MINUTES
PLACIDA AREA STREET & DRAINAGE
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

ADVISORY BOARD SPECIAL MEETING
WEDNESDAY, MARCH 12, 2025

12:40 p.m. – 1:45 p.m.
Mac V. Horton, West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida

Members Present:	Jim Zwetzig, Chair
	Craig Brearley
	Bob Howell
Members Absent:	Paul Everson
County Staff:	Lorraine Moneypenny, Community Liaison
Guests:	None

Call to Order / Roll Call:
The meeting was called to order at 12:40 p.m. A roll call was taken, and a quorum was present.

Draft Budget FY26/27
The Board examined the draft budget for FY26/27. Its major item is Gasparilla Pines Sidewalk, $1,344,997.

Paving 15-Year Loan Projection
Board members agreed that they would prefer to pay off the paving loan in ten years rather than fifteen. It is appropriate that the assessment rate (stable since 2020) would increase. They would pay less interest and leave the MSBU in better shape to save for project and the next paving.

Sidewalk Projection 2026-2041
Board members agreed to proceed with the sidewalk, but the scenario given – with a spike payment of $1,013 in 2026 – would be a hardship. The Board would like to see a scenario with level payments to pay for a sidewalk in 3-5 years.

Mr. Brearly **moved to reject both scenarios and request that the County present an option to pay for paving in ten years and sidewalks in 3-5 years**. Mr. Howell seconded, and the motion passed.

James [signature] April 29, 2025

Placida Area Street and Drainage MSBU
DRAFT 2 Year Budget
FY2026 & FY2027

Estimated ERU's and Cost per ERU

	FY2026	FY2027
Vacant		
Estimated ERU's	507.020	507.020
Cost per ERU	$ 235.15	$ 235.15
Occupied		
Estimated ERU's	1,572.210	1,572.210
Cost per ERU	$ 235.15	$ 235.15
Current FY25 Rate	**$ 235.15**	
Current Maximum Rate	**$ 235.33**	

	DRAFT Budget FY2026	DRAFT Budget FY2027
Beginning Balance	$ 672,774	$ (1,052,327)
Revenues		
Assessments & Earnings		
Assessments	488,931	488,931
Interest	2,355	-
Interest Earnings-L.G.S.F.T.F.	-	-
Net Inc/(Decr) Fair Market Value-Investments	-	-
Interest-Tax Coll	-	-
Misc Rev-Refund Prior Year Exp	-	-
GDC Recovery (Interfund Trf-Capital Projects)	-	-
Excess Fees /Tax Collector	-	-
Less 5% Reserve - FS 129.01(2)b	(24,565)	(24,447)
Grant & Subsidy Revenue		
State Grant	-	-
Loans & Borrowing		
Debt Proceeds	-	-
Total Revenue	$ 466,721	$ 464,484
Expenditures		
Contract Services		
Engineering	-	-
Other Contractual Srvs	-	-
Concrete Flatwork	20,000	20,000
Drainage	-	-
Street Sweeping	1,076	1,109
Installed Sod	-	-
Paving	-	-
Contract Services; other		
Pipe Lining	60,000	60,000
Right of Way Maint	10,678	10,999
ROW Reclamation	-	-
Specialty Mowing	42,312	93,282

	DRAFT Budget FY2026	DRAFT Budget FY2027
Public Works Services		
**Equip Repl Charges-PubWrks*	13,051	13,272
**Operating Exp-PubWrks*	80,003	82,242
**Road & Bridge Materials*	17,195	19,044
Sign Materials	-	-
Internal Charges		
Central/Indirect Srvs	10,432	83,489
Purchased Services		
Personal Srvs-InterDept	-	-
Postage	-	-
Utility Service-Electricity	-	-
R/M-Bridges	15,071	46,569
Other Current Chrgs and Oblig	-	-
Advertising-Legal	-	-
Fees-Landfill	5,000	5,000
Collection Fee-Tax Collector	9,779	9,779
Materials and Supplies		
Capital Outlay		
Imprv-Other Than Bldgs	-	-
Debt Services		
Principal	147,000	147,000
Interest	104,867	99,517
Other Debt Service Costs	-	-
Project Costs		
Gasparilla Pines Sidewalk		
Engineering	9,450	-
Construction	1,344,997	-
Labor	34,911	-
Placida Paving FY25		
Paving	-	-
Rejuvenation	262,000	-
Labor	4,000	-
Total Expenditures	2,191,822	691,302
Reserves (Ending Fund Balance)	$ (1,052,327)	$ (1,279,145)
Reserve %	-92.4%	217.6%

