

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

**ADVISORY BOARD SPECIAL MEETING
WEDNESDAY, APRIL 16, 2025**

9:30 a.m. – 10:26 a.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 9:30 a.m. A roll call was taken, and a quorum was present.

Paving and Sidewalk Loan Projections, FY26/27

At a special meeting in March, the Board rejected a scenario for financing the Gasparilla Pines Sidewalk, along with obligatory paving and maintenance, with a spike payment in FY26. Board members considered two new scenarios: a five-year loan that would raise the non-ad valorem assessment rate to \$535 per annum and a ten-year loan that would raise the rate from \$235 to \$440. The paving loan term is fifteen years.

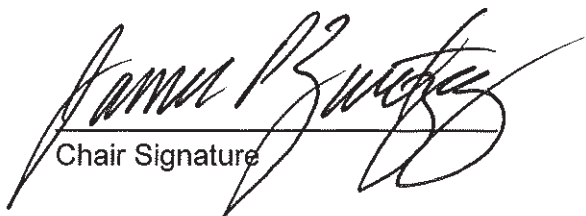
The discussion covered the surprising 90% increase in estimated sidewalk construction costs, whether other sites in the unit are equally deserving of sidewalks, and whether Lemon Bay Conservancy would or could contribute. Members expressed a preference to save, rather than borrow. They talked about interest rates and payments and wished for alternate scenarios. Board members expressed concern over the ability of taxpayers to afford an increase. The best option would be lowest in interest and level over time.

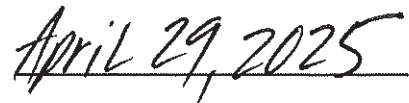
Mr. Howell moved to approve the five-year loan scenario that would raise the rate to \$535. Mr. Brearley seconded and the motion passed unanimously.

Adjournment

The meeting adjourned at 10:26.

Submitted by Lorraine Moneypenny
Public Works Department


Chair Signature


April 29, 2025

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

ADVISORY BOARD SPECIAL MEETING
WEDNESDAY, APRIL 16, 2025

1:30 p.m., Mac V. Horton, West County Annex, Room 120
6868 San Casa Dr., Englewood, Florida

BOARD MEMBERS: Jim Zwetzig, Chair
Craig Brearley
Paul Everson

ABSENT: Bob Howell

COUNTY STAFF: Lorraine Moneypenny, Community Liaison

PURPOSE: Special Meeting

1. Call to Order / Roll Call
2. Citizen Input on Agenda Items (3 Minute Limit)
3. FY26/27 Budget
11. Adjournment

[illegible]

Placida Area Street and Drainage MSBU

DRAFT 2 Year Budget

FY2026 & FY2027

Estimated ERU's and Cost per ERU

Vacant

Estimated ERU's

Cost per ERU

Occupied

Estimated ERU's

Cost per ERU

Current FY25 Rate

Current Maximum Rate

	FY2026	FY2027
	507.020	507.020
\$	235.15	\$ 235.15
	1,572.210	1,572.210
\$	235.15	\$ 235.15
\$	235.15	
\$	235.33	

Beginning Balance

Revenues

Assessments & Earnings

Assessments

Interest

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

Grant & Subsidy Revenue

State Grant

Loans & Borrowing

Debt Proceeds

Total Revenue

	DRAFT Budget FY2026	DRAFT Budget FY2027
	\$ 672,774	\$ (1,052,327)
	488,931	488,931
	2,355	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	(24,565)	(24,447)
	-	-
	-	-
	-	-
	\$ 466,721	\$ 464,484
	-	-
	-	-
	20,000	20,000
	-	-
	1,076	1,109
	-	-
	-	-
	60,000	60,000
	10,678	10,999
	-	-
	42,312	93,282

