



**Seminole County
Port Authority
SCOPA**

OUR MISSION

The background image shows the exterior of the Seminole County Port Authority building, a brick structure with large windows. A tall palm tree is on the left, and an American flag flies on a pole in the center. A semi-transparent white text box is overlaid on the image.

The Seminole County Port Authority's continuing objective is to serve small and medium size businesses by providing competitive warehouse rentals and manufacturing space, growth opportunity and customized assistance. Job creation and retention have always been, and will continue to be, the overriding management factor which guides the decision making process of the Seminole County Port Authority.



July 7, 2025

Chairman Jay Zembower and Members of the Seminole County Commission
Seminole County, Florida:

In compliance with Seminole County Port Authority's enabling legislation, Chapter 2010-240, Laws of Florida, I respectfully submit for your consideration the Seminole County Port Authority Proposed Budget for Fiscal Year 2025/2026. The proposed budget is conservative and necessary for efficient operations and development of Port facilities and reflects the expenditure required to carry out the powers and duties of the Authority.

Total Budget

The Seminole County Port Authority proposed Fiscal Year 2025/2026 totals \$6,836,223 for all activities, including cash carried forward from the current year, capital projects, and operational revenues and expenditures. Total revenue is increasing \$474,265, an increase of 19% from last year's budget, attributed to escalating lease rates as a result of our market rent studies, low vacancies, and the adoption and implementation of an Investment Policy. Expenses increased to \$4,915,354, an increase of 26% from last year's budget in part as a result of rising construction costs for planned capital improvements, higher insurance premiums, and marina contingency funds.

Budget Highlights

- The FY 2025/2026 Budget includes Capital Improvement funding of \$1,250,000 to complete construction of two (2) new 6,000 square foot Industrial Warehouses, Capital Improvement funding of \$1,125,00 to start construction of a new 12,000 square foot Industrial Warehouse, port re-paving projects, and roof-renovation projects.
- The FY 2025/2026 budget also includes \$1,000,000 of marina contingency funds.
- The Budget Revenue estimates reflect a 31% decrease in returns from participation in Local Government Investment Pools (LGIPs), totaling approximately \$118,374 for the year.

- The FY 2025/2026 Budget provides for additional fees and expenses for the Port Authority Attorney and salary increases of 4% for the Authority's current two (2) employees and funding for the addition of one part-time assistant. Actual salary increases will match Seminole County's.
- The Budget maintains adequate reserves to protect against unforeseen events, including Capital Improvement reserve funding for future development of \$500,000, and a surplus fund transfer of \$250,000 to the Seminole County General Fund.

The Seminole County Port Authority Board of Directors and Staff remain committed to running an efficient, innovative, and profitable governmental business enterprise that contributes to the local economy. Our staff operates with the highest level of professionalism and continuously seeks to improve their knowledge and skills to benefit our business community. Working as a team, the Seminole County Port Authority will continue to plan for the future and maximize our budget resources to ensure long-term sustainability as a public asset.

Sincerely,

Andrew Van Gaale

Andrew Van Gaale

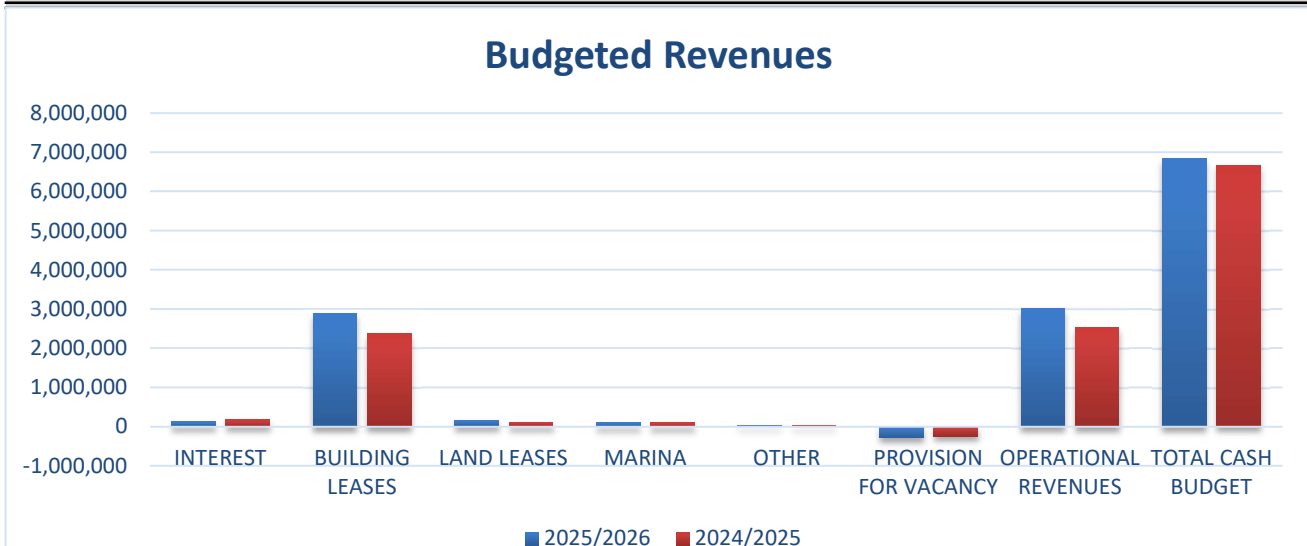
Port Administrator

BUDGETED REVENUES

FISCAL YEAR 2025/2026

The Fiscal Year 2025/2026 total cash budget is \$6,836,223. The budget reflects an anticipated revenue growth of \$474,265 (19%). This rapid growth is attributed to the adopted market rate adjustment plan and the onboarding of two new facilities. The Port Authority currently has the 1500 Dolgner Place site under redevelopment. Increased revenues from the 1500 Dolgner Place redevelopment are anticipated in early 2026 with the completion and leasing of the first two buildings.

BUDGETED REVENUE	2025/2026	2024/2025	% CHANGE
INTEREST	118,374	171,981	-31%
BUILDING LEASES	2,890,190	2,365,514	22%
LAND LEASES	166,749	112,751	48%
MARINA	90,621	93,251	-3%
OTHER	29,736	25,440	17%
PROVISION FOR VACANCY	-289,019	-236,551	22%
OPERATIONAL REVENUES	3,006,651	2,532,386	19%
TOTAL CASH BUDGET	6,836,223	6,678,363	2%

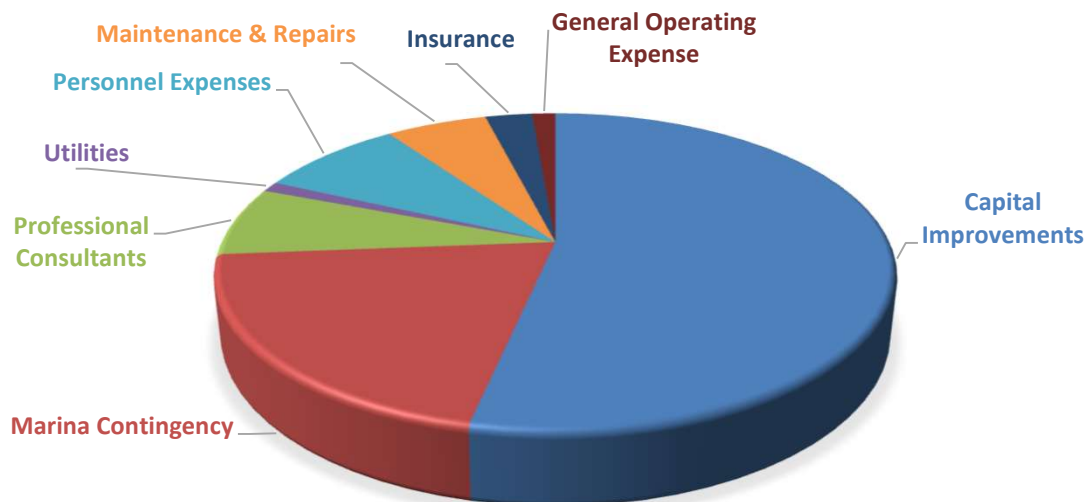


BUDGETED EXPENSES

FISCAL YEAR 2025/2026

The Fiscal Year 2025/2026 budget includes capital improvement expenditures to complete the construction of two new 6,000 square foot buildings and begin the construction of a new 12,000 square foot building at the 1500 Dolgner Place redevelopment site, paving improvements, and building roof renovations. This year's budget also includes a \$1,000,000 marina contingency fund and a \$100,000 for detailed preventative maintenance plan. The Fiscal Year 2025/2026 total operating expenses are \$4,915,354, a 26% increase over the prior year budget.

BUDGETED EXPENSES	2025/2026	2024/2025	% CHANGE
Capital Improvements	2,625,000	2,675,000	-2%
Marina Contingency	1,000,000	0	100%
Professional Consultants	347,903	278,837	25%
Utilities	50,964	51,492	-1%
Personnel Expenses	410,585	375,076	9%
Maintenance & Repairs	284,117	322,130	-12%
Insurance	131,734	128,988	2%
General Operating Expense	65,052	59,296	10%
Total Operating Expenses:	4,915,354	3,890,819	26%



PROJECTED FISCAL YEAR END CASH BALANCE September 30, 2026

TOTAL CASH & AVAILABLE FUNDS ON HAND, 10/01/2025:	\$	3,829,572
ANTICIPATED OPERATION REVENUES:	\$	3,006,651
ANTICIPATED OPERATIONAL EXPENDITURES:	\$	(4,915,354)
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/26:	\$	(250,000)
PROJECTED TOTAL CASH BALANCE - 09/30/2026:	\$	1,670,869

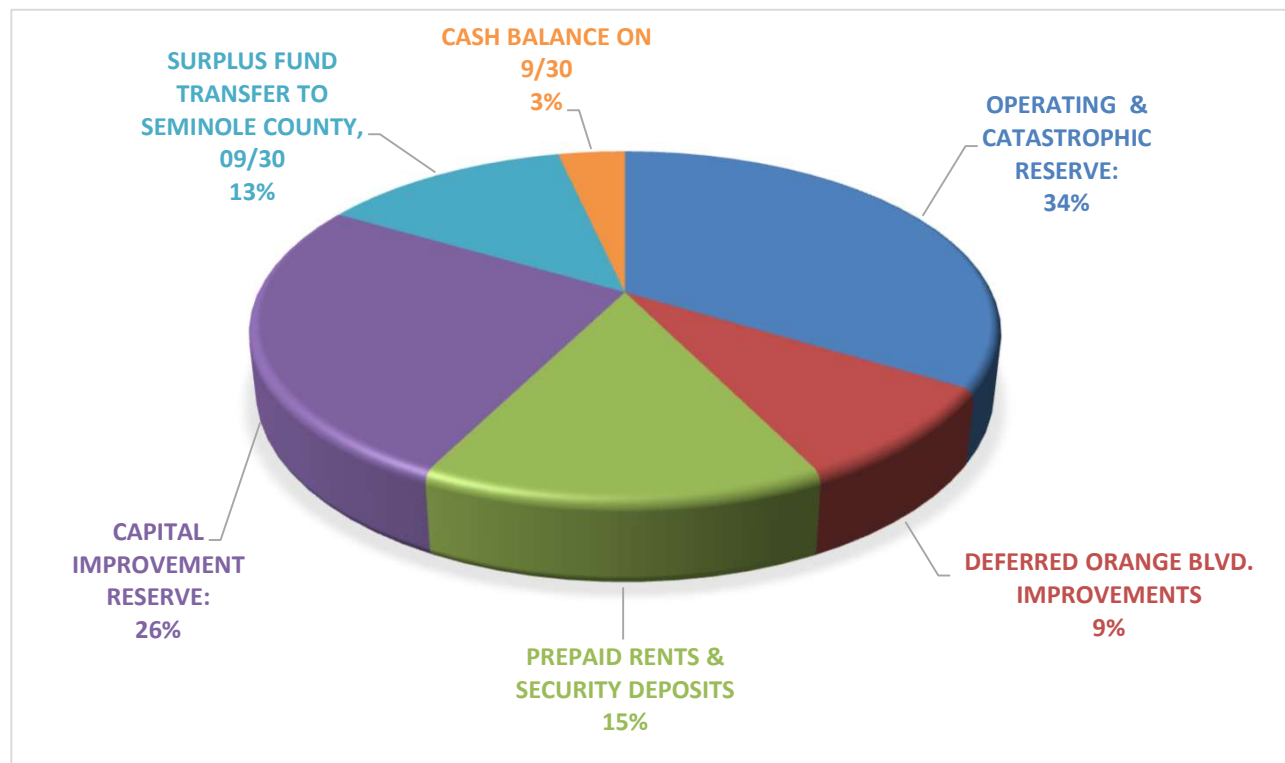
RESTRICTED FUNDS:

PREPAID RENTS/SECURITY DEPOSITS:	\$	(283,857)
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COMMITTED FUNDS:

DEFERRED FUTURE IMPROVEMENTS (ORANGE BLVD.):	\$	(171,800)
OPERATING (3mo.) & CATASTROPHIC RESERVE :	\$	(648,325)
CAPITAL IMPROVEMENT RESERVE:	\$	(500,000)

NON-COMMITTED CASH & AVAILABLE FUNDS - 09/30/26:	\$66,888
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TOTAL CASH BUDGET

Fiscal Year 2025/2026

The following month-to-month cash flow analysis blends the operational revenue and expenditure elements with non-operational expenses as follows:

PROJECTED CASH BALANCE - OCTOBER 1, 2025	\$	3,829,572
Projected October Operational Revenue	\$	234,943
Projected October Operational Expenses	\$	(121,532)
Projected October Capital Improvements	\$	(416,666)
PROJECTED CASH BALANCE - NOVEMBER 1, 2025	\$	3,526,317
Projected November Operational Revenue	\$	236,177
Projected November Operational Expenses	\$	(119,697)
Projected November Capital Improvements	\$	(441,667)
PROJECTED CASH BALANCE - DECEMBER 1, 2025	\$	3,201,131
Projected December Operational Revenue	\$	236,247
Projected December Operational Expenses	\$	(97,094)
Projected December Capital Improvements	\$	(441,667)
PROJECTED CASH BALANCE - JANUARY 1, 2026	\$	2,898,616
Projected January Operational Revenue	\$	251,869
Projected January Operational Expenses	\$	(142,557)
Projected January Capital Improvements	\$	(25,000)
PROJECTED CASH BALANCE - FEBRUARY 1, 2026	\$	2,982,929
Projected February Operational Revenue	\$	253,018
Projected February Operational Expenses	\$	(100,811)
Projected February Capital Improvements	\$	(75,000)
PROJECTED CASH BALANCE - MARCH 1, 2026	\$	3,060,135
Projected March Operational Revenue	\$	254,195
Projected March Operational Expenses	\$	(95,146)
Projected March Capital Improvements	\$	(25,000)
PROJECTED CASH BALANCE - APRIL 1, 2026	\$	3,194,183
Projected April Operational Revenue	\$	255,367
Projected April Operational Expenses	\$	(288,909)
Projected April Capital Improvements	\$	(187,500)
PROJECTED CASH BALANCE - MAY 1, 2026	\$	2,973,142
Projected May Operational Revenue	\$	255,321
Projected May Operational Expenses	\$	(256,684)
Projected May Capital Improvements	\$	(237,500)
PROJECTED CASH BALANCE - JUNE 1, 2026	\$	2,734,278
Projected June Operational Revenue	\$	254,952
Projected June Operational Expenses	\$	(261,068)
Projected June Capital Improvements	\$	(187,500)

PROJECTED CASH BALANCE - JULY 1, 2026	\$	2,540,662
Projected July Operational Revenue	\$	254,969
Projected July Operational Expenses	\$	(287,962)
Projected July Capital Improvements	\$	(187,500)
PROJECTED CASH BALANCE - AUGUST 1, 2026	\$	2,320,169
Projected August Operational Revenue	\$	260,013
Projected August Operational Expenses	\$	(259,203)
Projected August Capital Improvements	\$	(212,500)
PROJECTED CASH BALANCE - SEPTEMBER 1, 2026	\$	2,108,478
Projected September Operational Revenue	\$	259,580
Projected September Operational Expenses	\$	(259,689)
Projected September Capital Improvements	\$	(187,500)
Surplus Funds Transfer to Seminole County General Fund	\$	(250,000)
PROJECTED TOTAL CASH BALANCE - SEPTEMBER 30, 2026	\$	1,670,870
Restricted Funds: Prepaid Rents & Deposits:	\$	(283,857)
Deferred Future Improvements (Orange Blvd. redevelopment):	\$	(171,800)
Operating Reserves (3mo.) & Catastrophic Reserves:	\$	(648,325)
Capital Improvement Reserves:	\$	(500,000)
	\$	66,889

The Port Authority Fiscal Year 2025/2026 budget includes operating and capital improvement expenses exceeding revenue. The Port Authority will be utilizing reserve funds to bridge the \$1,908,703 funding gap. The Port Authority's Capital Improvement Plan (see Appendix 6) includes the completion of three new buildings on the 1500 Dolgner Place redevelopment site. The Port Authority Board of Directors are working diligently to forecast funding for the completion of necessary capital improvement projects. Therefore, the surplus fund transfer to the Seminole County General Fund on September 30, 2026, is budgeted at \$250,000.

