 walkway roof replacement, Ph. 2	-	-	-	66,000	66,000	-	-	-	-
x	RR	Upgrade elect. infrastr. in Bldg. A	-	146,475	159,500	-	-	-	-	-	-
x	PS	Bldg A HVAC Replace/Upgrade	-	-	110,000	-	-	-	-	-	-
x	F&B	Bldg. A kitchen expansion	-	-	206,323	-	-	-	-	-	-
x	F&B	19th Hole kitchen design	10,089	-	-	-	-	-	-	-	-
		19th Hole Kitchen expansion	-	-	-	-	-	-	-	-	287,500
x	F&B	Lounge Expansion Conceptual Design	3,375	5,005	15,925	-	-	-	-	-	-
x	F&B	Lounge Expansion	-	-	-	145,000	145,000	1,380,000	375,000	-	-
x	DC	Long-term records storage Unit (replaces rental unit)	1,983	-	-	-	+	-	-	-	-
x	F&B	New awning and panels west of Lounge	-	-	-	-	-	-	21,200	-	-
x	DC	Bldg. A fire alarm system replace./upgrade	18,591	-	-	-	-	-	-	-	-
	BOT	Bldg. A, Lounge and traffic circle emergency backup generator	-	-	-	-	-	-	-	-	424,500
x	Res.	Veterans' meeting space (conversion of current Res. Relations Office)	-	15,000	15,000	-	-	-	-	-	-
	Res.	Veterans building	-	-	-	-	-	-	-	-	1,273,400
	PS	Additional Storage at Falcon Drive (land and building)	-	-	-	-	-	-	-	40,800	239,700
x	RR	Replace electrical infrastructure in Shopping Center	-	-	-	-	82,400	-	-	-	-
x	RR	Additional parking lights at Shopping Ctr.	-	18,000	-	-	19,100	-	-	-	-
x	CVO	Pavilion Behind Bldg. A	-	-	55,000	-	-	-	-	-	-
	PS	Replace Shed and Canopy - pickle ball/tennis courts	-	-	-	-	-	-	-	-	54,100
	Res.	Performing Arts Center	-	-	-	-	-	-	-	-	-
	Res.	Indoor pool with fitness center	-	-	-	-	-	-	-	-	-
x	FB	Bandshell Lakeside of Lounge	-	-	-	20,000	20,000	-	-	-	-
Vehicles											
x	PS	Replace P.S. truck (2002 mid-size)	17,415	-	-	-	-	-	-	-	-
x	PS	Replace P.S. truck (2005 F-250-size)	-	32,757	32,757	-	-	-	-	-	-
x	PS	Replace P.S. truck (2006 F-250 size)	-	-	-	35,000	35,000	-	-	-	-
x	PS	Replace P.S. truck (2006 full-size)	-	-	-	-	-	28,000	-	-	-
x	PS	Additional P.S. Truck	-	-	-	24,000	24,000	-	-	-	-
x	PS	Replacement backhoe (used)	-	-	-	-	-	35,000	-	-	-
x	RR	Replacement R.R. truck (2015 mid-size)	-	-	-	-	-	-	19,000	-	-
x	PS	Replace P.S. HD utility cart (2008)	8,985	-	-	-	-	-	-	-	-
X	PS	Replace P.S. golf cart (2000)	9,514	-	-	-	-	-	-	-	-
x	PS	Replace P.S. golf cart (2012)	9,514	-	-	-	-	-	-	-	-
x	PS	Replace P.S. golf cart (2003)	8,985	-	-	-	-	-	-	-	-
x	PS	Replace P.S. golf cart (2013)	-	9,400	8,476	-	-	-	-	-	-
x	RR	Replace R.R. golf cart (2013)	-	-	-	-	-	-	-	8,000	-
x	PS	Replace lawnmower	32,146	-	-	-	-	-	-	-	-
x	PS	Replace lawnmower	-	-	-	32,000	32,000	-	-	-	-
x	PS	Replace HD utility cart (2008) used by softball association	-	-	-	-	-	-	10,000	-	-
x	PS	Additional utility cart for custodial supervisor	-	-	-	8,500	8,500	-	-	-	-
Amenities											
x	Res	Restroom trailer by pickle ball/tennis courts	-	-	-	-	-	50,000	-	-	-

Proposed FY20-24 General Fund 5-Year Interactive Financial Model and Capital Improvement Plan											
General Fund Five-Year Financial Model			FY18 Actual	FY19 Revised Budget	FY19 Year-end Estimate	FY20 Proposed Budget	FY20 Year-end Estimate	FY21 Proj. Budget	FY22 Proj. Budget	FY23 Proj. Budget	FY24 Proj. Budget
x	Res.	Additional 4 pickle ball courts	17,830	9,330	9,330	-	-	-	-	-	-
	Res.	Skateboard park	-	-	-	-	-	-	-	-	55,200
x	PS	Softball field fence replacement (Irma)	14,250	-	-	-	-	-	-	-	-
x	Golf	Cart barn repairs (Irma)	11,625	-	-	-	-	-	-	-	-
x	Golf	Bunker restoration, Ph. 3	8,720	28,800	28,800	-	-	-	-	-	-
x	Golf	Pump house building	18,740	-	-	-	-	-	-	-	-