Expenditures

Contract Services

Engineering

Other Contractual Svcs

Concrete Flatwork

Drainage

Street Sweeping

Installed Sod

Paving

Contract Services; other

Pipe Lining

Right of Way Maint

ROW Reclamation

Specialty Mowing

	DRAFT Budget FY2026	DRAFT Budget FY2027
Public Works Services		
<i>*Equip Repl Charges-PubWrks</i>	13,051	13,272
<i>*Operating Exp-PubWrks</i>	80,003	82,242
<i>*Road & Bridge Materials</i>	17,195	19,044
<i>Sign Materials</i>	-	-
Internal Charges		
<i>Central/Indirect Svcs</i>	10,432	83,489
Purchased Services		
<i>Personal Svcs-InterDept</i>	-	-
<i>Postage</i>	-	-
<i>Utility Service-Electricity</i>	-	-
<i>R/M-Bridges</i>	15,071	46,569
<i>Other Current Chrgs and Oblig</i>	-	-
<i>Advertising-Legal</i>	-	-
<i>Fees-Landfill</i>	5,000	5,000
<i>Collection Fee-Tax Collector</i>	9,779	9,779
Materials and Supplies		
Capital Outlay		
<i>Imprv-Other Than Bldgs</i>	-	-
Debt Services		
<i>Principal</i>	147,000	147,000
<i>Interest</i>	104,867	99,517
<i>Other Debt Service Costs</i>	-	-
Project Costs		
<i>Gasparilla Pines Sidewalk</i>		
<i>Engineering</i>	9,450	-
<i>Construction</i>	1,344,997	-
<i>Labor</i>	34,911	-
<i>Placida Paving FY25</i>		
<i>Paving</i>	-	-
<i>Rejuvenation</i>	262,000	-
<i>Labor</i>	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
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
Drainage 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
Support (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
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
Drainage 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
ROW Watering	10,000	GALLONS	\$2,290.00		\$327.33	
Shoulder Repair	1	MILES	\$2,665.60	\$207.05	\$195.20	
Sign Fabrication	15	SIGNS	\$312.13	\$523.23	\$14.66	
Sign Inspection	600	SIGNS	\$2,083.23		\$316.77	
Sign Installation	5	SIGNS	\$161.45	\$86.91	\$24.55	
Sign Maintenance	200	SIGNS	\$6,458.00	\$3,311.70	\$982.00	
Small Pipe Install (Pipes 31" And Under)	64	LF	\$4,273.40	\$4,122.78	\$588.60	
Small Pipe Repair (Pipes 31" And Under)	2	REPAIRS	\$2,136.70	\$47.14	\$404.20	
Standard Cuts	300	SF	\$2,136.70		\$294.30	
Support (Post) Maintenance	40	POSTS	\$645.80	\$266.61	\$98.20	
Transport	2	TRIP	\$485.53		\$84.87	
Vacuum Culvert Cleaning	25	CULVERTS	\$3,435.25		\$1,147.00	
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	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													
GENERAL PROJECT DATA:			Status	Project No.									
Project Title:	Placida Gasparilla Pines Sidewalk			In Progress	CONCURRENCY REQUIREMENTS				(Y/N)				
Functional Area:	Pedestrian Mobility				Does project add new capacity?				Yes/No				
Department:	Public Works/Engineering				Is project required to maintain level of service:				Yes/No				
Location:	Placida MSBU				- Within 5 years? List project in CIE				Yes/No				
PROJECT DESCRIPTION:					- From 6 to 10 years? Monitor Annually				Yes/No				
1) Design of a sidewalk along Gasparilla Pines													
2) Construction of a sidewalk along Gasparilla Pines													
The project has been requested by citizens within the Placida MSBU.													
REPLACEMENT COUNTY PROPERTY NO.:													
													
	Prior Actual	Est FY25	Calc. for FY26		EXPENDITURE PLAN (000'S)							Total	
			Orig. FY26	Est c/o FY26 New \$	FY26	FY27	FY28	FY29	FY30	FY31	FUTURE		
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

Placida Area MSBU

Paving 15 Year Loan Projection

as of 2.25.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings External Borrowing

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

[illegible]

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
	1.9%	3.9%	11.3%	14.9%	58.1%

