

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT



**Analysis of Fund Balance
The FY 2023 Budget in Review
The FY 2024 Budget**

Analysis of Fund Balance

CORY LAKES

FUND BALANCE FOR THE GENERAL FUND

As of September 30, 2022 (AUDITED)

Nonspendable for Prepaids & Deposits	\$101,092
Assigned for Subsequent Year Expenditures	\$360,000
Unassigned (available for any purpose)	<u>\$458,233</u>
TOTAL FUND BALANCE	<u>\$919,325</u>

As of September 30, 2023 – ACTUAL (UN-AUDITED)

Nonspendable for Prepaids & Deposits	\$52,130
Assigned Budgeted Subsequent Year Expenditures	\$482,069
Assigned for Loan	\$295,000
Unassigned (available for any purpose)	<u>\$1,890</u>
TOTAL FUND BALANCE	<u>\$831,089</u>

(It should be noted that three months of operating expenditures for FY 2024 should be \$627,148

Budgeted for FY 2024 is \$501,718. A difference of \$125,430..

Two Months of Operating Expenditures = \$418,098.

FY 2023 Budget in Review

CORY LAKES

BUDGET FY 2023 SUMMARY

Administrative Expenditures

Budgeted: \$271,841 **Actual:** \$227,187 **Variance:** Under Budget (\$44,294)

		FY 2023		FY 2023 VARIANCE
		ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
ADMINISTRATIVE EXPENSES				
	SUPERVISORS FEES	12,000	11,554	(446)
	PAYROLL SERVICE FEE	600	806	206
	PAYROLL TAXES	1,225	689	(536)
	DISTRICT MANAGEMENT	55,000	59,449	4,449
	ASSESSMENT ROLL PREPARATION	5,000	4,583	(417)
	BOND AMORTIZATION SCHEDULE FEE	1,500	-	(1,500)
	DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	2,750	(250)
	TRUSTEES FEES	7,200	7,704	504
	AUDITING SERVICES	6,400	6,400	-
	ARBITRAGE REBATE CALCULATION	2,500	-	(2,500)
	LEGAL SERVICES - GENERAL	10,000	13,856	3,856
	DISTRICT ENGINEER	10,000	12,503	2,503
	INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	42,000	39,057	(2,943)
	INSURANCE - WORKERS COMPENSATION	5,500	4,026	(1,474)
	LEGAL ADVERTISING	4,500	3,921	(579)
	BANK FEES	1,500	1,804	304
	CREDIT CARD DISCOUNT	200	424	224
	DUES & LICENSES	175	175	-
	POSTAGE	2,000	2,873	873
	OFFICE SUPPLIES	-	2,362	2,362
	TAX COLLECTOR - (AMOUNTS FOR ACTUAL FEES in FY 2023 WERE ASSIGNED BY COUNTY)	99,181	47,746	(51,435)
	CONTINGENCIES	2,000	4,505	2,505
	COI	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES		271,481	227,187	(44,294)

Material Variance was as a result of County Fees Coming in Lower than Budgeted – Cannot impact for FY 2024

CORY LAKES

BUDGET FY 2023 SUMMARY

Utility Expenditures

Budgeted: \$266,815 **Actual:** \$403,114 **Variance:** Over Budget **\$136,299**

	FY 2023		FY 2023 VARIANCE
	ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
UTILITIES:			
COMMUNICATION (avg monthly bill is \$2,833. Annualized = \$33,896)	20,000	38,445	18,445
WEBSITE	705	557	(148)
ADA WEBSITE COMPLIANCE	210	210	-
STREETLIGHTS (monthly bill is \$21,963 since May. Annualized = \$263,556 10/22 bill was coded to FY 2022)	155,000	241,863	86,863
ELECTRICITY (monthly bill avg is \$7,428. Annualized = \$89,136)	60,000	82,593	22,593
PROPANE	400	-	(400)
WATER, SEWER & IRRIGATION	20,000	24,975	4,975
SOLID WASTE REMOVAL	8,000	9,439	1,439
SEWER LIFT STATION	2,500	5,032	2,532
TOTAL UTILITIES	266,815	403,114	136,299