APPENDIX

SCOPA F.Y. 2025/2026 Budget

1	March 31, 2025 Financial Reports	pg. 10
2	2024/2025 Operational Revenues & Expenditures (Last 6 Months)	pg. 14
3	2024/2025 Projected Cash Balance & Cash Flow Analysis (Last 6 Months)	pg. 19
4	2025/2026 Projected Operational Revenues & Investment Analysis	pg. 21
5	2025/2026 Projected Operational Expenditures	pg. 37
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Seminole County Port Authority

Balance Sheet

March 31, 2025

<u>Account</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>2024 YTD</u>
ASSETS			
Current Assets			
Operating-Seacoast	(\$ 4,916.70) \$	8,642.12 \$	19,136.32
Payroll-Seacoast	33.74	140.50	37.23
Revenue-Seacoast	119,003.64	1,134,207.15	1,284,319.23
FL SAFE	7,201.74	1,926,595.24	1,584,040.09
FL Prime	7,360.14	1,930,226.59	1,585,590.95
General Operating Funds	128,682.56	4,999,811.60	4,473,123.82
Petty Cash	0.00	400.00	400.00
Accounts Receivable	(5,880.23)	11,285.59	9,114.67
Estimated Uncoll.Acct.Rec.	0.00	0.00	0.00
Prepaid Expenses	0.00	(0.02)	(0.02)
Accrued Interest Receivable	0.00	0.00	0.00
TOTAL Current Assets	122802.33	5011497.17	4482638.47
Fixed Assets			
Land & Right of Way	0.00	2,850,766.91	2,850,766.91
Buildings & Structures	0.00	15,810,600.99	13,506,937.80
Construction in Progress	0.00	1,563,371.63	2,746,293.60
Accumulated Depreciation	0.00	(12,017,518.08)	(11,204,827.08)
Improvements	0.00	2,650,654.92	2,650,654.92
Motor Vehicles	0.00	38,327.02	38,327.02
Furniture & Fixtures	0.00	44,777.67	44,777.67
Equipment	0.00	60,274.53	60,274.53
Accumulated Depreciation-E	0.00	(1,269,637.89)	(1,269,637.89)
TOTAL Fixed Assets	0	9731617.7	9423567.48
TOTAL ASSETS	122,802.33	14,743,114.87	13,906,205.95

Seminole County Port Authority
Balance Sheet
March 31, 2025

Account	Current Month	Year to Date	2024 YTD
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	3,912.74	(106,444.94)	(4,326.76)
Accrued Interest Payable	0.00	0.00	0.00
Sales Tax Payable	(244.83)	(14,729.02)	(16,785.56)
FICA Payable	(0.02)	971.62	971.73
Withholding Payable	0.00	1,221.16	1,221.16
Insurance Withheld	(0.01)	(2,423.04)	(2,810.92)
Accrued Vacation Pay	2,420.00	(2,296.05)	(2,243.83)
Medicare Payable	0.00	(119.89)	(119.89)
Accrued Sick Time	0.00	(17,350.18)	(16,883.14)
Plan 457	0.00	(1,000.00)	(1,000.00)
Employee Retirement Cont.	0.00	(794.71)	(794.84)
Security Deposits	(2,447.34)	(224,455.42)	(202,322.09)
Prepaid Rents	24,623.14	(22,376.69)	(24,103.24)
Def. Future Imp	0.00	(171,800.00)	(171,800.00)
Current Liabilities	28263.68	-561597.16	-440997.38
TOTAL Liabilities	28263.68	-561597.16	-440997.38
Capital			
Port Authority	0.00	(63,000.00)	(63,000.00)
Restricted Net Position - CIP	0.00	(170,065.00)	(170,065.00)
EDA Grant	0.00	(824,000.00)	(824,000.00)
Profit or Loss	(151,066.01)	(687,383.82)	(528,008.46)
Retained Earnings	0.00	(12,397,068.89)	(11,840,135.11)
Contributions	0.00	(40,000.00)	(40,000.00)
TOTAL Capital	-151066.01	-14181517.71	-13465208.57
TOTAL LIAB.& CAPITAL	(122,802.33)	(14,743,114.87)	(13,906,205.95)

Seminole County Port Authority
Budget Statement
For the Six Months Ending March 31, 2025

	<u>Current Month</u> <u>Actual</u>	<u>Current Month</u> <u>Budget</u>	<u>Year to Date</u> <u>Actual</u>	<u>Year to Date</u> <u>Budget</u>
REVENUES				
Cash Carried Forward	\$ 0.00	\$ 0.00	(\$ 4,332,871.80)	(\$ 4,145,976.82)
Cash Carried Forward/Contr	0.00	0.00	4,332,871.80	4,145,976.82
Interest Earned	(15,659.69)	(16,035.00)	(93,824.66)	(98,667.00)
Revenue	(15,659.69)	(16,035.00)	(93,824.66)	(98,667.00)
Building Leases	(190,727.90)	(195,392.00)	(1,140,943.73)	(1,152,991.00)
Land Leases	(11,707.31)	(9,871.00)	(61,432.36)	(53,201.00)
Marina	(7,376.91)	(7,605.00)	(44,261.46)	(47,612.00)
Marina Variable	(1,849.46)	0.00	(20,818.79)	0.00
Provision for Vacancy	0.00	19,539.00	0.00	115,299.00
Rents	(211,661.58)	(193,329.00)	(1,267,456.34)	(1,138,505.00)
Water/Sewer Sales	(2,174.00)	(2,000.00)	(12,831.97)	(12,000.00)
Miscellaneous	(335.28)	(120.00)	(2,029.92)	(720.00)
Sale of Fixed Asset	0.00	0.00	0.00	0.00
Other Misc. Revenue	(2,509.28)	(2,120.00)	(14,861.89)	(12,720.00)
TOTAL REVENUES	(\$ 229,830.55)	(\$ 211,484.00)	(\$ 1,376,142.89)	(\$ 1,249,892.00)

	<u>Current Month</u> <u>Actual</u>	<u>Current Month</u> <u>Budget</u>	<u>Year to Date</u> <u>Actual</u>	<u>Year to Date</u> <u>Budget</u>
EXPENSES				
Regular Salaries	\$ 17,689.56	\$ 19,317.09	\$ 116,441.04	\$ 115,902.51
FICA Taxes	1,197.66	1,197.66	7,185.96	7,185.99
Retirement Contributions	4,597.95	5,493.16	32,342.70	32,958.99
Life & Health Insurance	3,377.78	4,968.33	26,188.68	29,810.00
Medicare Taxes	280.10	280.10	1,680.60	1,680.60
Contractual Services-Other	0.00	200.00	0.00	600.00
Personal Services	27,143.05	31,456.34	183,838.98	188,138.09
Legal	3,613.75	8,000.00	20,486.50	49,000.00
Consultants	0.00	20,625.00	31,276.25	73,750.00
Commissions	0.00	0.00	0.00	0.00
Miscellaneous	0.00	200.00	270.67	1,350.00
Bank Fees	21.95	0.00	10.00	0.00
Accounting & Auditing	6,324.00	1,000.00	27,907.50	26,297.00
Merchant Services	1,327.97	1,498.00	1,451.60	1,908.00
Arthropod Control	243.50	1,007.00	1,182.66	2,382.00

Seminole County Port Authority
Budget Statement
For the Six Months Ending March 31, 2025

Cleaning	1,250.00	1,250.00	7,500.00	7,500.00
Travel Expense	0.00	250.00	1,500.00	1,500.00
Communications	538.81	605.00	3,099.11	3,630.00
Postage	465.44	103.00	630.80	620.00
Utilities: Electric	1,423.24	1,619.00	8,459.63	9,714.00
Utilities: Water/Sewer	3,103.32	2,672.00	16,124.39	16,032.00
Equipment Rental	1,219.17	0.00	1,219.17	5,000.00
Insurance & Bonds	(50.00)	500.00	53,076.50	64,744.00
Equipment Service Contracts	(1,810.00)	590.00	6,399.40	5,368.00
Equipment Repair	0.00	0.00	0.00	500.00
Maint. & Repair-property	33,017.71	20,314.00	153,306.40	160,302.00
Capital Improvements	113.33	0.00	162,162.94	2,675,000.00
Printing & Binding	0.00	400.00	137.00	800.00
Legal Advertising	0.00	120.00	860.61	670.00
Marketing	0.00	250.00	580.15	2,100.00
Public Relations	0.00	0.00	0.00	500.00
Maintenance Supplies	0.00	800.00	447.38	5,000.00
Contingency	0.00	833.34	0.00	5,000.01
Contribution to Seminole Co.	0.00	0.00	0.00	0.00
Office Supplies	225.28	200.00	1,639.86	1,200.00
Auto Expense	27.82	0.00	243.55	500.00
Gas & Lubricants	118.36	250.00	776.98	1,500.00
Janitorial Supplies	294.84	250.00	781.16	1,500.00
Dues, Subscriptions, Publics.	153.00	140.00	3,389.88	4,262.00
Bad Debts	0.00	0.00	0.00	0.00

Operating Expenses	51,621.49	63,476.34	504,920.09	3,127,629.01
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Buildings	0.00	0.00	0.00	0.00
Improvements-other than bld;	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00
Machinery & Equipment	0.00	0.00	0.00	0.00
Construction in Progress	0.00	0.00	0.00	0.00

Capital Outlay	0.00	0.00	0.00	0.00
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	<u>Current Month</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Year to Date</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>

Debt Service-Interest	0.00	0.00	0.00	0.00
Amortization	0.00	0.00	0.00	0.00

Debt Service	0.00	0.00	0.00	0.00
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Reserve Capital	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Prior Year Adjustment	0.00	0.00	0.00	0.00

TOTAL EXPENSES	78,764.54	94,932.68	688,759.07	3,315,767.10
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Net Income	<u><u>(\$ 151,066.01)</u></u>	<u><u>(\$ 116,551.32)</u></u>	<u><u>(\$ 687,383.82)</u></u>	<u><u>\$ 2,065,875.10</u></u>
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REVENUES-LAST SIX MONTHS OF FISCAL 2024/2025

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
Interest Income	15,474	14,420	12,884	11,276	9,630	9,628	73,313	93,825	167,138
BUILDING LEASES									
Kastner Place (East)									
1441 Kastner Place/101/Kevin B. Hays Fire Consltg.	1,485	1,485	1,485	1,485	1,485	1,485	8,910		
1441 Kastner Place/111/We're Organized, Inc. FL	3,104	3,104	3,104	3,104	3,479	3,479	19,374		
1451 Kastner Place/Don Hachenberger	6,918	6,918	6,918	6,918	8,307	8,307	44,286		
1461 Kastner Place/101-113/Florida Sealcoating, LLC	5,507	5,507	5,507	5,507	5,507	5,507	33,042		
1461 Kastner Place/117-129/Acme Industrial Surplus, Inc.	5,329	5,329	5,329	5,329	5,329	5,329	31,976		
1471 Kastner PL/101/Rust-Off, Inc.	1,309	1,309	1,309	1,309	1,309	1,309	7,854		
1471 Kastner PL/105/Ricardo Zayas	1,211	1,211	1,211	1,211	1,211	1,211	7,266		
1471 Kastner PL/109/RHW Environmental, LLC	1,191	1,191	1,191	1,361	1,361	1,361	7,657		
1471 Kastner PL/113-117/TCI Contracting	1,915	1,915	1,915	2,287	2,287	2,287	12,609		
1471 Kastner PL/121/Freeport Fountains, LLC	1,052	1,052	1,052	1,052	1,052	1,052	6,312		
1471 Kastner PL/125/I.R.R. Auto Sales, LLC	1,168	1,168	1,168	1,168	1,168	1,168	7,009		
1481 Kastner PL/101/Seminole Fleet, LLC	1,953	1,953	1,953	1,953	1,953	1,953	11,717		
1481 Kastner PL/113/Seminole Fleet, LLC	4,450	4,450	4,450	4,450	4,450	4,450	26,700		
1511 Kastner PL/Real Estate Support Systems, Inc.	2,778	3,123	3,123	3,123	3,600	3,600	19,347		
1515 Kastner PL/Environmental Energy Services, Inc.	4,925	4,925	4,925	4,925	4,925	4,925	29,550		
Kastner Place (West)									
1450 Kastner PL./100/Boutinot USA	1,301	1,301	1,301	1,301	1,301	1,301	7,806		
1450 Kastner PL./104/Rampart Gun Works, Inc.	1,311	1,311	1,311	1,311	1,311	1,311	7,868		
1450 Kastner PL./108/ Rampart Gun Works, Inc.	1,035	1,035	1,035	1,188	1,188	1,188	6,670		
1450 Kastner PL./112 & 116/ Hydrotech Solutions/Riken C	1,795	1,795	1,795	2,084	2,084	2,084	11,637		
1450 Kastner PL./120/Freeport Fountain, LLC	804	804	972	972	972	972	5,496		
1450 Kastner PL./124-128/Miller Lights, Inc.	3,200	3,200	3,200	3,296	3,296	3,296	19,488		
1470 Kastner PL./100/ Gravidyne	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1470 Kastner PL./104/Trident Weaponry, LLC	1,186	1,186	1,340	1,340	1,340	1,340	7,732		
1470 Kastner PL./108/Radios OEM, Inc.	1,219	1,219	1,219	1,219	1,219	1,219	7,313		
1470 Kastner PL./112-116/Kevin B. Hays Fire Consulting, L	2,085	2,085	2,383	2,383	2,383	2,383	13,701		
1470 Kastner PL./Ste.120/Shirley Motor Sports	1,143	1,143	1,143	1,143	1,143	1,143	6,858		
1470 Kastner PL./124-132/Kevin B. Hays Fire Consulting, L	2,658	2,658	2,658	2,658	2,658	3,116	16,406		
1490 Kastner PL./1000/Sanford Boat Storage	11,000	11,000	11,000	11,000	11,000	11,000	66,000		
1490 Kastner PL./1050/Dynamic Aspects, Inc.	6,078	6,078	6,078	6,078	6,078	6,078	36,465		