**Road & Bridge Materials includes Sod for work program activities*

**Equip Repl Charges and Operating Exp includes Investigation for work program activities*

Version Date 2/27/2025

Budget Report

Activity Description: All

Placida Area Street and Drainage Unit

Budget Year: 2026

	Budget Details						
Activity Description	**Work Quantity**	**Unit of Measure**	**Labor Cost**	**Materials Cost**	**Equipment Cost**	**Contractor Cost**	**Total**
Asphalt Maintenance	1	TONS	$222.13	$36.99	$24.68		$283.80
Brush Cutting	1,250	CY	$1,309.69		$245.94		$1,555.63
Camera/Video	8	PIPES	$4,595.20		$1,892.16		$6,487.36
Concrete - Armoring	3	CY	$772.91	$549.90	$145.95		$1,468.76
Concrete (Catch Basins)	4	CATCH BASINS	$11,294.80	$1,617.32	$1,616.80		$14,528.92
Concrete (Driveways)	240	SF	$1,066.24	$643.96	$120.08		$1,830.28
Concrete (Sidewalk) Repair/Replace	32	SF	$426.50	$328.38	$75.14		$830.01
Concrete Catch Basin Repair	2	REPAIRS	$1,332.80	$115.84	$161.80		$1,610.44
Data Collection	60	CT	$1,797.48		$49.92		$1,847.40
..age Maintenance - Swale Grading	5,000	SF	$3,925.86	$49.37	$685.14		$4,660.37
Drainage Maintenance Re-grading	500	SF	$282.37	$3.46	$47.96		$333.79
Fuel Work	5	EQUIPMENT	$401.95		$113.30		$515.25
GIS Update	50	CT	$1,282.67				$1,282.67
Graffiti Removal	50	LF	$27.27	$13.83	$32.25		$73.35
Ground Penetrating Radar	1	TICKETS	$36.42		$4.09		$40.50
Investigation	30	INSPECTIONS	$2,308.80		$142.50		$2,451.30
Large Pipe Repair (Pipes 31" And Up)	2	REPAIRS	$2,823.70	$176.96	$1,163.40		$4,164.06
MSBU Administrative Work	150	HOURS	$11,544.00		$624.00		$12,168.00
Open Road Cut Road Repair	3	TONS	$499.80	$350.30	$55.54		$905.63
Pavement Markings	35	MARKINGS	$1,880.34	$188.36	$356.23		$2,424.93
Project Management	10	LABOR	$1,329.80				$1,329.80
ROW - Vegetation / Boom Mowing	50,000	CY	$2,290.00		$801.67		$3,091.67
ROW - Vegetation Management	300	STRUCTURES	$645.80	$9.33	$178.70		$833.83