Material Variance was driven by streetlights being under budget – avg mo bill is \$21,963

Electricity was driven by electricity being under budget – avg mo bill is \$7,428

CORY LAKES BUDGET FY 2023 SUMMARY

Security Operations

Budgeted: \$525,000 **Actual:** \$502,913 **Variance:** Under Budget (\$22,087)

		FY 2023		FY 2023 VARIANCE
		ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
SECURITY OPERATIONS				
	SECURITY STAFFING CONTRACT SERVICES	445,000	431,755	(13,245)
	CONTRACTUAL VIRTUAL GUARD	59,000	59,108	108
	OFF DUTY POLICING	21,000	12,050	(8,950)
TOTAL SECURITY OPERATIONS		525,000	502,913	(22,087)

Material Variance was driven by security operations. Contract was under Addendum 2 for \$442,995 as of 04.01.2022.

Billings for FY 2023 only included ½ month for October 2022. If the billings had not been bifurcated between FY 2022 and FY 2023 then the ½ month would have been \$18,458 for the annual total of \$450,213 with additional incidentals from Allied The contract needs to be revised for legal recitals and firm vendor terms that protect the District

CORY LAKES

BUDGET FY 2023 SUMMARY

Field Office Administrative

Budgeted: \$271,100 **Actual:** \$255,153 **Variance:** Under Budget (\$15,947)

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE
		ADOPTED		BUDGET TO ACTUAL
FIELD OFFICE ADMINISTRATION				
	FIELD MANAGER	67,100	65,768	(1,332)
	ASSISTANT FIELD MANAGER	-	-	-
	OFFICE ADMINISTRATOR	53,900	54,234	334
	PAYROLL TAXES	15,000	14,400	(600)
	SEASONAL DECORATIONS	60,000	58,950	(1,050)
	BEACH CLUB OFFICE EQUIPMENT	4,500	5,503	1,003
	BEACH CLUB OFFICE SUPPLIES	3,000	4,250	1,250
	BEACH CLUB GYM SUPPLIES	20,600	4,911	(15,689)
	GUARD OFFICE EQUIPMENT	1,000	-	(1,000)
	GUARD OFFICE SUPPLIES	1,500	244	(1,256)
	COMMUNITY EVENT SUPPLIES	18,500	13,658	(4,842)
	POOL & BEACH CLUB ATTENDANTS	26,000	23,785	(2,215)
	MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	9,450	9,450
TOTAL FIELD OFFICE ADMINISTRATION		271,100	255,153	(15,947)

Material Variance was driven by supplies not being utilized

CORY LAKES

BUDGET FY 2023 SUMMARY

Landscape Maintenance

Budgeted: \$556,140 **Actual:** \$635,025 **Variance:** Over Budget **\$78,885**

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE
		ADOPTED		BUDGET TO ACTUAL
LANDSCAPE MAINTENANCE				
	LANDSCAPING	407,000	483,172	76,172
	MULCH	-	-	-
	BEACH SAND	3,000	-	(3,000)
	ANNUALS & SEASONAL PLANT INSTALLATION	5,000	4,000	(1,000)
	PLANT REPLACEMENT	30,000	21,127	(8,873)
	SOD REPLACEMENT	10,000	-	(10,000)
	WELL MAINTENANCE - IRRIGATION	3,000	5,659	2,659
	IRRIGATION – MAINTENANCE	7,500	20,311	12,811
	TREE REMOVAL, REPLACEMENT & MAINTENANCE (stump grinding & removal Washingtonian palms & install of 4 queen palms)	35,000	47,543	12,543
	LAKD & POND MAINTENANCE	55,640	53,213	(2,427)
TOTAL LANDSCAPE MAINTENANCE		556,140	635,025	78,885