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
1510 Kastner Place (West)									
1510 Kastner PL./1/SCOPA Admin. Office	0	0	0	0	0	0	0		
1510 Kastner PL./ 3/Freeport Fountains, LLC	1,786	1,786	1,786	1,786	1,786	1,786	10,719		
Dolgnier Place (South)									
1401-1409/Polished Concrete Floors	2,846	2,846	2,846	3,260	3,260	3,260	18,318		
1413/ Central Florida Windows & Doors, LLC	1,108	1,167	1,167	1,167	1,167	1,167	6,942		
1417/ProlinQ, Inc.	1,034	1,034	1,034	1,034	1,034	1,149	6,317		
1421-1425/Automotive Lift Experts, LLC	1,919	1,919	1,919	0	3,250	3,250	12,257		
1429/Relentless Media, LLC	1,079	1,079	1,079	1,079	1,079	1,079	6,476		
1430/ TBD	0	0	5,833	5,833	5,833	5,833	23,332		
1440/ TBD	0	0	8,750	8,750	8,750	8,750	35,000		
1433-1453/Seminole State College	3,616	3,616	3,616	3,616	3,616	3,616	21,697		
1500/ Under development	0	0	0	0	0	0	0		
1501 & 1505/Dayspring Development (fka CFLSS)	1,779	1,779	1,779	1,824	1,824	1,824	10,808		
1509/ Matthew Bauer	1,137	1,348	1,348	1,348	1,348	1,348	7,878		
1513/Grace Missions, Inc.	1,091	1,091	1,091	1,091	1,091	1,091	6,546		
1517/Driftwood Arts	1,220	1,220	1,220	1,220	1,220	1,220	7,318		
1521/Transmission Specialties, Inc.	1,210	1,210	1,400	1,400	1,400	1,400	8,020		
1525 & 1529/B & N Fabricating	2,534	2,534	2,534	2,534	2,873	2,873	15,881		
1535/B & N Fabricating	1,035	1,035	1,035	1,035	1,035	1,035	6,209		
1539/Filtration Direct, Inc.	1,208	1,208	1,208	1,396	1,396	1,396	7,813		
1543 & 1547/Fiberglass Plus S & R Corp.	2,007	2,397	2,397	2,397	2,397	2,397	13,990		
1551 & 1555/Ultimate Woodworks	2,053	2,053	2,430	2,430	2,430	2,430	13,825		
1559/Lentec Machining, Inc.	1,148	1,148	1,148	1,148	1,148	1,148	6,888		
1563/Lentec Machining, Inc.	1,137	1,137	1,137	1,137	1,137	1,137	6,820		
4421 Schilke Way									
Suites 100-104/Summit Exhibits, LLC	3,500	3,500	3,500	3,500	3,605	3,605	21,210		
Suite 108/R. C. Cabinets, Inc.	1,423	1,423	1,423	1,423	1,423	1,423	8,538		
Suite 112/Orlando Pump & Equipment Co.	1,206	1,206	1,206	1,206	1,206	1,206	7,236		
Suites 116-120/Artik Enterprises, Inc.	1,817	1,817	1,817	2,246	2,246	2,246	12,189		
Suites 124-128/Artik Enterprises, Inc.	2,130	2,130	2,130	2,130	2,130	2,130	12,780		
1601 Dolgnier PL, 1520 Kastner PL/Millennium Coaches	23,153	23,153	23,153	23,153	23,153	23,153	138,915		

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
<i>Fitzpatrick Point</i>									
1690 Fitzpatrick Point/Marinas, LLC	\$ 6,740	\$ 6,740	\$ 6,740	\$ 6,740	\$ 6,740	\$ 6,740	40,437		
<i>Dolgner Place (North)</i>									
1900/J.L. Pandolfi Painting, Inc.	1,178	1,178	1,178	1,178	1,178	1,178	7,071		
1904/Dragon Recovery	1,052	1,052	1,052	1,052	1,052	1,052	6,313		
1910/Brand O' Guitar Company	1,683	1,683	1,683	1,977	1,977	1,977	10,980		
1920/Brand O' Guitar Company	2,195	2,195	2,195	2,195	2,195	2,195	13,170		
1924/New Price, Inc.	1,466	1,466	1,466	1,466	1,466	1,502	8,832		
1928, 1932 & 1954/ New Price, Inc.	2,845	2,845	2,845	2,845	2,845	3,327	17,550		
1936/MGC Roofing of Florida, LLC	1,175	1,175	1,175	1,175	1,175	1,175	7,050		
1940/MGC Roofing of Florida, LLC	1,098	1,098	1,098	1,098	1,098	1,098	6,591		
1950/MGC Roofing of Florida, LLC	1,015	1,015	1,015	1,015	1,015	1,015	6,090		
1958/Land Technologies, Inc.	1,500	1,500	1,500	1,545	1,545	1,545	9,135		
1962/Bennett & Sons AC	1,256	1,256	1,256	1,256	1,256	1,256	7,538		
1966/Bennett & Sons AC	1,099	1,099	1,099	1,099	1,099	1,099	6,593		
1970/Legendary Lawn Care Maint., LLC	0	0	3,000	3,000	3,000	3,000	12,000		
1980 Dolgner PL./1000/Disaster Restoration Services, LLC	2,251	2,251	2,251	2,251	2,540	2,540	14,082		
1980 Dolgner PL./1008/Miller Lights, Inc.	3,000	3,000	3,000	3,000	3,000	3,000	18,000		
1980 Dolgner PL./1016/Air One of Central Florida, LLC	1,175	1,301	1,301	1,301	1,301	1,301	7,681		
1980 Dolgner PL./1020/ Florida Sealcoating	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1024 & 1028/Genstar Service, LLC	2,445	2,445	2,445	2,445	2,635	2,635	15,050		
1980 Dolgner PL./1032/Aqua Cops Water Systems, Inc	1,176	1,176	1,301	1,301	1,301	1,301	7,556		
1980 Dolgner PL./1036/Miller Lights, Inc.	1,500	1,500	1,500	1,500	1,500	1,545	9,045		
1980 Dolgner PL./1040/Platinum Party Rentals	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1044/ Smart Foods Truck 4, LLC	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
1980 Dolgner PL./1048/Southern Aquatic Mgmt., Inc.	1,206	1,206	1,206	1,206	1,206	1,206	7,236		
1980 Dolgner PL./1052,1060,1068/TCI Contracting, LLC	5,202	5,202	5,202	5,846	5,846	5,846	33,144		
SUBTOTALS	171,697	192,674	211,568	212,789	219,203	220,339	1,228,270	1,140,944	2,369,213

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2025	TOTAL PROJ. 2024/2025
<i>LAND LEASES</i>									
4417 Schilke Way/Artik Enterprises, LLC	649	649	649	649	649	649	3,894		
4419 Schilke Way/Land Technologies, Inc.	1,400	1,400	1,400	1,442	1,442	1,442	8,526		
4350 Carraway Place/vacant	0	0	0	0	0	0	0		
1600 Dolgner PL/Thomas Vesce	1,191	1,191	1,191	1,191	1,191	1,191	7,146		
4501 Schilke Way/Leonard Smith II	4,628	4,628	4,628	4,628	4,628	4,628	27,767		
1511 Kastner Place/FL Sealcoating, LLC	1,073	1,073	1,155	1,155	1,155	1,155	6,766		
1681 Fitzpatrick Pt./Marina, LLC	2,764	2,764	2,764	2,764	2,764	2,764	16,584		
1688 Fitzpatrick Pt./SCOPA Storage	0	0	0	0	0	0	0		
SUBTOTALS	13,277	11,705	11,787	11,829	11,829	11,829	72,255	61,432	133,687
<i>OTHER</i>									
4360,4370,4380 Carraway PL/Marinas, LLC (master)	4,509	4,509	4,824	4,824	4,824	4,824	28,314	44,261	
Marinas, LLC (based on their adjusted gross revenue)	3,155	2,330	2,180	2,267	3,780	3,617	17,329	20,819	
SUBTOTALS	7,664	6,839	7,004	7,091	8,604	8,441	45,643	65,080	110,724
<i>OTHER</i>									
Water Sales	2,343	2,140	2,140	2,140	2,140	2,140	13,043	12,832	25,875
Miscellaneous	426	338	338	338	338	338	2,116	2,030	4,146
Provision for Vacancy (10% of Building Leases)		(17,283)	(17,286)	(17,298)	(17,320)	(17,336)	(86,523)	0	(86,523)
OPERATIOPNAL REVENUE TOTAL	206,372	206,324	223,611	223,341	229,600	230,555	1,319,803	1,376,143	2,724,260

EXPENDITURES-LAST SIX MONTHS OF FISCAL 2024/2025

LINE ITEM	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL AS OF 3/31/2025	TOTAL PROJ. 2024/2025	BUDGETED AMOUNT	VARIANCE
Salaries*	\$ 19,317	\$ 18,387	\$ 18,387	\$ 18,387	\$ 18,387	\$ 18,387	\$ 111,252	\$ 116,441	\$ 227,693	\$ 231,805	\$ 4,112
FICA	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 7,188	\$ 7,186	\$ 14,374	\$ 14,372	\$ (2)
Medicare	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 1,680	\$ 1,681	\$ 3,361	\$ 3,361	\$ -
Retirement Contributions**	\$ 4,598	\$ 4,598	\$ 4,598	\$ 4,598	\$ 4,598	\$ 4,598	\$ 27,588	\$ 32,343	\$ 59,931	\$ 65,918	\$ 5,987
Life & Health Insurance	\$ 3,378	\$ 3,378	\$ 3,378	\$ 3,378	\$ 3,378	\$ 3,378	\$ 20,268	\$ 26,189	\$ 46,457	\$ 59,620	\$ 13,163
Contractual Services-Other	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 400	\$ -	\$ 400	\$ 1,000	\$ 600
Legal	\$ 3,245	\$ 8,000	\$ 8,000	\$ 9,000	\$ 8,000	\$ 8,000	\$ 44,245	\$ 20,487	\$ 64,732	\$ 98,000	\$ 33,269
Consultants	\$ 160	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 53,285	\$ 31,276	\$ 84,561	\$ 137,500	\$ 52,939
Commissions	\$ -	\$ 7,020	\$ 7,020	\$ -	\$ -	\$ -	\$ 14,040	\$ -	\$ 14,040	\$ 14,040	\$ -
Miscellaneous	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,000	\$ 271	\$ 1,271	\$ 2,500	\$ 1,229
Accounting/Auditing	\$ -	\$ -	\$ -	\$ 580	\$ -	\$ 800	\$ 1,380	\$ 27,908	\$ 29,288	\$ 29,297	\$ 9
Merchant Services	\$ 56	\$ 82	\$ 82	\$ 82	\$ 82	\$ 82	\$ 466	\$ 1,461	\$ 1,927	\$ 2,400	\$ 473
Arthropod Control	\$ 320	\$ 500	\$ 250	\$ 475	\$ 575	\$ 600	\$ 2,720	\$ 1,183	\$ 3,903	\$ 4,032	\$ 129
Cleaning	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,000	\$ -
Travel Expense	\$ -	\$ 250	\$ 500	\$ 250	\$ 250	\$ 250	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ -
Communications	\$ 549	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 3,599	\$ 3,099	\$ 6,698	\$ 7,260	\$ 562
Postage	\$ 75	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 591	\$ 631	\$ 1,222	\$ 1,240	\$ 18
Utilities: Electric***	\$ 1,385	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 9,480	\$ 8,460	\$ 17,939	\$ 19,428	\$ 1,489
Utilities: Water/Sewer***	\$ 2,545	\$ 2,630	\$ 2,630	\$ 2,630	\$ 2,630	\$ 2,630	\$ 15,695	\$ 16,124	\$ 31,820	\$ 32,064	\$ 244
Equipment Rental	\$ 650	\$ 2,500	\$ 2,000	\$ 2,500	\$ 1,000	\$ -	\$ 8,650	\$ 1,219	\$ 9,869	\$ 10,000	\$ 131
Insurance & Bonds	\$ 26,317	\$ -	\$ -	\$ 26,600	\$ -	\$ 500	\$ 53,417	\$ 53,077	\$ 106,494	\$ 128,988	\$ 22,495
Equipment Service Contracts	\$ 690	\$ 798	\$ 590	\$ 429	\$ 590	\$ 690	\$ 3,787	\$ 6,399	\$ 10,186	\$ 9,514	\$ (672)
Equipment Repair	\$ -	\$ 250	\$ -	\$ 500	\$ 250	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -
Maint. & Repair-property	\$ 12,229	\$ 41,312	\$ 30,000	\$ 23,000	\$ 41,900	\$ 20,312	\$ 168,753	\$ 153,306	\$ 322,059	\$ 322,130	\$ 71
Capital Improvements	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,750,000	\$ 162,163	\$ 1,912,163	\$ 2,675,000	\$ 762,837
Printing & Binding	\$ -	\$ -	\$ 400	\$ 200	\$ 200	\$ -	\$ 800	\$ 137	\$ 937	\$ 1,000	\$ 63
Legal Advertising	\$ -	\$ 172	\$ 200	\$ 120	\$ 130	\$ -	\$ 622	\$ 861	\$ 1,483	\$ 1,500	\$ 17
Marketing	\$ 500	\$ 600	\$ 600	\$ 800	\$ 600	\$ 600	\$ 3,700	\$ 580	\$ 4,280	\$ 4,600	\$ 320
Public Relations	\$ -	\$ 250	\$ 250	\$ 250	\$ -	\$ 250	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -
Maintenance Supplies	\$ -	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 7,000	\$ 447	\$ 7,447	\$ 10,000	\$ 2,553
Contingency/Claims	\$ -	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 4,167	\$ -	\$ 4,167	\$ 10,000	\$ 5,833
Office Supplies	\$ 114	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,114	\$ 1,640	\$ 2,754	\$ 2,400	\$ (354)
Auto Expense	\$ 28		\$ 200	\$ 250		\$ 250	\$ 728	\$ 244	\$ 971	\$ 1,000	\$ 29
Gas & Lubricants	\$ 117	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,617	\$ 777	\$ 2,394	\$ 3,000	\$ 606
Janitorial Supplies	\$ 44	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,294	\$ 781	\$ 2,075	\$ 3,000	\$ 925
Dues & Subscriptions	\$ 200	\$ 2,650	\$ 2,000	\$ 650	\$ 2,417	\$ 1,000	\$ 8,917	\$ 3,390	\$ 12,307	\$ 12,396	\$ 89
TOTALS	\$ 79,244	\$ 461,945	\$ 450,653	\$ 463,248	\$ 454,455	\$ 430,895	\$ 2,340,442	\$ 688,760	\$ 3,029,202	\$ 3,938,365	\$ 909,163

* Includes accrued vacation/sick leave
**State approved rate increase July 2025
***Utilizing last yr's costs for May-Sept

CASH FLOW ANALYSIS

Last six months of Fiscal Year 2024/2025

The Port Authority begins each budget session with an examination of the current budget year taking into consideration both the operational and non-operational elements. The following analysis outlines the projected month-to-month total cash flow for the last six months of fiscal year 2024/2025.