x	Golf	Replace golf cart path Ph. 3	20,392	-	-	-	-	-	-	-	-
x	Golf	Lake bank restoration, Ph. 6 (left of 11 tee box, right of 16 green)	-	-	87,000	-	-	-	-	-	-
x	Golf	Lake bank restoration, Ph. 7 (between holes 10 & 12)	-	-	-	88,700	88,700	-	-	-	-
x	Golf	Lake bank restoration, Ph. 8 (right of 6, right of 2, right of 3 & behind 5)	-	-	-	-	-	90,500	-	-	-
x	Golf	Lake bank restoration, Ph. 9 (right of 15, right of 14 & right of 14 green)	-	-	-	-	-	-	92,300	-	-
x	Golf	Irrigation system replacement, Ph. 1 (6 satellite boxes)	-	-	-	60,000	60,000	-	-	-	-
x	Golf	Irrigation system replacement, Ph. 2 (design, engineering, etc.)	-	-	-	-	-	40,000	-	-	-
x	Golf	Irrigation system replacement, Ph. 3 (part 1 of 5 piping/heads)	-	-	-	-	-	-	100,000	-	-
x	Golf	Irrigation system replacement, Ph. 4 (part 2 of 5 piping/heads)	-	-	-	-	-	-	-	100,000	-
x	Golf	Irrigation system replacement, Ph. 5 (part 3 of 5 piping/heads)	-	-	-	-	-	-	-	-	100,000
	Golf	Irrigation system replacement, Ph. 6 (part 4 of 5 piping/heads)	-	-	-	-	-	-	-	-	100,000
	Golf	Irrigation system replacement, Ph. 7 (part 5 of 5 piping/heads)	-	-	-	-	-	-	-	-	100,000
	Golf	Golf maintenance worksite upgrade Ph. 1 (conversion of canal to piped drainage and filled for extra space)	-	-	-	-	-	-	-	-	281,500
	Golf	ABM worksite upgrade Ph. 2 (consolidated new building)	-	-	-	-	-	-	-	51,000	429,000
	Golf	Pro Shop carpet and floor replacement/repair	-	-	-	7,500	7,500	-	-	-	-
x	Rec	Beach projects, Ph. 3 (Restrooms)	-	-	-	95,700	95,700	-	-	-	-
x	Rec	Beach projects, Ph. 4 (Pavilion)	-	-	-	-	-	55,400	-	-	-
x	PS	Beach gate access card system	-	-	-	-	-	28,800	-	-	-
Other Requests											
x	RR	Neighborhood revitalization program	28,959	106,710	106,710	25,000	25,000	25,000	25,000	25,000	25,000
x	RR	Marquee sign at Shopping Ctr.	-	19,056	19,056	-	-	-	-	-	-
	LW	Fountain in lake by Bldg. A	-	-	-	-	-	-	-	-	26,500
x	Res.	Beach volley ball court (by Pool#1)	-	4,000	-	-	-	-	-	4,400	-
x	Res.	Christmas decorations Ph. 1	12,405	-	-	-	-	-	-	-	-
x	Res.	Christmas decorations Ph. 2	-	7,500	7,500	-	-	-	-	-	-
	Res.	Christmas decorations Ph. 3	-	-	-	-	-	-	-	-	10,000
	CM	Irrigation in Comm. Ctr. common areas & BFB median Ph. 1	-	-	-	-	-	-	-	-	50,000
	PS	Purchase of vacant land north of Falcon Dr. complex	-	-	-	-	-	-	-	-	74,400
	Res.	Purchase of the 7 lots north of P.S. complex on Falcon Dr.	-	-	-	-	-	-	-	-	358,200
x	SC	Hi-Def CCTV Cameras	13,269	-	-	-	-	-	-	-	-
x	F&B	Misc. F&B equipment (1 new & 2 replacements)	4,837	-	-	-	-	-	-	-	-
x	F&B	Sails (sun shades) south of Lounge	5,713	5,713	5,713	-	-	-	-	-	-
x	PS	D/E Video system replacement and upgrade	17,115	-	-	-	-	-	-	-	-
x	PS	Comm. Ctr. projects: Bocce ball court replacement (grant)	7,719	-	-	-	-	-	-	-	-
x	Rec	Comm. Ctr. Projects: Bocce ball and shuffle board benches (replace.) and covers (new) (grant)	20,311	-	-	-	-	-	-	-	-
x	PS	Comm. Ctr. Projects: Convert west shuffle board area to miniature golf	-	22,500	22,500	-	-	-	-	-	-
	RR	Expansion of Micco RV Lot (inlc. purchase of land)	-	-	-	-	-	-	-	52,000	255,900
x	PS	Portable 20kw emergency backup generator	-	-	-	-	-	-	-	22,700	-
x	CM	Benches covers for (26) benches at Shuffleboard courts	-	-	-	24,000	24,000	-	-	-	-
x	CM	8 benches for miniature golf course	-	-	2,400	-	-	-	-	-	-
Total Capital Projects:			1,114,345	1,196,355	1,689,636	760,700	912,200	1,962,400	772,500	408,700	249,300