Landscape Maintenance:

1. Contract is dated as of February 1, 2023 – cannot find where the contract was advanced to the agenda for Board approval and contract in file is unexecuted

2. Contract Terms

- Landscape General Maintenance \$343,165 * - core maintenance
- Seasonal Color Perennial Maintenance \$720. * - core maintenance
- Seasonal Color Annuals \$6000.
- Mulch \$76,560
- Total Landscape Contract \$426,445
- Note: The monthly bill is based off these two categories and the remaining categories are billed on provided service basis.
- The monthly bill amount is \$28,657 Actual billings of this amount began at the beginning of the FY 2023 fiscal year.
- FY 2023 budget was established to be \$407,000

3. Additional Contract items for Landscape Maintenance

- OLM Inspection - \$12,000 Annually - core maintenance
- Annual cost for tree trimming of all date palms - \$40,000
- Beach Sand inclusive of install - \$6,000
- Vendor is also charging a \$286.57 monthly charge as a fuel surcharge . Contract terms need to be validated
- Total core maintenance = \$355,885 annually not inclusive of fuel surcharge

Landscape Maintenance:

4. Material Expenditures in FY 2023

Core Maintenance Services	\$346,173
OLM	<u>\$12,000</u>
Total Core Service	\$358,173
Mulch	\$72,600
Mulch in Pool Area	\$1,375
Additional Mulch	\$3,850
Palm Pruning	\$40,000
Storm Damage	\$4,868
Miscellaneous (inclusive of fuel charge)	\$2,306
Total	\$483,172
Budget	\$407,000
Overbudget for Landscape	\$76,172

CORY LAKES

BUDGET FY 2023 SUMMARY

Facilities Maintenance

Budgeted: \$483,236 **Actual:** \$444,941 **Variance:** Under Budget \$38,295

		FY 2023	FY 2023	FY 2023 VARIANCE
		ADOPTED	ACTUAL	BUDGET TO ACTUAL
FACILITIES MAINTENANCE				
	OUTSIDE FACILITIES MAINTENANCE	100,000	117,489	17,489
	CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	161,292	160,941	(351)
	CAR & CART REPAIRS AND MAINTENANCE	6,000	10,385	4,385
	RENTALS & LEASES	31,644	23,223	(8,421)
	CLEANING	16,000	18,590	2,590
	PEST CONTROL	1,800	2,000	200
	SECURITY GATE MAINTENANCE & REPAIR	5,000	7,746	2,746
	SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,000	5,319	3,319
	MONUMENTS AND SIGNS	5,000	585	(4,415)
	FOUNTAINS	7,000	400	(6,600)
	STORM WATER DRAINAGE	35,000	22,950	(12,050)
	RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	22,833	7,833
	BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	8,728	(6,272)
	PRESSURE WASHING	7,500	1,500	(6,000)
	PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	75,000	42,252	(32,748)
	TOTAL FACILITIES MAINTENANCE	483,236	444,941	(38,295)

Material Variance was driven by maintenance of pavers and sidewalks budget not being utilized

Outside Facilities Maintenance in FY 2023 included two well pump repairs – not a continuing expenditure

CORY LAKES
BUDGET FY 2023 SUMMARY
Facilities Maintenance (POOL)

Budgeted: \$396,575 Actual: \$52,071 Variance: Under Budget (\$344,504)

		FY 2023		FY 2023 VARIANCE
		ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
FACILITIES MAINTENANCE (POOL)				
	POOL MAINTENANCE	21,000	22,958	1,958
	POOL REPAIRS	7,000	1,584	(5,416)
	POOL HEATER UTILITIES	8,000	2,254	(5,746)
	POOL PERMIT	575	275	(300)
	CAPITAL IMPROVEMENT PROGRAM & CAPITAL OUTLAY	360,000	-	(360,000)
	CONTINGENCY FOR EOY FY 2023	-	25,000	25,000
	TOTAL FACILITIES MAINTENANCE (POOL)	396,575	52,071	(344,504)