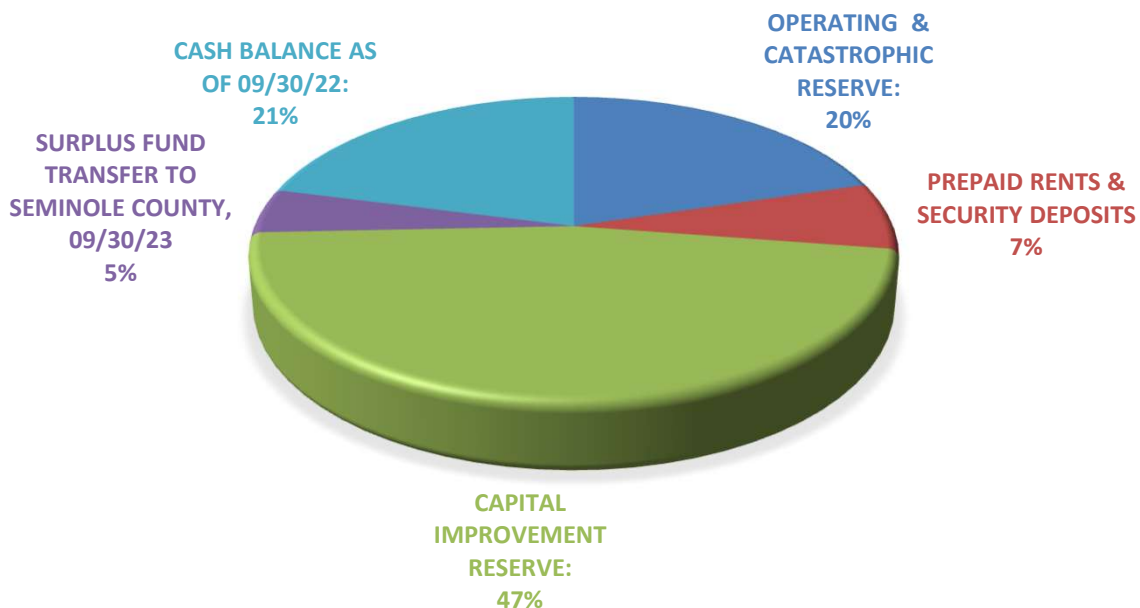
CASH BALANCE - MARCH 31, 2025	\$	5,000,212
Projected April Operational Revenue	\$	206,372
Projected April Operational Expenses	\$	(79,244)
Projected April Capital Improvements	\$	-
CASH BALANCE - APRIL 30, 2025	\$	5,127,339
Projected May Operational Revenue	\$	206,324
Projected May Operational Expenses	\$	(111,945)
Projected May Capital Improvements	\$	(350,000)
CASH BALANCE - MAY 31, 2025	\$	4,871,718
Projected June Operational Revenue	\$	223,611
Projected June Operational Expenses	\$	(100,653)
Projected June Capital Improvements	\$	(350,000)
CASH BALANCE - JUNE 30, 2025	\$	4,644,675
Projected July Operational Revenue	\$	223,341
Projected July Operational Expenses	\$	(113,248)
Projected July Capital Improvements	\$	(350,000)
CASH BALANCE - JULY 31, 2025	\$	4,404,768
Projected August Operational Revenue	\$	229,600
Projected August Operational Expenses	\$	(104,455)
Projected August Capital Improvements	\$	(350,000)
CASH BALANCE - AUGUST 31, 2025	\$	4,179,913
Projected September Operational Revenue	\$	230,555
Projected September Operational Expenses	\$	(80,895)
Projected September Capital Improvements	\$	(350,000)
Transfer to Seminole County General Fund	\$	(150,000)
PROJECTED TOTAL CASH BALANCE - SEPTEMBER 30, 2025:	\$	3,829,572 *

* Projected total cash balance includes \$ 762,837 in contracted, but not yet distributed CIP funds.

PROJECTED FISCAL YEAR END CASH BALANCE

September 30, 2025

TOTAL CASH & AVAILABLE FUNDS ON HAND, 03/31/25:	\$	5,000,212
RESTRICTED FUNDS:		
PREPAID RENTS/SECURITY DEPOSITS,3/31/25:	\$	(246,832)
COMMITTED FUNDS:		
CONSTRUCTION IN PROGRESS (1500/1530 Dolgner):	\$	(762,837)
OPERATING (3mo.) & CATASTROPHIC RESERVE :	\$	(649,577)
CAPITAL IMPROVEMENT RESERVE:	\$	(1,500,000)
ANTICIPATED OPERATION REVENUES, 04/01/25-09/30/25:	\$	1,319,803
ANTICIPATED OPERATIONAL EXPENDITURES, 04/01/25-09/30/25:	\$	(2,340,442)
NON-COMMITTED CASH & AVAILABLE FUNDS - 09/30/25:	\$	820,326
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/25:	\$	(150,000)
PROJECTED BALANCE - 09/30/25:	\$	670,326



**BUDGETED REVENUES
FISCAL YEAR 2025/2026**

NOTES OF EXPLANATION

- | | | |
|----|---|-----------------|
| 1. | <u>Cash Carried Forward</u>
As calculated on "Projected Balance Sheet" | \$ 3,829,572.27 |
| 2. | <u>Interest Income</u>
Estimated based on investment analysis. | \$ 118,374.47 |

BUILDING LEASES

- | | | <u>Sq.Ft./Yr.</u> |
|----|--|-------------------|
| 3. | <u>1441 Kastner Place/101/Kevin B. Hays Fire Consulting</u>
One year Lease. Current monthly rate @ \$ 1,485.42
Renewing in Dec. With a monthly rate @ \$ 1,695.83
2,500 s.f. warehouse @ a s.f./yr. rate of \$7.97 | \$ 19,929.14 |
| 4. | <u>1441 Kastner Place/111/We're Organized, Inc. FL</u>
One year Lease. Current monthly rate @ \$ 3,479.00
Renewing Aug. with a monthly rate @ \$ 3,854.00
4,685 s.f. warehouse, 315 s.f. office @ a s.f./yr. rate of \$9.07 | \$ 42,498.00 |
| 5. | <u>1451 Kastner Place/101-109 & 113-125/Don Hachenberger</u>
One year Lease. Current monthly rate @ \$ 8,307.00
Renewing in Aug. with a monthly rate @ \$ 9,695.00
Ste. 101-109: 5,040 s.f. warehouse, 960 s.f. office/showroom,
Ste. 113-125: 8,000 s.f.. warehouse @ a s.f./yr. rate of \$7.32 | \$ 102,460.00 |
| 6. | <u>1461 Kastner Place/101-113/Florida Sealcoating, LLC</u>
One year Lease. Current monthly rate @ \$ 5,506.00
Renewing in Aug. with a monthly rate @ \$ 6,002.00
8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of \$8.38 | \$ 67,064.00 |
| 7. | <u>1461 Kastner Place/117-129/Acme Industrial Surplus, LLC</u>
One year Lease. Current monthly rate @ \$ 5,329.26
Renewing in Mar. with a monthly rate @ \$ 6,140.00
8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of \$8.70 | \$ 69,626.30 |
| 8. | <u>1471 Kastner Place/101/Rust-Off, Inc.</u>
One year Lease. Current monthly rate @ \$ 1,309.03
Renewing in Jan. with a monthly rate @ \$ 1,502.00
2,000 s.f. warehouse @ a s.f./yr. rate of \$8.72 | \$ 17,445.08 |
| 9. | <u>1471 Kastner Place/105/Ricardo Zayas</u>
One year Lease. Current monthly rate @ \$ 1,210.99
Renewing in Dec. with a monthly rate @ \$ 1,375.00
2,000 s.f. warehouse @ a s.f./yr. rate of \$8.09 | \$ 16,171.99 |

10. 1471 Kastner Place/109/RHW Environmental, LLC
 One year Lease. Current monthly rate @ \$ 1,191.15
 Renewing in Jul. with a monthly rate @ \$ 1,361.27
 1,856 s.f. warehouse, 144 s.f. office @ a s.f./yr. rate of \$7.40 \$ 14,804.12
11. 1471 Kastner Place/113-117/TCI Contracting, LLC
 One year Lease. Current monthly rate @ \$ 2,287.46
 Renewing in Jul. with a monthly rate @ \$ 2,659.00
 3,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$7.14 \$ 28,564.14
12. 1471 Kastner Place/121/Freeport Fountains, LLC
 One year Lease.
 Renewing in Oct. with a monthly rate @ \$ 1,215.00
 2,000 s.f. warehouse @ a s.f./yr. rate of \$7.29 \$ 14,580.00
13. 1471 Kastner Place/125/I.R.R. Auto Sales, LLC
 One year Lease. Current monthly rate @ \$ 1,168.18
 Renewing in Dec. with a monthly rate @ \$ 1,343.00
 2,000 s.f. warehouse, plus lot @ a s.f./yr. rate of \$7.88 \$ 15,766.36
14. 1481 Kastner Place/101/Seminole Fleet, LLC
 One year Lease. Current monthly rate @ \$ 1,952.75
 Renewing in Nov. with a monthly rate @ \$ 2,031.25
 1,400 s.f. warehouse w/ 1,100 s.f. office @ a s.f./yr. rate of \$9.72 \$ 24,296.50
15. 1481 Kastner Place/113/Seminole Fleet, LLC
 One year Lease. Current monthly rate @ \$ 4,450.00
 Renewing in Apr. with a monthly rate @ \$ 5,081.00
 7,500 s.f. warehouse @ a s.f./yr. rate of \$7.62 \$ 57,186.00
16. 1511 Kastner Place/Real Estate Support Systems, Inc.
 A 3 year Lease renewing May 2024 @ \$ 3,600.00
 Renewing in Aug. with a monthly rate @ \$ 4,076.00
 4,000 s.f. offices @ a s.f./yr. rate of \$11.04 \$ 44,152.00
17. 1515 Kastner Place/Environmental Energy Services, Inc.
 5 year Lease renewing Oct. 2024 @ \$ 4,925.00
 5% rate increase scheduled on Mar. 2027.
 6,600 s.f. warehouse, 1,720 s.f. office @ a s.f./yr. rate of \$7.10 \$ 59,100.00
- 1450 Kastner Place- Phase I**
18. Suite 100/Boutinot USA, Inc.
 One year Lease. Current monthly rate @ \$ 1,301.00
 Renewing in Mar. with a monthly rate @ \$ 1,430.00
 1,050 s.f. offices w/ 450 s.f. warehouse @ a s.f./yr. rate of \$11.01 \$ 16,515.00

19. Suite 104/Rampart Gun Works, Inc.
 One year Lease. Current monthly rate @ \$ 1,311.41
 Renewing in Apr. with a monthly rate @ \$ 1,481.00
 1,356 s.f. warehouse w/ 144 s.f. office @ a s.f./yr. rate of \$11.17 \$ 16,754.47
20. Suite 108/ Rampart Gun Works, Inc.
 One year Lease. Current monthly rate @ \$ 1,188.17
 Renewing in Jul. with a monthly rate @ \$ 1,341.00
 1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$9.81 \$ 14,716.50
21. Suites 112 & 116/ HydroTech Solutions, LLC & Riken Construction & Design, LLC
 One year Lease. Current monthly rate @ \$ 2,084.38
 Renewing in Jul. with a monthly rate @ \$ 2,374.00
 3,000 s.f. warehouse @ a s.f./yr. rate of \$8.63 \$ 25,881.42
22. Suite 120/Freeport Fountains, LLC
 One year Lease. Current monthly rate @ \$ 971.92
 Renewing in Jun. with a monthly rate @ \$ 1,140.00
 1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$8.22 \$ 12,335.36
23. Suites 124-128/Miller Lights, Inc.
 New one year Lease anticipated @ \$ 3,296.00
 Renewing in Jul. with a monthly rate @ \$ 3,395.00
 2,328 s.f. warehouse, 672 s.f. office @ a s.f./yr. rate of \$13.28 \$ 39,849.00
- 1470 Kastner Place-Phase II**
24. Suite 100/ Gravidyne, LLC
 One year Lease renewing Oct. @ monthly rate \$ 1,545.00
 1,500 s.f. office/warehouse @ a s.f./yr. rate of \$12.36 \$ 18,540.00
25. Suite 104/Trident Weaponry, LLC
 One year Lease. Current monthly rate @ \$ 1,340.00
 Renewing in May with a monthly rate @ \$ 1,493.00
 1,500 s.f. office/warehouse @ a s.f./yr. rate of \$11.23 \$ 16,845.00
26. Suite 108/Radios OEM, Inc.
 Renewing in Oct. with a monthly rate @ \$ 1,352.67
 1,500 s.f. offices/warehouse @ a s.f./yr. rate of \$10.82 \$ 16,232.04
27. Suites 112-116/Kevin B. Hays Fire Consulting, LLC
 One year Lease. Current monthly rate @ \$ 2,382.82
 Renewing in Jul. with a monthly rate @ \$ 2,680.00
 2,907 s.f. warehouse @ a s.f./yr. rate of \$9.83 \$ 29,485.35

28. Suite 120/Kurt D. Shirley d/b/a Shirley Motor Sports
 One year Lease. Current monthly rate @ \$ 1,142.97
 Renewing in Nov.. with a monthly rate @ \$ 1,315.00
 1,500 s.f. warehouse @ a s.f./yr. rate of \$10.41 \$ 15,607.97
29. Suites 124-132/Kevin B. Hays Fire Consulting, LLC
 One year Lease. Current monthly rate @ \$ 3,116.25
 Renewing in Sep. with a monthly rate @ \$ 3,570.00
 4,020 s.f. warehouse, 480 s.f. office @ a s.f./yr. rate of \$8.41 \$ 37,848.75
30. 1490 Kastner Place/Suite 1000/Sanford Boat Storage, Inc.
 One year Lease. Current monthly rate @ \$ 11,000.00
 Renewing in Nov. with a monthly rate @ \$ 12,978.00
 32,650 s.f. warehouse @ a s.f./yr. rate of \$4.71 \$ 153,758.00
31. 1490 Kastner Place/Suite 1050/Dynamic Aspects, Inc..
 Three year Lease renewing Mar. 2026.
 Current monthly rate @ \$ 6,077.53
 Rate increase scheduled Mar. 2025 to \$ 6,677.08
 2,500 s.f. offices, 10,000 s.f. warehouse @ a s.f./yr. rate of \$6.17 \$ 77,127.21
32. 1510 Kastner Place, Suite 3/Freeport Fountains, LLC
 One year Lease. Current monthly rate @ \$ 1,786.00
 Renewing in Apr. with a monthly rate @ \$ 1,840.00
 1,375 s.f. office @ a s.f./yr. rate of \$4.83 \$ 21,756.00
33. **Dolqner Place-Phase III**
1401-1409/ Polished Concrete Floors, LLC
 One year Lease. Current monthly rate @ \$ 3,260.26
 Renewing in Jul. with a monthly rate @ \$ 3,674.00
 3,924 s.f. warehouse, 576 s.f. office @ a s.f./yr. rate of \$8.97 \$ 40,364.30
34. 1413/Central Florida Windows & Doors, LLC
 One year Lease. Current monthly rate @ \$ 1,166.44
 Renewing in May. with a monthly rate @ \$ 1,225.00
 1,084 s.f. warehouse, 312 s.f. office {1,396 total s.f.} @ a s.f./yr \$10.24 \$ 14,290.11
35. 1417/ProlinQ, Inc.
 One year Lease. Current monthly rate @ \$ 1,148.58
 Renewing in Sep. with a monthly rate @ \$ 1,264.00
 1,204 s.f. warehouse, 192 s.f. off {1,396 total s.f.} @ a s.f./yr. rate \$9.96 \$ 13,898.42
36. 1421-1425/ new lease anticipated Aug. 2025
 One year Lease. Current monthly rate @ \$ 3,250.00
 Renewing in Aug. with a monthly rate @ \$ 3,347.00
 3,000 s.f. warehouse @ a s.f./yr. rate of \$13.06 \$ 39,194.00