Budget Report

Activity Description: All

Placida Area Street and Drainage Unit

Budget Year: 2026

	Budget Details						
Activity Description	**Work Quantity**	**Unit of Measure**	**Labor Cost**	**Materials Cost**	**Equipment Cost**	**Contractor Cost**	**Total**
ROW Watering	10,000	GALLONS	$2,290.00		$327.33		$2,617.33
Shoulder Repair	1	MILES	$1,332.80	$93.90	$97.60		$1,524.30
Sign Fabrication	15	SIGNS	$312.13	$474.58	$14.66		$801.37
Sign Inspection	600	SIGNS	$2,083.23		$316.77		$2,400.00
Sign Installation	5	SIGNS	$161.45	$78.83	$24.55		$264.83
Sign Maintenance	200	SIGNS	$6,458.00	$3,003.80	$982.00		$10,443.80
Small Pipe Install (Pipes 31" And Under)	64	LF	$4,273.40	$3,739.48	$588.60		$8,601.48
Small Pipe Repair (Pipes 31" And Under)	2	REPAIRS	$2,136.70	$42.76	$404.20		$2,583.66
Standard Cuts	300	SF	$2,136.70		$294.30		$2,431.00
ort (Post) Maintenance	40	POSTS	$645.80	$241.82	$98.20		$985.82
Transport	2	TRIP	$485.53		$84.87		$570.40
Vacuum Culvert Cleaning	25	CULVERTS	$3,435.25		$1,147.00		$4,582.25
Placida Area Street and Drainage Unit Total			**$77,847.51**	**$11,759.15**	**$12,917.32**		**$102,523.98**

Budget Report

Activity Description: All

Placida Area Street and Drainage Unit

Budget Year: 2027

	Budget Details						
Activity Description	**Work Quantity**	**Unit of Measure**	**Labor Cost**	**Materials Cost**	**Equipment Cost**	**Contractor Cost**	**Total**
Asphalt Maintenance	1	TONS	$222.13	$40.78	$24.68		$287.59
Brush Cutting	1,250	CY	$1,309.69		$245.94		$1,555.63
Camera/Video	8	PIPES	$4,595.20		$1,892.16		$6,487.36
Concrete - Armoring	3	CY	$772.91	$606.26	$145.95		$1,525.12
Concrete (Catch Basins)	4	CATCH BASINS	$11,294.80	$1,783.08	$1,616.80		$14,694.68
Concrete (Driveways)	240	SF	$1,066.24	$709.97	$120.08		$1,896.29
Concrete (Sidewalk) Repair/Replace	50	SF	$666.40	$565.69	$117.40		$1,349.49
Concrete Catch Basin Repair	3	REPAIRS	$1,999.20	$191.57	$242.70		$2,433.47
Data Collection	60	CT	$1,797.48		$49.92		$1,847.40
...nage Maintenance - Swale Grading	5,000	SF	$3,925.86	$49.37	$685.14		$4,660.37
Drainage Maintenance Re-grading	500	SF	$282.37	$3.46	$47.96		$333.79
Fuel Work	5	EQUIPMENT	$401.95		$113.30		$515.25
GIS Update	50	CT	$1,282.67				$1,282.67
Graffiti Removal	50	LF	$27.27	$15.24	$32.25		$74.77
Ground Penetrating Radar	1	TICKETS	$36.42		$4.09		$40.50
Investigation	30	INSPECTIONS	$2,308.80		$142.50		$2,451.30
Large Pipe Repair (Pipes 31" And Up)	2	REPAIRS	$2,823.70	$195.10	$1,163.40		$4,182.20
MSBU Administrative Work	150	HOURS	$11,544.00		$624.00		$12,168.00
Open Road Cut Road Repair	3	TONS	$499.80	$386.20	$55.54		$941.54
Pavement Markings	35	MARKINGS	$1,880.34	$207.67	$356.23		$2,444.24
Project Management	10	LABOR	$1,329.80				$1,329.80
ROW - Vegetation / Boom Mowing	50,000	CY	$2,290.00		$801.67		$3,091.67
ROW - Vegetation Management	300	STRUCTURES	$645.80	$10.29	$178.70		$834.79