**Material Variance was driven by expenditures for the weir project not being utilized
Included an additional \$25,000 for any unknown billings**

FY 2024 Budget

CORY LAKES

BUDGET FY 2024 - ADMINISTRATIVE

Budgeted: \$277,125 Actual FY 2023: \$227,187 Variance Under Actual: \$49,938

	FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
	ADOPTED		BUDGET TO		
			ACTUAL		
ADMINISTRATIVE EXPENSES					
SUPERVISORS FEES	12,000	11,554	(446)	12,000	446
PAYROLL SERVICE FEE	600	806	206	600	(206)
PAYROLL TAXES	1,225	689	(536)	1,225	536
DISTRICT MANAGEMENT	55,000	59,449	4,449	70,000	10,551
ASSESSMENT ROLL PREPARATION	5,000	4,583	(417)	-	(4,583)
BOND AMORTIZATION SCHEDULE FEE	1,500	-	(1,500)	-	-
DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	2,750	(250)	-	(2,750)
TRUSTEES FEES	7,200	7,704	504	7,750	46
AUDITING SERVICES	6,400	6,400	-	6,400	-
ARBITRAGE REBATE CALCULATION	2,500	-	(2,500)	2,500	2,500
LEGAL SERVICES - GENERAL	10,000	13,856	3,856	10,000	(3,856)
DISTRICT ENGINEER	10,000	12,503	2,503	10,000	(2,503)
INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	42,000	39,057	(2,943)	40,500	1,443
INSURANCE - WORKERS COMPENSATION	5,500	4,026	(1,474)	5,500	1,474
LEGAL ADVERTISING	4,500	3,921	(579)	1,500	(2,421)
BANK FEES	1,500	1,804	304	1,500	(304)
CREDIT CARD DISCOUNT	200	424	224	200	(224)
DUES & LICENSES	175	175	-	175	-
POSTAGE	2,000	2,873	873	2,000	(873)
OFFICE SUPPLIES	-	2,362	2,362	-	(2,362)
TAX COLLECTOR - (AMOUNTS NOT CALCULATED CORRECTLY FOR ACTUAL FEES in FY 2023)	99,181	47,746	(51,435)	103,275	55,529
CONTINGENCIES	2,000	4,505	2,505	2,000	(2,505)
COI	-	-	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES	271,481	227,187	(44,294)	277,125	49,938

Material variance is from the County fees collected by the County – this amount should not be changed and budget should not be impacted for FY 2024

Recommendation – Increase Legal and District Engineer by \$5,000 each . Total Increase is \$10,000

CORY LAKES BUDGET FY 2024

Utilities

Budgeted: \$ 331,815 Actual FY 2023: \$403,114 Variance Over Actual: \$71,299

	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 VARIANCE		FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
			BUDGET TO	ACTUAL		
UTILITIES:						
COMMUNICATION (avg monthly bill is \$2,833. Annualized = \$33,896)	20,000	38,445	18,445		20,000	(18,445)
WEBSITE	705	557	(148)		705	148
ADA WEBSITE COMPLIANCE	210	210	-		210	-
STREETLIGHTS (monthly bill is \$21,963 since May. Annualized = \$263,556 10/22 bill was coded to FY 2022)	155,000	241,863	86,863		208,000	(33,863)
ELECTRICITY (monthly bill avg is \$7,428. Annualized = \$89,136)	60,000	82,593	22,593		75,000	(7,593)
PROPANE	400	-	(400)		400	400
WATER, SEWER & IRRIGATION	20,000	24,975	4,975		17,000	(7,975)
SOLID WASTE REMOVAL	8,000	9,439	1,439		8,000	(1,439)
SEWER LIFT STATION	2,500	5,032	2,532		2,500	(2,532)
TOTAL UTILITIES	266,815	403,114	136,299		331,815	(71,299)