37.	<u>1429/Relentless Media, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,079.36		
	Renewing in Dec. with a monthly rate @	\$ 1,221.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$9.58	\$	14,368.73
38.	<u>1433-1453/Seminole State College</u>			
	Five year Lease exp. Sep. 30, 2027.			
	Current monthly rate @	\$ 3,616.20		
	10,500 s.f. offices @ a s.f./yr. rate of	\$4.13	\$	43,394.40
39.	<u>1501 & 1505/Dayspring Developments, LLC</u>			
	Five year Lease exp. Jul. 31, 2028.			
	Current monthly rate @	\$ 1,823.52		
	2.5% annual increase Aug. to	\$ 1,869.00		
	3,850 s.f. warehouse, 150 s.f. office @ a s.f./yr. rate of	\$5.49	\$	21,973.20
40.	<u>1509/Matthew Bauer</u>			
	One year Lease. Current monthly rate @	\$ 1,136.67		
	Renewing in Jan. with a monthly rate @	\$ 1,348.00		
	1,500 s.f. warehouse, 500 s.f. office @ a s.f./yr. rate of	\$7.77	\$	15,542.01
41.	<u>1513/ Grace Missions, Inc.</u>			
	18mo. Lease exp. Oct. 2026, monthly rate @	\$ 1,091.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$6.55	\$	13,092.00
42.	<u>1517/Driftwood Arts & Designs, LLC</u>			
	One year Lease.			
	Renewing in Oct. with a monthly rate @	\$ 1,406.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$8.44	\$	16,872.00
43.	<u>1521/Transmission Specialties, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,400.00		
	Renewing in Jun. with a monthly rate @	\$ 1,590.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$8.78	\$	17,560.00
44.	<u>1525 & 1529/B & N Fabricating, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 2,873.00		
	Renewing in Aug. with a monthly rate @	\$ 3,210.00		
	3,576 s.f. warehouse, 424 s.f. office @ a s.f./yr. rate of	\$8.79	\$	35,150.00
45.	<u>1535/B & N Fabricating, Inc.</u>			
	One year Lease.			
	Renewing in Oct. with a monthly rate @	\$ 1,218.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$7.31	\$	14,616.00

46.	<u>1539/Filtration Direct, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,208.49		
	Renewing in Jul. with a monthly rate @	\$ 1,395.97		
	(2,000 s.f. warehouse @ a s.f./yr. rate of	\$7.53	\$	15,064.35
47.	<u>1543 & 1547/Fiberglass Plus Supplies and Restoration Corp.</u>			
	One year Lease. Current monthly rate @	\$ 2,396.67		
	Renewing in May with a monthly rate @	\$ 2,783.00		
	4,000 s.f. warehouse @ a s.f./yr. rate of	\$7.67	\$	30,691.69
48.	<u>1551 & 1555/Ultimate Woodworks</u>			
	One year Lease. Current monthly rate @	\$ 2,429.54		
	Renewing in Jun. with a monthly rate @	\$ 2,806.67		
	4,000 s.f. warehouse @ a s.f./yr. rate of	\$7.67	\$	30,663.00
49.	<u>1559/Lentec Machining, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,148.00		
	Renewing in Feb. with a monthly rate @	\$ 1,360.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$7.74	\$	15,472.00
50.	<u>1563/Lentec Machining, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,136.70		
	Renewing in Feb. with a monthly rate @	\$ 1,348.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$7.67	\$	15,330.82
51.	<u>1430/ new lease anticipated June 2025</u>			
	New lease June 2025 @ monthly rate of	\$ 5,833.00		
	Rate increase Jun. 2026 to	\$ 6,008.00		
	4,000 s.f. warehouse, 1,000 s.f. office @ a s.f./yr. rate of	\$14.14	\$	70,696.00
52.	<u>1440/New Lease anticipated June 2025</u>			
	New lease June 2025 @ monthly rate of	\$ 8,750.00		
	Rate increase Jun. 2026 to	\$ 9,012.00		
	7,500 s.f. warehouse @ a s.f./yr. rate of	\$14.14	\$	106,048.00
53.	<u>1500 Dolgner Place</u>			
	6,000 s.f. building under construction.			
	Anticipated Lease Jan. 2026 @ a s.f./yr. rate of	\$ 8,000.00 \$12.00	\$	72,000.00
54.	<u>1530/</u>			
	6,000 s.f. building under construction.			
	Anticipated Lease Jan. 2026 @ a s.f./yr. rate of	\$ 8,000.00 \$12.00	\$	72,000.00
55.	<u>1560/</u>			
	Site under redevelopment		\$	-

56.	<u>4421 Schilke Way</u>			
	<u>Suites 100-104/Summit Exhibits, LLC</u>			
	One year Lease. Current monthly rate @	\$ 3,605.00		
	Renewing in Aug. with a monthly rate @	\$ 3,713.00		
	4,000 s.f. warehouse @ a s.f./yr. rate of	\$10.87	\$	43,476.00
57.	<u>Suite 108/R. C. Cabinets, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,422.99		
	Renewing in Apr. with a monthly rate @	\$ 1,593.00		
	1,928 s.f. warehouse, 72 s.f. office @ a s.f./yr. rate of	\$9.05	\$	18,095.93
58.	<u>Suite 112/Orlando Pump & Equipment Co., LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,206.37		
	Renewing in Dec. with a monthly rate @	\$ 1,392.00		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$8.17	\$	16,332.74
59.	<u>Suites 116-120/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 2,246.00		
	Renewing in Jul. with a monthly rate @	\$ 2,673.00		
	4,000 s.f. warehouse @ a s.f./yr. rate of	\$7.06	\$	28,233.00
60.	<u>Suites 124-128/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 2,130.00		
	Renewing in Feb. with a monthly rate @	\$ 2,477.00		
	4,000 s.f. warehouse @ a s.f./yr. rate of	\$7.08	\$	28,336.00
61.	<u>1690 Fitzpatrick Point/Marinas, LLC</u>			
	Three year Lease. Current monthly rate @	\$ 6,740.00		
	Rate increase May 2026 to monthly rate @	\$ 6,941.00		
	20,000 s.f. @ a s.f./yr. rate of	\$12.88	\$	81,885.00
62.	<u>1601 Dolgner Place & 1520 Kastner Place/Millennium Luxury Coaches</u>			
	Flat rate 5 year lease that expires Oct. 2026 @ \$23,152/mo.			
	90,496 s.f. office/warehouse @ a s.f./yr. rate of (NNN)	\$3.07	\$	277,830.00
	<u>Dolgner Place-Phase IV</u>			
63.	<u>1900/J.L. Pandolfi Painting, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,178.46		
	Renewing in Jan. with a monthly rate @	\$ 1,294.00		
	1,212 s.f. warehouse w/288 s.f. office @ a s.f./yr. rate of	\$12.88	\$	15,181.39
64.	<u>1904/Dragon Recovery</u>			
	One year Lease. Current monthly rate @	\$ 1,052.00		
	Renewing in Nov. with a monthly rate @	\$ 1,178.46		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$9.34	\$	14,015.10

65.	<u>1910/ Brand 'O Guitar</u>			
	One year Lease. Current monthly rate @	\$ 1,977.00		
	Renewing in Aug. with a monthly rate @	\$ 2,271.00		
	3,000 s.f. warehouse@ a s.f./yr. rate of	\$16.21	\$	24,312.00
66.	<u>1920/Brand 'O Guitar</u>			
	One year Lease. Current monthly rate @	\$ 2,195.00		
	Renewing in Nov. with a monthly rate @	\$ 2,472.00		
	3,000 s.f. offices @ a s.f./yr. rate of	\$9.80	\$	29,387.00
67.	<u>1924/New Price, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,502.00		
	Renewing in Sep. with a monthly rate @	\$ 1,540.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$12.04	\$	18,062.00
68.	<u>1928, 1932 & 1954/ New Price, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 3,327.00		
	Renewing in Sep. with a monthly rate @	\$ 3,809.00		
	3ea.-1,500 s.f. warehouses (4,500 total) @ a s.f./yr. rate of	\$8.98	\$	40,406.00
69.	<u>1936/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,175.00		
	Renewing in Feb.. with a monthly rate @	\$ 1,302.00		
	1,356 s.f. warehouse, 144 s.f. office @ a s.f./yr. rate of	\$10.08	\$	15,116.00
70.	<u>1940/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,015.00		
	Renewing in Feb.. with a monthly rate @	\$ 1,260.00		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$9.43	\$	14,140.00
71.	<u>Dolgner Place-Phase V</u>			
	<u>1950/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,015.00		
	Renewing in Feb. with a monthly rate @	\$ 1,142.00		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$8.80	\$	13,196.00
72.	<u>1958/Land Technologies, inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,545.00		
	Renewing in Aug.. with a monthly rate @	\$ 1,591.00		
	1,212 s.f. warehouse, 288 s.f. offices @ a s.f./yr. rate of	\$12.42	\$	18,632.00
73.	<u>1962/Bennett & Sons AC, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,256.00		
	Renewing in Apr. with a monthly rate @	\$ 1,422.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$10.71	\$	16,068.00

74.	<u>1966/Bennett & Sons AC, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,098.00		
	Renewing in Dec. with a monthly rate @	\$ 1,260.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$9.86	\$	14,796.00
75.	<u>1970/Legendary Lawn Care Maint., LLC</u>			
	One year Lease. Current monthly rate @	\$ 3,000.00		
	Renewing in May with a monthly rate @	\$ 3,250.00		
	3,000 s.f. warehouse @ a s.f./yr. rate of	\$12.42	\$	37,250.00
76.	<u>1980 Dolgner Place - Phase VI</u>			
	<u>Suite 1000/Disaster Restoration Services, LLC</u>			
	One year Lease. Current monthly rate @	\$ 2,540.00		
	Renewing in Aug. with a monthly rate @	\$ 2,827.00		
	2,181 s.f. warehouse, 819 s.f. office @ a s.f./yr. rate of	\$10.35	\$	31,054.00
77.	<u>Suite 1008/Miller Lights, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 3,000.00		
	Renewing in Jan. with a monthly rate @	\$ 3,090.00		
	2,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$12.27	\$	36,810.00
78.	<u>Suite 1016/Air One of Central Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,301.00		
	Renewing in May with a monthly rate @	\$ 1,426.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$10.82	\$	16,237.00
79.	<u>Suite 1020/ Florida Sealcoating, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,500.00		
	Renewing in Apr. with a monthly rate @	\$ 1,545.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$12.18	\$	18,270.00
80.	<u>Suite 1024 & 1028/Genstar Service, LLC</u>			
	One year Lease. Current monthly rate @	\$ 2,445.00		
	Renewing in Aug. with a monthly rate @	\$ 2,635.00		
	2,424 s.f. warehouse, 576 s.f. office @ a s.f./yr. rate of	\$9.91	\$	29,720.00
	(1024=1,212 s.f. warehouse, 288 s.f. office)			
	(1028=1,212 s.f. warehouse, 288 s.f. office)			
81.	<u>Suite 1032/ Aqua Cops Water Systems, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,301.00		
	Renewing in Jun. with a monthly rate @	\$ 1,426.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$10.74	\$	16,112.00

82.	<u>Suite 1036/Miller Lights, Inc.</u>			
	A one year lease. Currently monthly rate @	\$ 1,545.00		
	Renewing in Sept. @	\$ 1,591.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$12.39	\$	18,586.00
83.	<u>Suite 1040/Platinum Partners Party Rental, LLC</u>			
	A one year lease. Currently monthly rate @	\$ 1,500.00		
	Renewing in Dec. @	\$ 1,545.00		
	1,500 s.f. warehouse @ a s.f./yr. rate of	\$12.30	\$	18,450.00
84.	<u>Suite 1044/Smart Foods Florida Truck 4, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,500.00		
	Renewing in Jan. with a monthly rate @	\$ 1,545.00		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$12.27	\$	18,405.00
85.	<u>Suite 1048/Southern Aquatic Management, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,206.00		
	Renewing in Mar. with a monthly rate @	\$ 1,307.00		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$10.12	\$	15,179.00
86.	<u>Suite 1052,1060,1068/TCI Contracting LLC</u>			
	One year Lease. Current monthly rate @	\$ 5,846.00		
	Renewing in Aug. with a monthly rate @	\$ 6,490.00		
	(#1052 -1,500 s.f. warehouse.)			
	(#1060-2,712 s.f. warehouse, 288 s.f. office)			
	(#1068- 2,330 s.f. warehouse, 670 s.f. offices)			
	6,542 s.f. warehouse w/ 958 s.f. offices @ a s.f./yr. rate of	\$9.53	\$	71,440.00
	<u>LAND LEASES</u>	<u>Ac./Yr.</u>		
87.	<u>4417 Schilke Way/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 649.32		
	Renewing in Feb. with a monthly rate @	\$ 885.00		
	0.4553 acre MOL @ an ac./yr. rate of	\$21,254.73	\$	9,677.28
88.	<u>4419 Schilke Way/Land Technologies, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,442.00		
	Renewing in Jul. with a monthly rate @	\$ 1,485.00		
	0.40 acre MOL @ a acre/yr. rate of	\$43,582.50	\$	17,433.00
89.	<u>4350 Carraway Place/ vacant</u>			
	One year Lease. Current monthly rate @	\$ -		
	Renewing in Nov. with a monthly rate @	\$ -		
	0.127 acre MOL @ an ac./yr. rate of	\$0.00	\$	-