Reserve %

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 5yr Loan
as of 3.17.25

as of 3.17.25

	\$ 535.00 FY26 Rate					
	Estimate FY2025	Prelim FY2026	Prelim FY2027	Projected FY2028	Projected FY2029	Projected FY2030
BEGINNING BALANCE	\$ 2,094,420	\$672,774	\$934,179	\$718,390	\$530,757	\$421,805
OPERATING REVENUES						
Assessments & Earnings	477,664	1,092,816	1,093,820	1,094,258	1,094,746	1,095,451
External Borrowing Paving	2,199,000	-	-	-	-	-
External Borrowing Sidewalks		1,432,000				
Total Revenue	2,676,664	2,524,816	\$1,093,820	\$1,094,258	\$1,094,746	\$1,095,451
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	305,320	670,892	692,975	650,954	637,457
Principal Pymts (Paving)	-	147,000	147,000	147,000	147,000	147,000
Interest Pymts (Paving)	54,981	104,867	99,516	93,898	87,999	81,805
Principal Pymts (Sidewalks)		-	287,000	287,000	287,000	287,000
Interest Pymts (Sidewalks)		35,794	58,633	45,029	30,745	15,748
Total Expenditures	4,098,310	\$2,263,410	\$1,309,609	\$1,281,891	\$1,203,698	\$1,185,971
RESERVE (ENDING FUND BALANCE)	\$672,774	\$934,179	\$718,390	\$530,757	\$421,805	\$331,285
	14.1%	29.2%	35.4%	29.3%	25.9%	21.8%

Reserve %

Reserve %

Notes:

- Rate increase from \$235.15 to \$535 for Sidewalks
- Projection is based on a 5 year sidewalk loan
- Rate to be evaluated in FY32 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 5yr Loan
as of 3.17.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing Paving
External Borrowing Sidewalks

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts (Paving)
Interest Pymts (Paving)
Principal Pymts (Sidewalks)
Interest Pymts (Sidewalks)

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

	evaluate rate				
Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
\$331,285	\$281,863	\$714,212	\$1,258,070	\$1,791,051	\$2,348,164
1,096,168	1,096,987	1,098,447	1,100,284	1,102,084	1,103,966
-	-	-	-	-	-
\$1,096,168	\$1,096,987	\$1,098,447	\$1,100,284	\$1,102,084	\$1,103,966
-	-	-	-	-	-
-	107,970	-	19,091	-	20,254
-	-	-	-	-	-
631,415	341,196	346,288	347,440	352,104	353,375
147,000	147,000	147,000	147,000	147,000	147,000
75,301	68,472	61,301	53,772	45,867	37,566
284,000	-	-	-	-	-
7,874	-	-	-	-	-
\$1,145,590	\$664,638	\$554,589	\$567,303	\$544,971	\$558,194
\$281,863	\$714,212	\$1,258,070	\$1,791,051	\$2,348,164	\$2,893,936
19.7%	51.8%	69.4%	75.9%	81.2%	83.8%

Notes:

- Rate increase from \$235.15 to \$535 for Sidewalks
- Projection is based on a 5 year sidewalk loan
- Rate to be evaluated in FY32 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 5yr Loan
as of 3.17.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing Paving
External Borrowing Sidewalks

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts (Paving)
Interest Pymts (Paving)
Principal Pymts (Sidewalks)
Interest Pymts (Sidewalks)

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
\$2,893,936	\$3,403,044	\$3,962,720	\$4,550,246	\$5,126,462
1,105,809	1,107,529	1,109,419	1,111,403	1,118,362
-	-	-	-	-
\$1,105,809	\$1,107,529	\$1,109,419	\$1,111,403	\$1,118,362
-	-	-	-	-
62,584	21,487	-	-	-
-	-	-	22,796	-
358,267	359,667	364,803	366,347	319,081
147,000	147,000	147,000	141,000	-
28,850	19,699	10,090	5,045	-
-	-	-	-	-
-	-	-	-	-
\$596,701	\$547,853	\$521,893	\$535,187	\$319,081
\$3,403,044	\$3,962,720	\$4,550,246	\$5,126,462	\$5,925,743
85.1%	87.9%	89.7%	90.5%	94.9%

Reserve %

Notes:

- Rate increase from \$235.15 to \$535 for Sidewalks
- Projection is based on a 5 year sidewalk loan
- Rate to be evaluated in FY32 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 10yr Loan
as of 3.17.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing Paving
External Borrowing Sidewalks

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts (Paving)
Interest Pymts (Paving)
Principal Pymts (Sidewalks)
Interest Pymts (Sidewalks)