Budget Report

Activity Description: All

Placida Area Street and Drainage Unit

Budget Year: 2027

	Budget Details						
Activity Description	**Work Quantity**	**Unit of Measure**	**Labor Cost**	**Materials Cost**	**Equipment Cost**	**Contractor Cost**	**Total**
ROW Watering	10,000	GALLONS	$2,290.00		$327.33		$2,617.33
Shoulder Repair	1	MILES	$2,665.60	$207.05	$195.20		$3,067.85
Sign Fabrication	15	SIGNS	$312.13	$523.23	$14.66		$850.01
Sign Inspection	600	SIGNS	$2,083.23		$316.77		$2,400.00
Sign Installation	5	SIGNS	$161.45	$86.91	$24.55		$272.91
Sign Maintenance	200	SIGNS	$6,458.00	$3,311.70	$982.00		$10,751.70
Small Pipe Install (Pipes 31" And Under)	64	LF	$4,273.40	$4,122.78	$588.60		$8,984.78
Small Pipe Repair (Pipes 31" And Under)	2	REPAIRS	$2,136.70	$47.14	$404.20		$2,588.04
Standard Cuts	300	SF	$2,136.70		$294.30		$2,431.00
port (Post) Maintenance	40	POSTS	$645.80	$266.61	$98.20		$1,010.61
Transport	2	TRIP	$485.53		$84.87		$570.40
Vacuum Culvert Cleaning	25	CULVERTS	$3,435.25		$1,147.00		$4,582.25
Placida Area Street and Drainage Unit Total			**$80,086.61**	**$13,330.08**	**$13,138.08**		**$106,554.78**

Capital Maintenance Schedule
Public Works - MSBU/TU Road Paving
2026-2027

Project Costs (in thousands)

Project Name	2026	2027	2028	2029	2030	2031	TOTAL
Burnt Store Village/Woodland Estates	40	6	5	5	4	6	66
Englewood East Paving and Mnt Program FY25	1,670	262	247	230	213	195	2,818
Englewood East Paving and Mnt Program FY26	12,320	1,001	247	230	213	195	14,207
Englewood East Paving and Mnt Program FY27	-	16,417	1,144	247	230	213	18,251
Gardens of Gulf Cove Paving Program	3,041	249	84	79	74	69	3,597
Greater Port Charlotte Paving Program FY25	11,109	-	-	-	-	-	11,109
Greater Port Charlotte Paving Program FY26	4,911	-	-	-	-	-	4,911
Greater Port Charlotte Paving Program FY27	-	4,911	-	-	-	-	4,911
Greater Port Charlotte Paving Program FY28	-	-	4,911	-	-	-	4,911
Greater Port Charlotte Paving Program FY29	-	-	-	4,911	-	-	4,911
Greater Port Charlotte Paving Program FY30	-	-	-	-	4,911	-	4,911
Greater Port Charlotte Paving Program FY31	-	-	-	-	-	4,911	4,911
Grove City Paving Program	5,936	455	164	156	148	139	6,997
Lemon Bay Paving and Maintenance Program	8,893	283	265	245	225	205	10,116
Pirate Harbor Paving Program	316	38	35	32	30	27	478
Placida Paving and Maintenance Program	4,150	100	94	88	82	75	4,588
Rotonda Meadows and Villas Paving and Mnt Program	-	-	9,303	731	218	205	10,457
Rotonda West Paving Program	19,754	800	755	707	658	605	23,278
South Burnt Store Paving	6,233	75	51	33	-	-	6,393
South Gulf Cove Paving Program Phase 2	13,786	768	-	-	-	-	14,554
South Gulf Cove Paving Program Phase 3	-	14,337	767	-	-	-	15,104
TOTAL	92,159	39,702	18,072	7,695	7,006	6,846	171,481

FY2026 Capital Improvements Budget / FY 2026 - FY 2031 Project Detail

Project No. c412210

GENERAL PROJECT DATA: Status: In Progress

Project Title:	Placida Gasparilla Pines Sidewalk
Functional Area:	Pedestrian Mobility
Department:	Public Works/Engineering
Location:	Placida MSBU

CONCURRENCY REQUIREMENTS (Y/N)

Does project add new capacity?	Yes/No
Is project required to maintain level of service:	
- Within 5 years? List project in CIE	Yes/No
- From 6 to 10 years? Monitor Annually	Yes/No

PROJECT NEED CRITERIA	
Safety	x
Mandate	
Replace	
Growth	x

PROJECT SCHEDULE	FY26 1 2 3 4	FY27 1 2 3 4	FY28 1 2 3 4	FY29 1 2 3 4	FY30 1 2 3 4	FY31 1 2 3 4
Desgn/Arch						
Land/ROW						
Construct						
Equipment						

PROJECT DESCRIPTION:

1) Design of a sidewalk along Gasparilla Pines
2) Construction of a sidewalk along Gasparilla Pines

PROJECT RATIONALE (Include Additional LOS Detail, if necessary):

The project has been requested by citizens within the Placida MSBU.