90.	<u>1600 Dolgner Place/Tom Vesce fka: Log Cabin Homes</u> Six year Land Lease expiring Dec. 2027. Current monthly rate @ \$ 1,191.79 Rate increase Jan. 2025 to \$ 1,651.00 0.866 acre @ an ac./yr. rate of \$21,286.80	\$ 18,434.37
91.	<u>4501 Schilke Way/Leonard Smith II</u> Five year Lease with 3% annual rate increases. Expires Nov. 30, 2024 Current monthly rate @ \$ 4,627.78 Proposed Jan. rate increase to \$ 6,398.00 3.3449 acres MOL @ an ac./yr. rate of \$21,365.46	\$ 71,465.34
92.	<u>1511 Kastner Place Lot/FI Sealcoating, LLC</u> One year Lease. Current monthly rate @ \$ 1,155.00 Renewing in Jun. with a monthly rate @ \$ 1,236.00 0.40 acres MOL @ an ac./yr. rate of \$35,257.50	\$ 14,103.00
<u>FITZPATRICK POINT</u>		
93.	<u>1681 Fitzpatrick Pt./Marinas, LLC</u> One year Lease. Current monthly rate @ \$ 2,764.00 Renewing in Aug. with a monthly rate @ \$ 3,998.00 2.2 acres MOL @ an ac./yr. rate of \$16,198.18	\$ 35,636.00
94.	<u>1688 Fitzpatrick Pt./SCOPA</u> Project staging and maintenance storage area. 0.2026 acre MOL @ an ac./yr. rate of \$0.00	\$ -
<u>OTHER</u>		
95.	<u>4360,4370,4380 Carraway Place/Marinas, LLC</u> 25 year Lease of 5.718 acres that renewed on June 1, 2010 and extends through May 31, 2035 with 25 year renewal options thereafter. Lease provides for rate adjustment every two years on the anniversary date by the average C.P.I. or 7%, whichever is greater. Rate increased by 7% on June 2022 @ \$4,214/mo. Budgeted rate increase (7%) anticipated June 2023 @ \$4,509/mo. Budgeted rate increase (7%) anticipated June 2025 @ \$4,824/mo. 5.718 acres MOL @ an ac./yr. rate of \$9,061.99	\$ 57,888.00
96.	<u>Marinas, LLC</u> The 25 year Lease outlined in Item #92 provides for additional rent of their adjusted gross revenue (on a sliding scale) and \$.025 per gallon of fuel sales. This line item is projected based upon the prior 11 year monthly average, but anticipates down time for dock replacement.	\$ 32,732.54

97.	<u>Water Sales</u> Projected using average of prior 6 months of billing of \$2,140/month.	\$ 25,680.00
98.	<u>Miscellaneous</u> This line item includes late charges , sales tax collection allowance, NNN reimbursements, etc.,(\$338/month).	\$ 4,056.00
99.	<u>Provision for Vacancy</u> This line item makes adjustment for vacancies at 10% of building leases.	\$ (289,018.99)
100.	TOTAL OPERATIONAL REVENUES	\$ 3,006,650.88
101.	TOTAL BUDGETED REVENUES AND CASH CARRIED FORWARD - F.Y. 2025/2026:	\$ 6,836,223.16

Revenues from Phased Approach		SF	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	FY Total	SF/YR	% of Tot
1	Cash Carried Forward	-	\$ 3,829,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,829,572	-	
2	Interest Income	-	\$ 14,009	\$ 13,054	\$ 11,807	\$ 10,566	\$ 10,533	\$ 10,482	\$ 10,478	\$ 10,131	\$ 8,661	\$ 7,518	\$ 6,210	\$ 4,926	\$ 118,374		3.9%
Building Leases																	
3	1441 Kastner PI #101	2500	\$ 1,485	\$ 1,485	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,696	\$ 19,929	\$ 7.97	0.7%
4	1441 Kastner PI #111	4685	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,479	\$ 3,854	\$ 3,854	\$ 42,498	\$ 9.07	1.4%
5	1451 Kastner PI	14000	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 8,307	\$ 9,695	\$ 9,695	\$ 102,460	\$ 7.32	3.4%
6	1461 Kastner PI #101 & 113	8000	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 5,506	\$ 6,002	\$ 6,002	\$ 67,064	\$ 8.38	2.2%
7	1461 Kastner PI #117 & 129	8000	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 6,140	\$ 6,140	\$ 6,140	\$ 6,140	\$ 6,140	\$ 6,140	\$ 6,140	\$ 69,626	\$ 8.70	2.3%
8	1471 Kastner PI 101	2000	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 1,502	\$ 17,445	\$ 8.72	0.6%
9	1471 Kastner PI #105	2000	\$ 1,211	\$ 1,211	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 16,172	\$ 8.09	0.5%
10	1471 Kastner PI #109	2000	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,191	\$ 1,361	\$ 1,361	\$ 1,361	\$ 14,804	\$ 7.40	0.5%
11	1471 Kastner PI #113 & 117	4000	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,287	\$ 2,659	\$ 2,659	\$ 2,659	\$ 28,564	\$ 7.14	1.0%
12	1471 Kastner PI #121	2000	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 1,215	\$ 14,580	\$ 7.29	0.5%
13	1471 Kastner PI #125	2000	\$ 1,168	\$ 1,168	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 1,343	\$ 15,766	\$ 7.88	0.5%
14	1481 Kastner PI #101	2500	\$ 1,953	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 2,031	\$ 24,297	\$ 9.72	0.8%
15	1481 Kastner PI #113	7500	\$ 4,450	\$ 4,450	\$ 4,450	\$ 4,450	\$ 4,450	\$ 4,450	\$ 5,081	\$ 5,081	\$ 5,081	\$ 5,081	\$ 5,081	\$ 5,081	\$ 57,186	\$ 7.62	1.9%
16	1511 Kastner PI	4000	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 4,076	\$ 4,076	\$ 44,152	\$ 11.04	1.5%
17	1515 Kastner PI	8320	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 4,925	\$ 59,100	\$ 7.10	2.0%
18	1450 Kastner PI #100	1500	\$ 1,301	\$ 1,301	\$ 1,301	\$ 1,301	\$ 1,301	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 16,515	\$ 11.01	0.5%
19	1450 Kastner PI #104	1500	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 16,754	\$ 11.17	0.6%
20	1450 Kastner PI #108	1500	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,188	\$ 1,341	\$ 1,341	\$ 1,341	\$ 14,717	\$ 9.81	0.5%
21	1450 Kastner PI #112 & 116	3000	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,374	\$ 2,374	\$ 2,374	\$ 25,881	\$ 8.63	0.9%
22	1450 Kastner PI #120	1500	\$ 972	\$ 972	\$ 972	\$ 972	\$ 972	\$ 972	\$ 972	\$ 972	\$ 1,140	\$ 1,140	\$ 1,140	\$ 1,140	\$ 12,335	\$ 8.22	0.4%
23	1450 Kastner PI #124 & 128	3000	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,296	\$ 3,395	\$ 3,395	\$ 3,395	\$ 39,849	\$ 13.28	1.3%
24	1470 Kastner PI #100	1500	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 1,545	\$ 18,540	\$ 12.36	0.6%
25	1470 Kastner PI #104	1500	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 16,845	\$ 11.23	0.6%
26	1470 Kastner PI #108	1500	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 16,232	\$ 10.82	0.5%
27	1470 Kastner PI #112 & 116	3000	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,680	\$ 2,680	\$ 2,680	\$ 29,485	\$ 9.83	1.0%
28	1470 Kastner PI #120	1500	\$ 1,143	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 1,315	\$ 15,608	\$ 10.41	0.5%
29	1470 Kastner PI #124, 128 & 132	4500	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,116	\$ 3,570	\$ 37,849	\$ 8.41	1.3%
30	1490 Kastner PI #1000	32650	\$ 11,000	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 12,978	\$ 153,758	\$ 4.71	5.1%
31	1490 Kastner PI #1050	12500	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,677	\$ 6,677	\$ 6,677	\$ 6,677	\$ 6,677	\$ 6,677	\$ 6,677	\$ 77,127	\$ 6.17	2.6%
32	1510 Kastner PI #3	1375	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,840	\$ 1,840	\$ 1,840	\$ 1,840	\$ 1,840	\$ 1,840	\$ 21,756	\$ 4.83	0.7%
33	1401,1405 & 1409 Dolgner PI	4500	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,674	\$ 3,674	\$ 3,674	\$ 40,364	\$ 8.97	1.3%
34	1413 Dolgner PI	1396	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 14,290	\$ 10.24	0.5%
35	1417 Dolgner PI	1396	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,264	\$ 13,898	\$ 9.96	0.5%
36	1421 & 1425 Dolgner PI	3000	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,347	\$ 3,347	\$ 39,194	\$ 13.06	1.3%
37	1429 Dolgner PI	1500	\$ 1,079	\$ 1,079	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 14,369	\$ 9.58	0.5%
38	1433-1453 Dolgner PI	10500	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 43,394	\$ 4.13	1.4%
39	1501 & 1505 Dolgner PI	4000	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,824	\$ 1,869	\$ 1,869	\$ 21,973	\$ 5.49	0.7%
40	1509 Dolgner PI	2000	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 15,542	\$ 7.77	0.5%
41	1513 Dolgner PI	2000	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 1,091	\$ 13,092	\$ 6.55	0.4%
42	1517 Dolgner PI	2000	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 1,406	\$ 16,872	\$ 8.44	0.6%
43	1521 Dolgner PI	2000	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,590	\$ 1,590	\$ 1,590	\$ 1,590	\$ 17,560	\$ 8.78	0.6%
44	1525 & 1529 Dolgner PI	4000	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 2,873	\$ 3,210	\$ 3,210	\$ 35,150	\$ 8.79	1.2%
45	1535 Dolgner PI	2000	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 1,218	\$ 14,616	\$ 7.31	0.5%
46	1539 Dolgner PI	2000	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,396	\$ 1,396	\$ 1,396	\$ 15,064	\$ 7.53	0.5%
47	1543 & 1547 Dolgner PI	4000	\$ 2,397	\$ 2,397	\$ 2,397	\$ 2,397	\$ 2,397	\$ 2,397	\$ 2,397	\$ 2,783	\$ 2,783	\$ 2,783	\$ 2,783	\$ 2,783	\$ 30,692	\$ 7.67	1.0%
48	1551 & 1555 Dolgner PI	4000	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,430	\$ 2,807	\$ 2,807	\$ 2,807	\$ 2,807	\$ 30,663	\$ 7.67	1.0%
49	1559 Dolgner PI	2000	\$ 1,148	\$ 1,148	\$ 1,148	\$ 1,148	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,360	\$ 15,472	\$ 7.74	0.5%
50	1563 Dolgner PI	2000	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 15,331	\$ 7.67	0.5%
51	1430 Dolgner PI	5000	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 6,008	\$ 6,008	\$ 6,008	\$ 6,008	\$ 70,696	\$ 14.14	2.4%
52	1440 Dolgner PI	7500	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 9,012	\$ 9,012	\$ 9,012	\$ 9,012	\$ 106,048	\$ 14.14	3.5%
53	1500 Dolgner PI	6000	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 72,000	\$ 12.00	2.4%
54	1530 Dolgner PI	6000	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 72,000	\$ 12.00	2.4%

55	1560 Dolgner Pl	12000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0.0%		
56	4421 Schilke Way #100 & 104	4000	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,605	\$	3,713	\$	3,713	\$	43,476	\$	10.87									1.4%		
57	4421 Schilke Way #108	2000	\$	1,423	\$	1,423	\$	1,423	\$	1,423	\$	1,423	\$	1,593	\$	1,593	\$	1,593	\$	1,593	\$	1,593	\$	18,096	\$	9.05											0.6%		
58	4421 Schilke Way #112	2000	\$	1,206	\$	1,206	\$	1,392	\$	1,392	\$	1,392	\$	1,392	\$	1,392	\$	1,392	\$	1,392	\$	1,392	\$	16,333	\$	8.17											0.5%		
59	4421 Schilke Way #116 & 120	4000	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,246	\$	2,673	\$	2,673	\$	28,233	\$	7.06									0.9%		
60	4421 Schilke Way #124 & 128	4000	\$	2,130	\$	2,130	\$	2,130	\$	2,130	\$	2,477	\$	2,477	\$	2,477	\$	2,477	\$	2,477	\$	2,477	\$	28,336	\$	7.08											0.9%		
61	1690 Fitzpatrick Pt.	20000	\$	6,740	\$	6,740	\$	6,740	\$	6,740	\$	6,740	\$	6,740	\$	6,941	\$	6,941	\$	6,941	\$	6,941	\$	81,885	\$	4.09											-28.3%		
62	1520 Kastner & 1601 Dolgner Pl	90496	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	23,153	\$	277,830	\$	3.07											9.2%		
63	1900 Dolgner Pl	1500	\$	1,178	\$	1,178	\$	1,178	\$	1,294	\$	1,294	\$	1,294	\$	1,294	\$	1,294	\$	1,294	\$	1,294	\$	15,181	\$	12.88												0.5%	
64	1904 Dolgner Pl	1500	\$	1,052	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	1,178	\$	14,015	\$	9.34												0.5%	
65	1910 Dolgner Pl	3000	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	1,977	\$	2,271	\$	24,312	\$	16.21												0.8%	
66	1920 Dolgner Pl	3000	\$	2,195	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	2,472	\$	29,387	\$	9.80												1.0%	
67	1924 Dolgner Pl	1500	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	1,502	\$	15,40	\$	18,062	\$	12.04										0.6%	
68	1928,1932 & 1954 Dolgner Pl	4500	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,327	\$	3,809	\$	40,406	\$	8.98										1.3%	
69	1936 Dolgner Pl	1500	\$	1,175	\$	1,175	\$	1,175	\$	1,175	\$	1,175	\$	1,302	\$	1,302	\$	1,302	\$	1,302	\$	1,302	\$	15,116	\$	10.08												0.5%	
70	1940 Dolgner Pl	1500	\$	1,015	\$	1,015	\$	1,015	\$	1,015	\$	1,015	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	14,140	\$	9.43												0.5%	
71	1950 Dolgner Pl	1500	\$	1,015	\$	1,015	\$	1,015	\$	1,015	\$	1,142	\$	1,142	\$	1,142	\$	1,142	\$	1,142	\$	1,142	\$	13,196	\$	8.80												0.4%	
72	1958 Dolgner Pl	1500	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,591	\$	18,632	\$	12.42												0.6%	
73	1962 Dolgner Pl	1500	\$	1,256	\$	1,256	\$	1,256	\$	1,256	\$	1,256	\$	1,256	\$	1,422	\$	1,422	\$	1,422	\$	1,422	\$	16,068	\$	10.71												0.5%	
74	1966 Dolgner Pl	1500	\$	1,098	\$	1,098	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	1,260	\$	14,796	\$	9.86												0.5%	
75	1970 Dolgner Pl	3000	\$	3,000	\$	3,000	\$	3,000	\$	3,000	\$	3,000	\$	3,000	\$	3,250	\$	3,250	\$	3,250	\$	3,250	\$	37,250	\$	12.42												1.2%	
76	1980 Dolgner Pl #1000	3000	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,540	\$	2,827	\$	31,054	\$	10.35												1.0%	
77	1980 Dolgner Pl #1008	3000	\$	3,000	\$	3,000	\$	3,000	\$	3,090	\$	3,090	\$	3,090	\$	3,090	\$	3,090	\$	3,090	\$	3,090	\$	36,810	\$	12.27													1.2%
78	1980 Dolgner Pl #1016	1500	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,426	\$	1,426	\$	1,426	\$	16,237	\$	10.82												0.5%	
79	1980 Dolgner Pl #1020	1500	\$	1,500	\$	1,500	\$	1,500	\$	1,500	\$	1,500	\$	1,500	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	18,270	\$	12.18												0.6%	
80	1980 Dolgner Pl #1024&1028	3000	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,445	\$	2,635	\$	29,720	\$	9.91												1.0%	
81	1980 Dolgner Pl #1032	1500	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,301	\$	1,426	\$	1,426	\$	1,426	\$	16,112	\$	10.74												0.5%	
82	1980 Dolgner Pl #1036	1500	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	15,586	\$	12.39												0.6%	
83	1980 Dolgner Pl #1040	1500	\$	1,500	\$	1,500	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	18,450	\$	12.30												0.6%	
84	1980 Dolgner Pl #1044	1500	\$	1,500	\$	1,500	\$	1,500	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	1,545	\$	18,405	\$	12.27												0.6%	
85	1980 Dolgner Pl #1048	1500	\$	1,206	\$	1,206	\$	1,206	\$	1,206	\$	1,206	\$	1,307	\$	1,307	\$	1,307	\$	1,307	\$	1,307	\$	15,179	\$	10.12												0.5%	
86	1980 Dolgner Pl #1052,1060&1068	7500	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	5,846	\$	6,490	\$	71,440	\$	9.53												2.4%	
Building Lease Subtotal			\$	220,206	\$	222,838	\$	223,922	\$	240,576	\$	241,846	\$	243,486	\$	244,722	\$	245,896	\$	247,193	\$	249,601	\$	254,385	\$	255,520	\$	2,890,190	\$	9.39								96.1%	
Land Leases																							FY Total		AC/YR	% of Tot													
87	4417 Schilke Way	0.4553	\$	649	\$	649	\$	649	\$	885	\$	885	\$	885	\$	885	\$	885	\$	885	\$	885	\$	9,677	\$	21,255											0.3%		
88	4419 Schilke Way	0.4	\$	1,442	\$	1,442	\$	1,442	\$	1,442	\$	1,442	\$	1,442	\$	1,442	\$	1,442	\$	1,485	\$	1,485	\$	17,433	\$	43,583											0.6%		
89	4350 Carraway Pl	0.127	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-													