**Material Variance was driven by streetlights being under budget – avg mo bill is \$21,963
Electricity was driven by electricity being under budget – avg mo bill is \$7,428**

Recommendation: Increase Utilities : \$71,299 to actual amounts from FY 2023

CORY LAKES

BUDGET FY 2024

Security Operations

Budgeted: \$ 546,091 Actual FY 2023: \$502,913 Variance Over Actual: \$43,178

	FY 2023		FY 2023 VARIANCE		
	ADOPTED	FY 2023 ACTUAL	BUDGET TO	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
			ACTUAL		
SECURITY OPERATIONS					
SECURITY STAFFING CONTRACT SERVICES	445,000	431,755	(13,245)	466,091	34,336
CONTRACTUAL VIRTUAL GUARD	59,000	59,108	108	59,000	(108)
OFF DUTY POLICING	21,000	12,050	(8,950)	21,000	8,950
TOTAL SECURITY OPERATIONS	525,000	502,913	(22,087)	546,091	43,178

Contract was under Addendum 2 for \$442,995 as of 04.01.2022. Amount considers additional amount of \$23,096 for additional services over the contracted amount

Recommendation: Decrease the Security Staffing by \$5,000. Consider additional security staffing based on hours & Burden

Decrease Off Duty Policing by \$5,000

Total Decrease in Budget \$10,000

CORY LAKES

SECURITY SCHEDULE & FINANCIAL BURDEN - \$438,776

Cross Creek gate- Guard 168 hr per week . **Annualized with no OT - \$181,708.80**

(0600-1400/1400-2200/ 2200-0600)

Payrate \$15/ Billrate \$20.80 / OT bill rate \$31.20)

7 days per week

Morris Bridge gate / Site Supervisor 40 hrs per week

Annualized with no OT - \$53,726.40

(0600-1400)

Pay rate \$18 / Bill rate \$25.83 / Ot Bill rate \$38.75)

5 days per week

Morris Bridge gate/ guard 104 hrs per week

Annualized with no OT - -\$112,486.40

(0600-1400 (Fri only) / 1400-2200/ 2200-0600)

Pay Rate \$15 Billrate \$20.80 / OT bill rate \$31.20)

7 days per week

Patrol / rover 84 hrs per week. **Annualized with no OT - \$90,854.40**

(1800-2200/ 2200-0600 at

\$15 Billrate \$20.80 / OT bill rate \$31.20) 7 days a week

CORY LAKES BUDGET FY 2024

Field Office Administrative

Budgeted: \$ 295,345 Actual FY 2023: \$255,153 Variance Over Actual: \$40,192

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
		ADOPTED		BUDGET TO		
				ACTUAL		
FIELD OFFICE ADMINISTRATION						
	FIELD MANAGER	67,100	65,768	(1,332)	73,810	8,042
	ASSISTANT FIELD MANAGER	-	-	-	-	-
	OFFICE ADMINISTRATOR	53,900	54,234	334	62,595	8,361
	PAYROLL TAXES	15,000	14,400	(600)	15,000	600
	SEASONAL DECORATIONS	60,000	58,950	(1,050)	60,000	1,050
	BEACH CLUB OFFICE EQUIPMENT	4,500	5,503	1,003	4,500	(1,003)
	BEACH CLUB OFFICE SUPPLIES	3,000	4,250	1,250	4,500	250
	BEACH CLUB GYM SUPPLIES	20,600	4,911	(15,689)	20,600	15,689
	GUARD OFFICE EQUIPMENT	1,000	-	(1,000)	1,000	1,000
	GUARD OFFICE SUPPLIES	1,500	244	(1,256)	1,500	1,256
	COMMUNITY EVENT SUPPLIES	18,500	13,658	(4,842)	18,500	4,842
	POOL & BEACH CLUB ATTENDANTS	26,000	23,785	(2,215)	26,000	2,215
	MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	9,450	9,450	7,340	(2,110)
TOTAL FIELD OFFICE ADMINISTRATION		271,100	255,153	(15,947)	295,345	40,192