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

Estimate FY2025	\$ 440.00 FY26 Rate		Projected FY2028	Projected FY2029	Projected FY2030
	Prelim FY2026	Prelim FY2027			
\$ 2,094,420	\$672,774	\$744,332	\$605,357	\$481,629	\$420,383
477,664 2,199,000	899,168 1,436,000	899,531 -	899,771 -	900,043 -	900,504 -
2,676,664	2,335,168	\$899,531	\$899,771	\$900,043	\$900,504
3,723,820 - -	266,000 15,071 1,389,358	- 46,569 -	- 15,988 -	- -	- 16,962 -
319,509 - 54,981	305,420 147,000 104,867	535,340 147,000 99,516	562,525 147,000 93,898	528,495 147,000 87,999	523,388 147,000 81,805
	35,894	66,081	60,088	53,795	47,188
4,098,310	\$2,263,610	\$1,038,506	\$1,023,499	\$961,289	\$960,343
\$672,774	\$744,332	\$605,357	\$481,629	\$420,383	\$360,544
14.1%	24.7%	36.8%	32.0%	30.4%	27.3%

Notes:

- Rate increase from \$235.15 to \$440 for Sidewalks
- Projection is based on a 10 year sidewalk loan
- Rate to be evaluated in FY37 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 10yr Loan
as of 3.17.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing Paving
External Borrowing Sidewalks

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts (Paving)
Interest Pymts (Paving)
Principal Pymts (Sidewalks)
Interest Pymts (Sidewalks)

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035	Projected FY2036
\$360,544	\$333,657	\$219,075	\$230,049	\$244,980	\$299,704
900,948	901,479	901,690	902,299	902,894	903,595
-	-	-	-	-	-
\$900,948	\$901,479	\$901,690	\$902,299	\$902,894	\$903,595
-	-	-	-	-	-
-	107,970	-	19,091	-	20,254
-	-	-	-	-	-
521,283	515,653	513,096	506,218	502,450	495,293
147,000	147,000	147,000	147,000	147,000	147,000
75,301	68,472	61,301	53,772	45,867	37,566
144,000	144,000	144,000	144,000	144,000	140,000
40,251	32,966	25,318	17,287	8,854	4,427
\$927,835	\$1,016,062	\$890,715	\$887,368	\$848,171	\$844,539
\$333,657	\$219,075	\$230,049	\$244,980	\$299,704	\$358,760
26.4%	17.7%	20.5%	21.6%	26.1%	29.8%

Notes:

- Rate increase from \$235.15 to \$440 for Sidewalks
- Projection is based on a 10 year sidewalk loan
- Rate to be evaluated in FY37 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 10yr Loan
as of 3.17.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing Paving
External Borrowing Sidewalks

Total Revenue

OPERATING EXPENDITURES

Paving
Bridge Maintenance
Sidewalks
Other Operating Expenditures
Principal Pymts (Paving)
Interest Pymts (Paving)
Principal Pymts (Sidewalks)
Interest Pymts (Sidewalks)

Total Expenditures

RESERVE (ENDING FUND BALANCE)

evaluate rate	Projected FY2037	Projected FY2038	Projected FY2039	Projected FY2040	Projected FY2041
	\$358,760	\$668,850	\$1,028,836	\$1,415,998	\$1,791,172
	904,282	905,330	906,546	907,853	912,768
	-	-	-	-	-
	\$904,282	\$905,330	\$906,546	\$907,853	\$912,768
	-	-	-	-	-
	62,584	21,487	-	22,796	-
	-	-	-	-	-
	355,758	357,158	362,294	363,838	316,572
	147,000	147,000	147,000	141,000	-
	28,850	19,699	10,090	5,045	-
	-	-	-	-	-
	-	-	-	-	-
	\$594,192	\$545,344	\$519,384	\$532,678	\$316,572
	\$668,850	\$1,028,836	\$1,415,998	\$1,791,172	\$2,387,368
	53.0%	65.4%	73.2%	77.1%	88.3%

Reserve %

Notes:

- Rate increase from \$235.15 to \$440 for Sidewalks
- Projection is based on a 10 year sidewalk loan
- Rate to be evaluated in FY37 to include increased mowing for sidewalks and maintenance for work program activities, pipe lining and concrete flatwork.
- Projection includes paving and bridge maintenance program.