SCOPA

est. annual interest
\$ 118,374.47



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Marinas, LLC variable rent record

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	12 yr. Avg. Rent/Month
OCT	\$ 3,817.89	\$ 3,773.92	\$ 1,912.35	\$ 3,284.49	\$ 2,968.07	\$ 3,228.90	\$ 3,448.97	\$ 3,448.97	\$ 3,833.71	\$ 4,925.95	\$ 3,965.38	\$ 4,786.63	\$ 3,616.27
NOV	\$ 3,796.17	\$ 3,661.85	\$ 1,451.46	\$ 3,493.57	\$ 2,914.34	\$ 3,141.90	\$ 3,310.30	\$ 3,310.30	\$ 4,090.66	\$ 4,887.92	\$ 3,421.71	\$ 3,759.97	\$ 3,436.68
DEC	\$ 3,551.24	\$ 3,528.53	\$ 6,422.00	\$ 3,174.09	\$ 2,873.83	\$ 3,024.03	\$ 3,073.40	\$ 3,073.40	\$ 4,226.07	\$ 4,835.45	\$ 3,848.45	\$ 3,716.67	\$ 3,778.93
JAN	\$ 3,270.86	\$ 3,357.28	\$ 2,976.81	\$ 3,030.10	\$ 3,056.33	\$ 3,049.66	\$ 3,155.35	\$ 3,155.35	\$ 3,940.50	\$ 4,939.10	\$ 3,518.90	\$ 3,627.47	\$ 3,423.14
FEB	\$ 3,191.27	\$ 3,312.64	\$ 2,490.25	\$ 3,112.34	\$ 2,954.82	\$ 3,041.09	\$ 3,413.35	\$ 3,413.35	\$ 3,817.75	\$ 4,905.63	\$ 3,318.38	\$ 1,754.23	\$ 3,227.09
MAR	\$ 3,124.87	\$ 3,162.51	\$ 2,622.41	\$ 2,975.97	\$ 2,889.41	\$ 3,006.91	\$ 3,494.29	\$ 3,494.29	\$ 3,574.58	\$ 3,764.32	\$ 1,959.42	\$ 1,666.88	\$ 2,977.99
APR	\$ 2,587.27	\$ 2,131.34	\$ 2,436.91	\$ 2,875.30	\$ 2,931.66	\$ 3,384.83	\$ 3,126.39	\$ 3,126.39	\$ 6,611.68	\$ 3,389.31	\$ 2,098.78	\$ 1,812.70	\$ 3,042.71
MAY	\$ 2,169.97	\$ 1,910.07	\$ 2,935.25	\$ 2,165.67	\$ 3,293.31	\$ 2,097.21	\$ 1,997.36	\$ 1,997.36	\$ 2,878.99	\$ 1,914.17	\$ 2,275.87	\$ 1,808.43	\$ 2,286.97
JUN	\$ 2,215.37	\$ 1,604.03	\$ 1,968.62	\$ 1,728.39	\$ 2,149.39	\$ 2,287.09	\$ 2,223.29	\$ 2,223.29	\$ 3,028.63	\$ 2,111.06	\$ 2,442.91	\$ 1,684.95	\$ 2,138.92
JUL	\$ 2,337.92	\$ 1,844.62	\$ 2,217.46	\$ 1,882.18	\$ 2,220.84	\$ 2,035.14	\$ 2,281.37	\$ 2,281.37	\$ 3,334.49	\$ 2,175.92	\$ 2,326.81	\$ 1,204.70	\$ 2,178.57
AUG	\$ 3,537.43	\$ 2,896.62	\$ 3,134.79	\$ 3,046.06	\$ 3,529.41	\$ 5,221.11	\$ 3,499.76	\$ 3,499.76	\$ 4,756.40	\$ 3,972.47	\$ 4,486.84	\$ 4,063.93	\$ 3,803.72
SEP	\$ 3,777.48	\$ 1,800.14	\$ 3,800.47	\$ 3,100.64	\$ 3,681.83	\$ 2,298.18	\$ 3,796.24	\$ 3,796.24	\$ 4,929.69	\$ 4,095.84	\$ 4,711.17	\$ 3,716.64	\$ 3,625.38
FY Total	\$ 37,377.74	\$ 32,983.55	\$ 34,368.78	\$ 33,868.80	\$ 35,463.24	\$ 35,816.05	\$ 36,820.07	\$ 36,820.07	\$ 49,023.15	\$ 45,917.14	\$ 38,374.62	\$ 33,603.20	\$ 37,536.37

**BUDGETED EXPENDITURES
FISCAL YEAR 2025/2026**

NOTES OF EXPLANATION

1- <u>Salaries</u>		
Administrator	\$164,739	
Business Office Manager	\$76,338	
Part-time Office Assistant	\$20,800	\$261,877

2- <u>FICA</u>		
Computed at current rate of 6.2% of salaries.		\$16,236

3- <u>Medicare</u>		
Computed at current rate of 1.45% of salaries.		\$3,797

4- <u>Retirement Contributions</u>		
At Current FRS Rates - Administrator @ 34.52% and Office Manager @ 13.63%.		\$67,273

5- <u>Life and Health Insurance</u>		
Health estimated at 8% increase over current 2024/25 rates.	\$63,168	
Life estimated at 8% increase over current 2024/25 rates.	\$508	\$61,402

6- <u>Contractual Services-Other</u>		
Estimated requirement for temporary services. (Same as prior year.)		\$1,000

7- <u>Legal</u>		
Estimated at same rate as 2024/2025.	\$8,000/mo.	\$96,000

8- <u>Consultants</u>		
Engineering/Master Planning/Engineering/Architectural.	\$100,000	
IT consultant.	\$2,500	
Preventative Maintenance Plan	\$100,000	\$202,500

9- <u>Commissions</u>		
Real Estate commissions on 1500/1530 Dolgner Place		
Estimated: 2-6,000 sf bldgs. @ \$16/sf., 3 yr. lease, at 4%		\$23,040

10- <u>Miscellaneous</u>		
Same as prior year. Used for miscellaneous expenses such as educational conferences, flags, pictures, resolutions, etc.		\$2,500

11- <u>Accounting/Auditing</u>		
Per five year Agreement executed December 2020.	\$22,362	
Miscellaneous Accounting Services.	\$4,000	\$26,363

BUDGETED EXPENDITURES
FISCAL YEAR 2025/2026

12- <u>Merchant Services</u>		
Sage Accounting Software Annual Renewal (March).	\$1,500	
Estimated Merchant Services Expenses.	\$1,000	\$2,500

13- <u>Arthropod Control</u>		
Pest control services and termite bond renewal.		\$4,130

14- <u>Cleaning</u>		
Calculated at \$1,300/month.	\$15,600	
Estimate for additional unit cleanouts at turnover.	\$3,000	\$18,600

15- <u>Travel Expense</u>		
Estimated Requirement: Hotels and travel to conferences.		\$3,000

16- <u>Communications</u>		
Office phone, fax, internet, VOIP, and cell phones.		\$6,720
Bright House contract	\$360/mo.	
Cellular Phones	\$200/mo.	

17- <u>Postage</u>		
Estimated Requirement (same as FY 2024/2025).		\$1,240

18- <u>Utilities: Electric</u>		
5% increase over average Electrical Cost Apr. 2024-Mar. 2025.	\$1,486/mo.	\$17,832

19- <u>Utilities: Water/Sewer</u>		
5% increase over avg. Water/Sewer Cost Apr. 2024-Mar. 2025.	\$2,761/mo.	\$33,132

20- <u>Equipment Rental</u>		
Estimated Requirement (same as FY 2024/2025).		\$10,000

21- <u>Insurance</u>		
14% increase over FY 2024-2025 cost.	\$120,234	
Estimate for Bonds.	\$1,500	\$121,734

22- <u>Equipment Service Contracts</u>		
Office Alarm, Copier, HVAC Maintenance, Fire Sprinkler Systems and Extinguishers.		\$12,839

23- <u>Equipment Repair</u>		
Estimated Requirement (same as FY 2024/2025).		\$1,000

**BUDGETED EXPENDITURES
FISCAL YEAR 2025/2026**

24- Maintenance & Repair Property

Lawn Maintenance (10% increase over 2024/2025)	\$48,048	
Irrigation and Landscape repairs (estimated same as FY 24/25).	\$20,000	
Monthly treatment of ponds and ditch system-\$500/month.	\$6,000	
Weekly trash and debris removal @ \$700/mo.	\$8,400	
Gutter cleaning (Bi-Annual:1490, 1511 & 1515 Kastner @ \$950.	\$5,700	
Misc. Site Improvements & Subcontract Labor (ongoing).	\$65,000	
Misc. Roof, Plumbing, and AC repairs (ongoing).	\$65,000	
Dumpsters and debris removal.	\$10,000	
Administration building security system	\$15,000	\$243,148

25- Capital Improvements

1500/1530 Dolgner Place (Construction In Progress)	\$1,250,000	
1500 Dolgner Building #3 Phase 1 per estimate	\$1,125,000	
Parking lot re-paving and maintenance (estimate).	\$150,000	
1440 Dolgner Pl. roof renovation (estimate)	\$100,000	\$2,625,000

26- Printing & Binding

Estimated Requirement (same as FY 2024/2025).		\$1,000
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27- Legal Advertising

Estimated Requirement.		\$2,000
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28- Marketing

Website, Domain names, Loopnet, etc.		\$5,636
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29- Public Relations

Estimated Requirement (same as FY 2024/2025).		\$1,000
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30- Maintenance Supplies

Estimated Requirement (same as FY 2024/2025).		\$10,000
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31- Contingency/Claims

Estimated Requirement (same as FY 2024/2025).	\$10,000	
Marina Contingency	\$1,000,000	\$1,010,000

32- Office Supplies

Estimated Requirement.		\$3,120
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33- Auto Expense

Estimated Requirement.		\$1,000
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34- Gas and Lubricants

Estimated Requirement (same as FY 2024/2025).		\$3,000
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35- Janitorial Supplies

**BUDGETED EXPENDITURES
FISCAL YEAR 2025/2026**

Estimated Requirement (same as FY 2024/2025).	-----	\$3,000
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36- Dues, Subscriptions & Professional Development

Organizational and Professional Association Dues.	\$2,015	
FL Finance Conference	\$2,100	
PRM Conference	\$200	
Media Subscriptions.	\$195	
Professional Development	\$7,250	
BJ's Wholesale Club.	\$120	
Software and Cloud Backup Subscriptions	\$1,050	\$12,736

37- <u>Total Operational Expenditures</u>	-----	<u>\$4,915,354</u>
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38- Operational Reserves

This projection represents only operational reserve - not cash reserves. Cash reserves of the Authority take into account the non-operational expenditures such as Transfer of Surplus Funds to Seminole County. Cash reserves are outlined in Section 5.

	-----	\$1,920,869
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TOTAL BUDGETED EXPENDITURES AND RESERVES, FY 2025/2026:	-----	<u>\$6,836,223</u>
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EXPENDITURES SPREADSHEET-2025/2026

	LINE ITEM	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	TOTALS	%
'1.	Salaries	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 21,823	\$ 261,877	5.33%
2.	FICA	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 16,236	0.33%
3.	Medicare	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 3,797	0.08%
4.	Retirement Contributions	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 5,606	\$ 67,273	1.37%
5.	Life & Health Insurance	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 5,117	\$ 61,402	1.25%
6.	Contractual Services-Other	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 200	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 1,000	0.02%
7.	Legal	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 96,000	1.95%
8.	Consultants	\$ 16,667	\$ 16,667	\$ 19,167	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 16,667	\$ 202,500	4.12%
9.	Commissions	\$ -	\$ -	\$ -	\$ 11,520	\$ 11,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,040	0.47%
10.	Miscellaneous	\$ 250	\$ 200	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 150	\$ 2,500	0.05%
11.	Accounting/Auditing	\$ -	\$ 16,772	\$ -	\$ 5,591	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 26,363	0.54%
12.	Merchant Services	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,587	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 2,500	0.05%
13.	Arthropod Control	\$ 250	\$ 330	\$ 380	\$ 330	\$ 250	\$ 1,050	\$ 330	\$ 250	\$ 300	\$ 330	\$ 250	\$ 80	\$ 4,130	0.08%
14.	Cleaning	\$ 1,300	\$ 2,300	\$ 1,300	\$ 1,300	\$ 2,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 2,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 18,600	0.38%
15.	Travel Expense	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.06%
16.	Communications	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 6,720	0.14%
17.	Postage	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 1,240	0.03%
18.	Utilities: Electric	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 17,832	0.36%
19.	Utilities: Water/Sewer	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 2,761	\$ 33,132	0.67%
20.	Equipment Rental	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 10,000	0.20%
21.	Insurance & Bonds	\$ 30,058	\$ -	\$ 500	\$ 30,058	\$ -	\$ 500	\$ 30,058	\$ -	\$ -	\$ 30,058	\$ -	\$ 500	\$ 121,734	2.48%
22.	Equipment Service Contracts	\$ 474	\$ 988	\$ 1,365	\$ 3,834	\$ 1,990	\$ 230	\$ 1,234	\$ 390	\$ 220	\$ 334	\$ 90	\$ 1,690	\$ 12,839	0.26%
23.	Equipment Repair	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 1,000	0.02%
24.	Maint. & Repair-property	\$ 16,872	\$ 31,871	\$ 20,871	\$ 19,721	\$ 16,870	\$ 20,871	\$ 16,870	\$ 16,871	\$ 23,720	\$ 16,871	\$ 20,869	\$ 20,871	\$ 243,148	4.95%
25.	Capital Improvements	\$ 416,666	\$ 441,667	\$ 441,667	\$ 25,000	\$ 75,000	\$ 25,000	\$ 187,500	\$ 237,500	\$ 187,500	\$ 187,500	\$ 212,500	\$ 187,500	\$ 2,625,000	53.40%
26.	Printing & Binding	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 1,000	0.02%
27.	Legal Advertising	\$ 120	\$ 200	\$ 200	\$ 120	\$ 120	\$ 200	\$ 120	\$ 200	\$ 200	\$ 120	\$ 200	\$ 200	\$ 2,000	0.04%
28.	Marketing	\$ 403	\$ 153	\$ 653	\$ 403	\$ 153	\$ 953	\$ 153	\$ 653	\$ 403	\$ 653	\$ 403	\$ 653	\$ 5,636	0.11%
29.	Public Relations	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 1,000	0.02%
30.	Maintenance Supplies	\$ 800	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 10,000	0.20%
31.	Contingency/Claims	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 167,500	\$ 167,500	\$ 167,500	\$ 167,499	\$ 167,499	\$ 167,500	\$ 1,010,000	20.55%
32.	Office Supplies	\$ 300	\$ 220	\$ 300	\$ 220	\$ 300	\$ 220	\$ 300	\$ 220	\$ 300	\$ 220	\$ 300	\$ 220	\$ 3,120	0.06%
33.	Auto Expense	\$ 250			\$ 250			\$ 250			\$ 250			\$ 1,000	0.02%
34.	Gas & Lubricants	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.06%
35.	Janitorial Supplies	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.06%
36.	Dues, Subscriptions & Prof.Dev.	\$ 1,745	\$ 55	\$ 2,417		\$ 250	\$ 260	\$ 2,417	\$ 2,325	\$ 200	\$ 650	\$ 2,417		\$ 12,736	0.26%
37.	Total Operational Expenditures	\$ 538,198	\$ 561,364	\$ 538,761	\$ 167,557	\$ 175,811	\$ 120,146	\$ 476,409	\$ 494,184	\$ 448,568	\$ 475,462	\$ 471,703	\$ 447,189	\$ 4,915,354	100.00%
38.	Operational Reserve Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,920,869	\$ 1,920,869	
	TOTALS	\$ 538,198	\$ 561,364	\$ 538,761	\$ 167,557	\$ 175,811	\$ 120,146	\$ 476,409	\$ 494,184	\$ 448,568	\$ 475,462	\$ 471,703	\$ 2,368,059	\$ 6,836,223	100.00%