Recommendation – have John Hall confirm that the beach club gym supplies/community events can be decreased. Total decrease - \$5,000 in field office administrative

CORY LAKES

BUDGET FY 2024

Landscape Maintenance

Budgeted: \$ 563,640 Actual FY 2023: \$635,025 Variance Over Actual: \$71,385

	FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024	VARIANCE 2023
	ADOPTED		BUDGET TO	PROPOSED	ACTUAL TO 2024
LANDSCAPE MAINTENANCE					-
LANDSCAPING	407,000	483,172	76,172	419,000	(64,172)
MULCH	-		-	-	-
BEACH SAND	3,000	-	(3,000)	6,000	6,000
ANNUALS & SEASONAL PLANT INSTALLATION	5,000	4,000	(1,000)	7,500	3,500
PLANT REPLACEMENT	30,000	21,127	(8,873)	25,000	3,873
SOD REPLACEMENT	10,000		(10,000)	5,000	5,000
WELL MAINTENANCE - IRRIGATION	3,000	5,659	2,659	3,000	(2,659)
IRRIGATION - MAINTENANCE	7,500	20,311	12,811	7,500	(12,811)
TREE REMOVAL, REPLACEMENT & MAINTENANCE	35,000	47,543	12,543	35,000	(12,543)
LAKD & POND MAINTENANCE	55,640	53,213	(2,427)	55,640	2,427
TOTAL LANDSCAPE MAINTENANCE	556,140	635,025	78,885	563,640	(71,385)

Landscape Maintenance:

1. Contract is dated as of February 1, 2023 – cannot find where the contract was advanced to the agenda for Board approval and contract in file is unexecuted

2. Contract Terms

- | | |
|--|--------------------------------|
| ➤ Landscape General Maintenance | \$343,165 * - core maintenance |
| ➤ Seasonal Color Perennial Maintenance | \$720. * - core maintenance |
| ➤ Seasonal Color Annuals | \$6,000. |
| ➤ Mulch | <u>\$76,560</u> |
| ➤ Total Landscape Contract | <u>\$426,445</u> |
- Note: The monthly bill is based off these two categories and the remaining categories are billed on provided service basis.
 - The monthly bill amount is \$28,657
 - FY 20234budget was established to be \$419,000

3. Additional Contract items for Landscape Maintenance

- OLM Inspection - \$12,000 Annually - core maintenance
- Annual cost for tree trimming of all date palms - \$40,000
- Beach Sand inclusive of install - \$6,000
- Vendor is also charging a \$286.57 monthly charge as a fuel surcharge . Contract terms need to be validated
- Total core maintenance = \$355,885 annually not inclusive of fuel surcharge

Landscape Maintenance - Recommendations:

Landscaping:

Core Maintenance Services	\$343,884
Annuals & Perennials Maintenance	\$6,720
OLM	<u>\$12,000</u>
Total Core Service	\$362,604

Mulch - this represents a reduction from \$76,560	\$35,000
Miscellaneous (inclusive of fuel charge)	<u>\$9,396</u>
Total	<u>\$407,000</u>

FY 2024 Adopted Budget	\$419,000
Reduction for Landscape Maintenance	\$12,000

(does not consider tree pruning)