OPERATING BUDGET IMPACT:

Mowing and edging of sideaIk will be funded by the MSBU.

REPLACEMENT COUNTY PROPERTY NO.:

	Prior Actual	Est FY25	Calc. for FY26 Orig. FY26	Est c/o to FY26	New $ FY26	FY26	FY27	FY28	FY29	FY30	FY31	FUTURE	Total
EXPENDITURE PLAN (000'S)													
Design/Arch/Eng	108			9	1	9							117
Land (or ROW)													
Construction			955		390	1,345							1,345
Internal Costs	10		35			35							45
Equipment													
Interest													
Other Fees & Costs													
Total Project Cost	118		990	9	391	1,389							1,507
FUNDING PLAN (000'S)													
MSBU/TU Assessments	118		990	9	391	1,389							1,507
Total Funding	118		990	9	391	1,389							1,507
LOAN REPAYMENT SCHEDULE (000'S)													
Total Loan Repayment													
ANNUAL OPERATING BUDGET IMPACT (000'S)													
Personal Svc.													
Non-personal			10				60	61	62	64	65		313
Capital													
Total Operating			10				60	61	62	64	65		313

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	FY26 Rate	$ 235.15				
	Estimate FY2025	Prelim FY2026	Prelim FY2027	Projected FY2028	Projected FY2029	Projected FY2030
BEGINNING BALANCE	$ 2,094,420	$672,774	$351,912	$274,086	$231,517	$213,139
OPERATING REVENUES						
Assessments & Earnings	477,664	481,602	480,519	480,256	480,112	480,050
External Borrowing	2,199,000	-	-	-	-	-
Total Revenue	$2,676,664	$481,602	$480,519	$480,256	$480,112	$480,050
OPERATING EXPENDITURES						
Paving	3,723,820	266,000	-	-	-	-
Bridge Maintenance	-	15,071	46,569	15,988	-	16,962
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	319,509	269,526	265,259	265,939	263,490	264,991
Principal Pymts	-	147,000	147,000	147,000	147,000	147,000
Interest Pymts	54,981	104,867	99,516	93,898	87,999	81,805
Total Expenditures	$4,098,310	$802,464	$558,344	$522,826	$498,489	$510,758
RESERVE (ENDING FUND BALANCE)	$672,774	$351,912	$274,086	$231,517	$213,139	$182,432
Reserve %	*14.1%*	*30.5%*	*32.9%*	*30.7%*	*30.0%*	*26.3%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
BEGINNING BALANCE	$182,432	$172,108	$58,953	$57,375	$43,077	$53,030
OPERATING REVENUES						
Assessments & Earnings	479,946	479,911	479,529	479,524	479,475	479,509
External Borrowing	-	-	-	-	-	-
Total Revenue	$479,946	$479,911	$479,529	$479,524	$479,475	$479,509
OPERATING EXPENDITURES						
Paving	-	-	-	-	-	-
Bridge Maintenance	-	107,970	-	19,091	-	20,254
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	267,969	269,624	272,806	273,958	276,656	277,926
Principal Pymts	147,000	147,000	147,000	147,000	147,000	147,000
Interest Pymts	75,301	68,472	61,301	53,772	45,867	37,566
Total Expenditures	$490,270	$593,066	$481,107	$493,821	$469,523	$482,746
RESERVE (ENDING FUND BALANCE)	$172,108	$58,953	$57,375	$43,077	$53,030	$49,793
Reserve %	*26.0%*	*9.0%*	*10.7%*	*8.0%*	*10.1%*	*9.4%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
BEGINNING BALANCE	$49,793	$10,065	$19,050	$56,113	$80,006
OPERATING REVENUES					
Assessments & Earnings	479,498	479,364	479,394	479,519	480,877
External Borrowing	-	-	-	-	-
Total Revenue	$479,498	$479,364	$479,394	$479,519	$480,877
OPERATING EXPENDITURES					
Paving	-	-	-	-	-
Bridge Maintenance	62,584	21,487	-	22,796	-
Sidewalks	-	-	-	-	-
Other Operating Expenditures	280,792	282,193	285,242	286,786	235,156
Principal Pymts	147,000	147,000	147,000	141,000	-
Interest Pymts	28,850	19,699	10,090	5,045	-
Total Expenditures	$519,226	$470,379	$442,332	$455,626	$235,156
RESERVE (ENDING FUND BALANCE)	$10,065	$19,050	$56,113	$80,006	$325,727
Reserve %	*1.9%*	*3.9%*	*11.3%*	*14.9%*	*58.1%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU

Sidewalk Projection

as of 2.25.25

		FY26 Rate $ 1,013.00	FY27 Rate $ 265.00			
	Estimate FY2025	Prelim FY2026	Prelim FY2027	Projected FY2028	Projected FY2029	Projected FY2030
BEGINNING BALANCE	$ 2,094,420	$672,774	$548,122	$471,806	$402,872	$383,331
OPERATING REVENUES						
Assessments & Earnings	477,664	2,067,171	542,027	541,770	541,537	541,471
External Borrowing	2,199,000	-	-	-	-	-
Total Revenue	$2,676,664	$2,067,171	$542,027	$541,770	$541,537	$541,471
OPERATING EXPENDITURES						
Paving	3,723,820	266,000	-	-	-	-
Bridge Maintenance	-	15,071	46,569	15,988	-	16,962
Sidewalks	-	1,389,358	-	-	-	-
Other Operating Expenditures	319,509	269,526	325,259	353,817	326,079	327,580
Principal Pymts	-	147,000	147,000	147,000	147,000	147,000
Interest Pymts	54,981	104,867	99,516	93,898	87,999	81,805
Total Expenditures	$4,098,310	$2,191,822	$618,344	$610,703	$561,078	$573,347
RESERVE (ENDING FUND BALANCE)	$672,774	$548,122	$471,806	$402,872	$383,331	$351,455
Reserve %	*14.1%*	*20.0%*	*43.3%*	*39.7%*	*40.6%*	*38.0%*

Notes:

- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*

Placida Area MSBU
Sidewalk Projection
as of 2.25.25

	Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
BEGINNING BALANCE	$351,455	$338,105	$221,914	$215,379	$196,109	$199,105
OPERATING REVENUES						
Assessments & Earnings	541,363	541,318	540,926	540,904	540,838	540,849
External Borrowing	-	-	-	-	-	-
Total Revenue	$541,363	$541,318	$540,926	$540,904	$540,838	$540,849
OPERATING EXPENDITURES						
Paving	-	-	-	-	-	-
Bridge Maintenance	-	107,970	-	19,091	-	20,254
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	332,412	334,067	339,159	340,311	344,975	346,246
Principal Pymts	147,000	147,000	147,000	147,000	147,000	147,000
Interest Pymts	75,301	68,472	61,301	53,772	45,867	37,566
Total Expenditures	$554,713	$657,509	$547,460	$560,174	$537,842	$551,065
RESERVE (ENDING FUND BALANCE)	$338,105	$221,914	$215,379	$196,109	$199,105	$188,889
Reserve %	*37.9%*	*25.2%*	*28.2%*	*25.9%*	*27.0%*	*25.5%*

Notes:
- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*

Placida Area MSBU
Sidewalk Projection
as of 2.25.25

	Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
BEGINNING BALANCE	$188,889	$140,131	$140,056	$165,942	$178,620
OPERATING REVENUES					
Assessments & Earnings	540,814	540,649	540,649	540,737	541,966
External Borrowing	-	-	-	-	-
Total Revenue	$540,814	$540,649	$540,649	$540,737	$541,966
OPERATING EXPENDITURES					
Paving	-	-	-	-	-
Bridge Maintenance	62,584	21,487	-	22,796	-
Sidewalks	-	-	-	-	-
Other Operating Expenditures	351,138	352,538	357,674	359,218	311,952
Principal Pymts	147,000	147,000	147,000	141,000	-
Interest Pymts	28,850	19,699	10,090	5,045	-
Total Expenditures	$589,572	$540,724	$514,764	$528,058	$311,952
RESERVE (ENDING FUND BALANCE)	$140,131	$140,056	$165,942	$178,620	$408,634
Reserve %	*19.2%*	*20.6%*	*24.4%*	*25.3%*	*56.7%*