EXPENDITURES SPREADSHEET-2025/2026

Maint. & Repair-property Breakdown (#23)

LINE ITEM	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	TOTALS
Lawn Maintenance	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 4,004	\$ 48,048
Irrigation & Landscape repairs	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 20,000
Pond and Ditch maintenance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Weekly trash and debris removal	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 8,400
Gutter Cleaning (Bi-Annual)	\$ -	\$ -	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ 5,700
Misc. Improvements & Sub Labor	\$ 5,417	\$ 5,417	\$ 5,417	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 65,000
Misc. Roof,Plumbing & AC Repairs	\$ 5,417	\$ 5,417	\$ 5,417	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 5,416	\$ 5,417	\$ 65,000
Dumpster and Debris removal	\$ 834	\$ 833	\$ 833	\$ 833	\$ 834	\$ 833	\$ 834	\$ 833	\$ 834	\$ 833	\$ 833	\$ 833	\$ 10,000
Security system for Admin. Bldg.	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
TOTALS	\$ 16,872	\$ 31,871	\$ 20,871	\$ 19,721	\$ 16,870	\$ 20,871	\$ 16,870	\$ 16,871	\$ 23,720	\$ 16,871	\$ 20,869	\$ 20,871	\$ 243,148

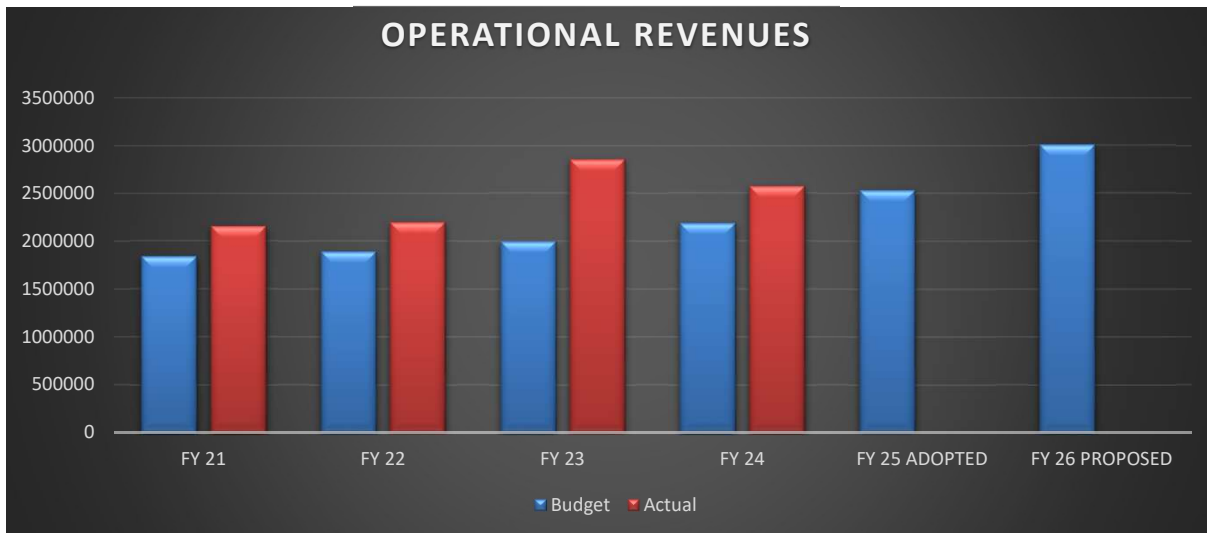
Capital Improvement Breakdown (#24)

LINE ITEM	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	TOTALS
1500/1530 Dolgner Place (Construction In Progress)	\$ 416,666	\$ 416,667	\$ 416,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,250,000
1500 Dolgner Building #3	\$0	\$0	\$0	\$0	\$0	\$0	\$187,500	\$187,500	\$187,500	\$187,500	\$187,500	\$187,500	\$ 1,125,000
Parking Lot Re-Paving & Maint.	\$0	\$25,000	\$0	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$25,000	\$0	\$ 150,000
1440 Dolgner Pl. Roof Renovation	\$0	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$ 100,000
TOTALS	\$ 416,666	\$ 441,667	\$ 441,667	\$ 25,000	\$ 75,000	\$ 25,000	\$ 187,500	\$ 237,500	\$ 187,500	\$ 187,500	\$ 212,500	\$ 187,500	\$ 2,625,000

**SEMINOLE COUNTY PORT AUTHORITY
5-YEAR CAPITAL IMPROVEMENT PLAN (CIP)**

ITEM	FY 2024/2025	FY 2025/2026	FY 2026/2027	FY 2027/2028	FY 2028/2029
		(cash carry forward)			
1500 Dolgner Place (Building 1)	\$1,250,000.00	-			
1530 Dolgner Place (Building 2)	\$1,250,000.00	\$ 1,250,000.00			
Port Paving Kastner Place Pkg. Lots	\$175,000.00	\$ 100,000.00			
(Current Year) FY 2024/2025 CIP Total:	\$2,675,000.00	\$ 1,350,000.00			
1500/1530 Dolgner Place (Const. In Progress)		\$1,250,000.00			
1500 Dolgner Site (Building 3 - phase 1)		\$1,125,000.00			
Parking Lot Re-Paving and Maintenance		\$150,000.00			
1440 Dolgner Place Roof Renovation		\$100,000.00			
FY 2025/2026 CIP Total:		\$2,625,000.00			
1500 Dolgner Site (Building 3 - phase 2)			\$1,125,000.00		
Kastner PI / Schilke Way Repaving			\$500,000.00		
Port Re-Roofs / Rehabilitation			\$500,000.00		
Port Entrance Way Improvements			\$350,000.00		
Vacant Property Site Engineering			\$250,000.00		
FY 2026/2027 CIP Total:			\$2,725,000.00		
Vacant Property Development Ph. I				\$1,250,000.00	
Dolgner Place Re-Paving				\$500,000.00	
Port Re-Roofs / Rehabilitation				\$500,000.00	
FY 2027/2028 CIP Total:				\$2,250,000.00	
Vacant Property Development Ph. II					\$1,250,000.00
Parking Lot Re-Paving					\$500,000.00
Port Re-Roofs / Rehabilitation					\$500,000.00
FY 2028/2029 CIP Total:					\$2,250,000.00

SCOPA FY 25/26 PROPOSED BUDGET VARIANCE REPORT

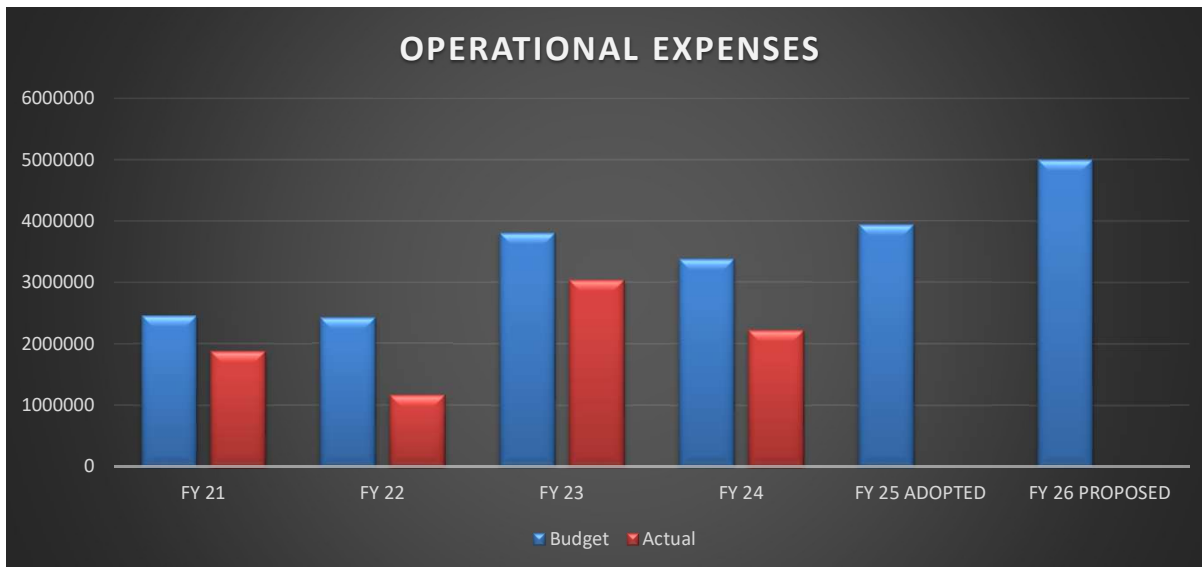


					FY 25	FY 26
	FY 21	FY 22	FY 23	FY 24	ADOPTED	PROPOSED
Budget	\$ 1,839,023	\$ 1,890,623	\$ 1,996,857	\$ 2,187,357	\$ 2,532,386	\$ 3,006,651
Actual	\$ 2,152,730	\$ 2,196,917	\$ 2,852,122	\$ 2,573,446	\$ -	\$ -
Variance	\$ 313,707	\$ 306,294	\$ 855,265	\$ 386,089	\$ -	\$ 474,265
% Change	17%	16%	43%	18%		16%

NOTES:

- 1) FY 23 Audited Revenues reflect additional revenues from land (Asset) sales totaling \$481,348 and increased interest income from LGIP investments.
- 2) FY 24 Audited Revenues reflect additional revenue due to Adopted Lease Rate Increase Plan.
- 3) FY 26 Proposed Revenues reflect continued Lease Rate Escalations per Rate Plan and 12,000 S.F. additional new leasable space in January 2026.
- 4) FY Years 21-24 include Provisions for Vacancies at 15%, 15%, 15%, and 10% respectively.

SCOPA FY 25/26 PROPOSED BUDGET VARIANCE REPORT



					FY 25	FY 26
	FY 21	FY 22	FY 23	FY 24	ADOPTED	PROPOSED
Budget	\$ 2,457,035	\$ 2,416,778	\$ 3,805,064	\$ 3,378,449	\$ 3,938,365	\$ 4,915,354
Actual	\$ 1,877,784	\$ 1,165,022	\$ 3,041,583	\$ 2,219,463	\$ -	\$ -
Variance	\$ 579,251	\$ 1,251,756	\$ 763,481	\$ 1,158,986	\$ -	\$ 976,989
% Change	24%	52%	20%	34%		20%

NOTES:

- 1) FY 26 Proposed Expense Budget includes additional \$1million for Marina Contingencies.
- 2) FY 24 Audited Expense Budget reflects delayed construction start for 1500 Dolgner Redevelopment.
- 3) FY 23 Audited Expense Budget reflects a Capital Improvement Project Re-bid resulting in \$400,000 deferred expenses.

BUDGET COMPARISON
2024/2025 and 2025/2026

LINE ITEM	CURRENT YEAR'S PROJECTED ACTUAL	NEXT YEAR'S PROJECTED BUDGET
REVENUES		
Interest Income	\$ 167,138	\$ 118,374
Building Leases	\$ 2,369,213	\$ 2,890,190
Land Leases	\$ 133,687	\$ 166,749
Marinas, LLC	\$ 110,724	\$ 90,621
Water Sales	\$ 25,875	\$ 25,680
Miscellaneous	\$ 4,146	\$ 4,056
Provision for Vacancy	\$ (86,523)	\$ (289,019)
REVENUE TOTALS	\$ 2,724,260	\$ 3,006,651
EXPENSES		
Salaries	\$ 227,693	\$ 261,877
FICA	\$ 14,374	\$ 16,236
Medicare	\$ 3,361	\$ 3,797
Retirement Contributions	\$ 59,931	\$ 67,273
Life & Health Insurance	\$ 46,457	\$ 61,402
Contractual Services-Other	\$ 400	\$ 1,000
Legal	\$ 64,732	\$ 96,000
Consultants	\$ 84,561	\$ 202,500
Commissions	\$ 14,040	\$ 23,040
Miscellaneous	\$ 1,271	\$ 2,500
Accounting/Auditing	\$ 29,288	\$ 26,363
Merchant Services	\$ 1,927	\$ 2,500
Arthropod Control	\$ 3,903	\$ 4,130
Cleaning	\$ 15,000	\$ 18,600
Travel Expense	\$ 3,000	\$ 3,000
Communications	\$ 6,698	\$ 6,720
Postage	\$ 1,222	\$ 1,240
Utilities: Electric	\$ 17,939	\$ 17,832
Utilities: Water/Sewer	\$ 31,820	\$ 33,132
Equipment Rental	\$ 9,869	\$ 10,000
Insurance & Bonds	\$ 106,494	\$ 121,734
Equipment Service Contracts	\$ 10,186	\$ 12,839
Equipment Repair	\$ 1,000	\$ 1,000
Maint. & Repair-property	\$ 322,059	\$ 243,148
Capital Improvements	\$ 1,912,163	\$ 2,625,000
Printing & Binding	\$ 937	\$ 1,000
Legal Advertising	\$ 1,483	\$ 2,000
Marketing	\$ 4,280	\$ 5,636
Public Relations	\$ 1,000	\$ 1,000
Maintenance Supplies	\$ 7,447	\$ 10,000
Contingency/Claims	\$ 4,167	\$ 1,010,000
Office Supplies	\$ 2,754	\$ 3,120
Auto Expense	\$ 971	\$ 1,000
Gas & Lubricants	\$ 2,394	\$ 3,000
Janitorial Supplies	\$ 2,075	\$ 3,000
Dues & Subscriptions	\$ 12,307	\$ 12,736
EXPENSE TOTALS	\$ 3,029,202	\$ 4,915,354
NET INCOME	\$ (304,942)	\$ (1,908,703)