Plant Replacement

FY 2024 Budget Reduction from \$25,000 to \$15,000. savings of \$10,000

Tree Removal

FY 2024 Budget Reduction from \$35,000 to \$20,000. Savings of \$15,000

Total Decrease in Budget for Landscape Maintenance: \$37,000

CORY LAKES

BUDGET FY 2024

Facilities Maintenance

Budgeted: \$458,000 Actual FY 2023: \$444,941 Variance Over Actual: \$13,059

		FY 2023	FY 2023	FY 2023 VARIANCE	FY 2024	VARIANCE 2023
		ADOPTED	ACTUAL	BUDGET TO	PROPOSED	ACTUAL TO 2024
FACILITIES MAINTENANCE						
	OUTSIDE FACILITIES MAINTENANCE	100,000	117,489	17,489	65,000	(52,489)
	CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	161,292	160,941	(351)	154,000	(6,941)
	CAR & CART REPAIRS AND MAINTENANCE	6,000	10,385	4,385	6,000	(4,385)
	RENTALS & LEASES	31,644	23,223	(8,421)	9,200	(14,023)
	CLEANING	16,000	18,590	2,590	20,000	1,410
	PEST CONTROL	1,800	2,000	200	1,800	(200)
	SECURITY GATE MAINTENANCE & REPAIR	5,000	7,746	2,746	5,000	(2,746)
	SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,000	5,319	3,319	2,500	(2,819)
	MONUMENTS AND SIGNS	5,000	585	(4,415)	5,000	4,415
	FOUNTAINS	7,000	400	(6,600)	7,000	6,600
	STORM WATER DRAINAGE	35,000	22,950	(12,050)	35,000	12,050
	RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	22,833	7,833	15,000	(7,833)
	BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	8,728	(6,272)	15,000	6,272
	PRESSURE WASHING	7,500	1,500	(6,000)	7,500	6,000
	PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	75,000	42,252	(32,748)	110,000	67,748
	TOTAL FACILITIES MAINTENANCE	483,236	444,941	(38,295)	458,000	13,059

Decrease amounts for Paver, Streets and Sidewalk Repairs to \$85,000. Savings \$25,000
Outside Facilities Maintenance Decrease to \$50,000. FY 2023 had well repair/replacement.
Savings: \$15,000
Recommendation: Have District Engineer perform a street and paver analysis for FY 2025 budget in order of priority

CORY LAKES BUDGET FY 2024

Facilities Maintenance Pool

Budgeted: \$36,575 Actual FY 2023: \$52,071 Variance Under Actual: \$15,496

	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 VARIANCE BUDGET TO	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
FACILITIES MAINTENANCE (POOL)					
POOL MAINTENANCE	21,000	22,958	1,958	21,000	(1,958)
POOL REPAIRS	7,000	1,584	(5,416)	7,000	5,416
POOL HEATER UTILITIES	8,000	2,254	(5,746)	8,000	5,746
POOL PERMIT	575	275	(300)	575	300
CAPITAL IMPROVEMENT PROGRAM & CAPITAL OUTLAY	360,000	-	(360,000)	-	-
CONTINGENCY FOR EOY FY 2023	-	25,000	25,000	-	(25,000)
TOTAL FACILITIES MAINTENANCE (POOL)	396,575	52,071	(344,504)	36,575	\$15,496

Amounts Included a Contingency of \$25,000 for FY 2023 that may or may not be realized

Amounts in FY 2023 included \$360,000 for the weir project

Recommendation – leave FY 2024 budget as is with no contingency

CORY LAKES
FY 2024 - SUMMARY ANALYSIS

Increase

District Counsel	\$5,000
District Engineer	\$5,000
Increase in Weir Project Fund Balance to \$321,917	\$15,701
Utilities	<u>\$ 71,299</u>
Total Increase	\$97,000

Decrease :

Security Operations	\$10,000
Field Office Administrative	\$10,000
Landscape Maintenance	\$37,000
Outside Facilities Maintenance	\$15,000
Paver & Street Maintenance	<u>\$25,000</u>
Total Decrease	\$97,000

Other Items for Consideration for Line Item Reductions – *possible security*

Increase in Fund Balance for Weir	\$38,083
Do we need mulch in FY 2024 – proposed adjusted	<u>\$15,000</u>
\$35,000 – do we need to increase to \$50,000	\$64,299

For minimal mulch coverage

(Consider a decrease in security operations)