Notes:
- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	FY26 Rate $ 235.15					
	Estimate FY2025	Prelim FY2026	Prelim FY2027	Projected FY2028	Projected FY2029	Projected FY2030
BEGINNING BALANCE	$ 2,094,420	$672,774	$351,912	$274,086	$231,517	$213,139
OPERATING REVENUES						
Assessments & Earnings	477,664	481,602	480,519	480,256	480,112	480,050
External Borrowing	2,199,000	-	-	-	-	-
Total Revenue	$2,676,664	$481,602	$480,519	$480,256	$480,112	$480,050
OPERATING EXPENDITURES						
Paving	3,723,820	266,000	-	-	-	-
Bridge Maintenance	-	15,071	46,569	15,988	-	16,962
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	319,509	269,526	265,259	265,939	263,490	264,991
Principal Pymts	-	147,000	147,000	147,000	147,000	147,000
Interest Pymts	54,981	104,867	99,516	93,898	87,999	81,805
Total Expenditures	$4,098,310	$802,464	$558,344	$522,826	$498,489	$510,758
RESERVE (ENDING FUND BALANCE)	$672,774	$351,912	$274,086	$231,517	$213,139	$182,432
Reserve %	*14.1%*	*30.5%*	*32.9%*	*30.7%*	*30.0%*	*26.3%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
BEGINNING BALANCE	$182,432	$172,108	$58,953	$57,375	$43,077	$53,030
OPERATING REVENUES						
Assessments & Earnings	479,946	479,911	479,529	479,524	479,475	479,509
External Borrowing	-	-	-	-	-	-
Total Revenue	$479,946	$479,911	$479,529	$479,524	$479,475	$479,509
OPERATING EXPENDITURES						
Paving	-	-	-	-	-	-
Bridge Maintenance	-	107,970	-	19,091	-	20,254
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	267,969	269,624	272,806	273,958	276,656	277,926
Principal Pymts	147,000	147,000	147,000	147,000	147,000	147,000
Interest Pymts	75,301	68,472	61,301	53,772	45,867	37,566
Total Expenditures	$490,270	$593,066	$481,107	$493,821	$469,523	$482,746
RESERVE (ENDING FUND BALANCE)	$172,108	$58,953	$57,375	$43,077	$53,030	$49,793
Reserve %	*26.0%*	*9.0%*	*10.7%*	*8.0%*	*10.1%*	*9.4%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU
Paving 15 Year Loan Projection
as of 2.25.25

	Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
BEGINNING BALANCE	$49,793	$10,065	$19,050	$56,113	$80,006
OPERATING REVENUES					
Assessments & Earnings	479,498	479,364	479,394	479,519	480,877
External Borrowing	-	-	-	-	-
Total Revenue	$479,498	$479,364	$479,394	$479,519	$480,877
OPERATING EXPENDITURES					
Paving	-	-	-	-	-
Bridge Maintenance	62,584	21,487	-	22,796	-
Sidewalks	-	-	-	-	-
Other Operating Expenditures	280,792	282,193	285,242	286,786	235,156
Principal Pymts	147,000	147,000	147,000	141,000	-
Interest Pymts	28,850	19,699	10,090	5,045	-
Total Expenditures	$519,226	$470,379	$442,332	$455,626	$235,156
RESERVE (ENDING FUND BALANCE)	$10,065	$19,050	$56,113	$80,006	$325,727
Reserve %	*1.9%*	*3.9%*	*11.3%*	*14.9%*	*58.1%*

Notes:
- *Rate increase to $235.15 FY20 for paving*
- *Projection is based on an 15 year paving loan.*
- *Rate review will need to occur by FY32 due to an increase in maintenance including work program activities, pipe lining and concrete flatwork.*

Placida Area MSBU
Sidewalk Projection
as of 2.25.25

		FY26 Rate $ 1,013.00	FY27 Rate $ 265.00			
	Estimate FY2025	Prelim FY2026	Prelim FY2027	Projected FY2028	Projected FY2029	Projected FY2030
BEGINNING BALANCE	$ 2,094,420	$672,774	$548,122	$471,806	$402,872	$383,331
OPERATING REVENUES						
Assessments & Earnings	477,664	2,067,171	542,027	541,770	541,537	541,471
External Borrowing	2,199,000	-	-	-	-	-
Total Revenue	$2,676,664	$2,067,171	$542,027	$541,770	$541,537	$541,471
OPERATING EXPENDITURES						
Paving	3,723,820	266,000	-	-	-	-
Bridge Maintenance	-	15,071	46,569	15,988	-	16,962
Sidewalks	-	1,389,358	-	-	-	-
Other Operating Expenditures	319,509	269,526	325,259	353,817	326,079	327,580
Principal Pymts	-	147,000	147,000	147,000	147,000	147,000
Interest Pymts	54,981	104,867	99,516	93,898	87,999	81,805
Total Expenditures	$4,098,310	$2,191,822	$618,344	$610,703	$561,078	$573,347
RESERVE (ENDING FUND BALANCE)	$672,774	$548,122	$471,806	$402,872	$383,331	$351,455
Reserve %	*14.1%*	*20.0%*	*43.3%*	*39.7%*	*40.6%*	*38.0%*

Notes:
- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*

Placida Area MSBU
Sidewalk Projection
as of 2.25.25

	Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
BEGINNING BALANCE	$351,455	$338,105	$221,914	$215,379	$196,109	$199,105
OPERATING REVENUES						
Assessments & Earnings	541,363	541,318	540,926	540,904	540,838	540,849
External Borrowing	-	-	-	-	-	-
Total Revenue	$541,363	$541,318	$540,926	$540,904	$540,838	$540,849
OPERATING EXPENDITURES						
Paving	-	-	-	-	-	-
Bridge Maintenance	-	107,970	-	19,091	-	20,254
Sidewalks	-	-	-	-	-	-
Other Operating Expenditures	332,412	334,067	339,159	340,311	344,975	346,246
Principal Pymts	147,000	147,000	147,000	147,000	147,000	147,000
Interest Pymts	75,301	68,472	61,301	53,772	45,867	37,566
Total Expenditures	$554,713	$657,509	$547,460	$560,174	$537,842	$551,065
RESERVE (ENDING FUND BALANCE)	$338,105	$221,914	$215,379	$196,109	$199,105	$188,889
Reserve %	*37.9%*	*25.2%*	*28.2%*	*25.9%*	*27.0%*	*25.5%*

Notes:
- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*

Placida Area MSBU
Sidewalk Projection
as of 2.25.25

	Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
BEGINNING BALANCE	$188,889	$140,131	$140,056	$165,942	$178,620
OPERATING REVENUES					
Assessments & Earnings	540,814	540,649	540,649	540,737	541,966
External Borrowing	-	-	-	-	-
Total Revenue	$540,814	$540,649	$540,649	$540,737	$541,966
OPERATING EXPENDITURES					
Paving	-	-	-	-	-
Bridge Maintenance	62,584	21,487	-	22,796	-
Sidewalks	-	-	-	-	-
Other Operating Expenditures	351,138	352,538	357,674	359,218	311,952
Principal Pymts	147,000	147,000	147,000	141,000	-
Interest Pymts	28,850	19,699	10,090	5,045	-
Total Expenditures	$589,572	$540,724	$514,764	$528,058	$311,952
RESERVE (ENDING FUND BALANCE)	$140,131	$140,056	$165,942	$178,620	$408,634
Reserve %	*19.2%*	*20.6%*	*24.4%*	*25.3%*	*56.7%*

Notes:
- *Rate increase from $235.15 to $1,013 for Sidewalks.*
- *Rate reset in FY27 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.*
- *Projection includes paving and bridge maintenance program.*