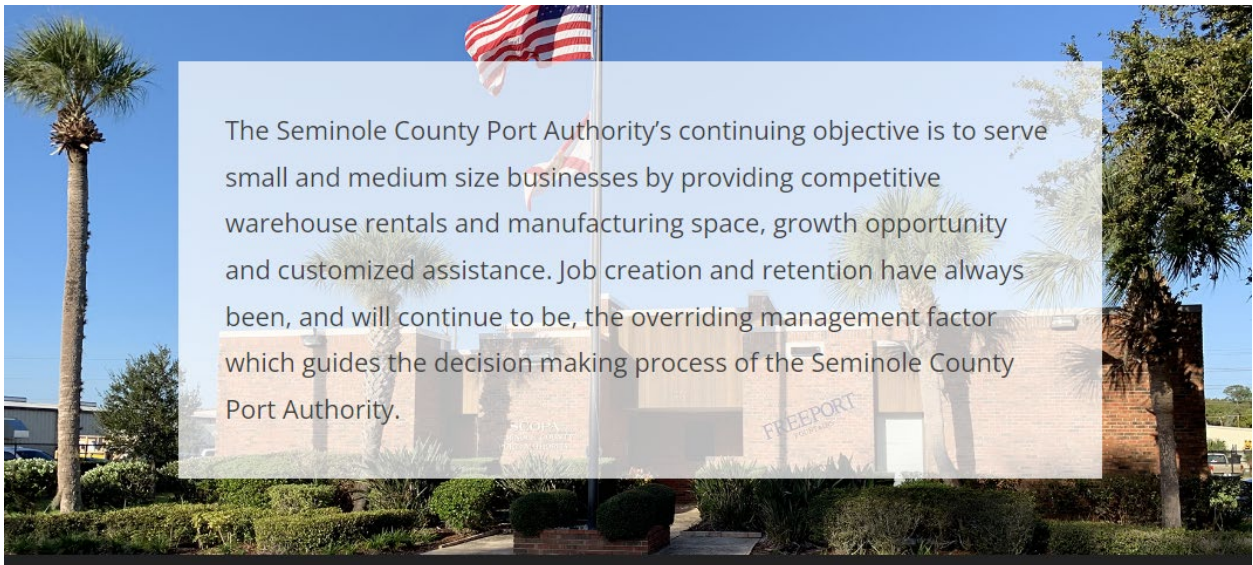




**Seminole County  
Port Authority  
SCOPA**

# OUR MISSION



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 1, 2024

Chairman Jay Zembower and Members of the Seminole County Commission

1101 E. First Street

Sanford, FL 32771

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 2024/2025. The proposed budget is conservative and necessary for efficient operations and development of Port facilities and reflects the expenditures required to carry out the powers and duties of the Authority.

### Total Budget

The Seminole County Port Authority proposed Fiscal Year 2024/2025 Budget totals \$6,678,363 million for all activities, including cash carried forward from the current year, capital projects, and operational revenues and expenditures. Total projected revenue is increasing \$345,029, an increase of 14% 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 \$3,938,365, an increase of 18% from last year's budget, in part as a result of rising construction costs for planned Capital Improvements and higher insurance premiums.

### Budget Highlights

- The FY 2024/2025 Budget includes Capital Improvement funding of \$2,675,000 for the construction of two (2) new 6,000 square foot Industrial Warehouses and Port Improvement Projects.
- The Budget Revenue estimates reflect increased returns from participation in Local Government Investment Pools (LGIP's) totaling approximately \$171,981 for the year.

- The FY 2024/2025 Budget provides for additional fees and expenses for the Professional Engineering Services, Legal Services, and Accounting Services.
- The Budget maintains adequate reserves to protect against unforeseen events, including Capital Improvement reserve funding for future planned development of \$1,500,000, and a surplus fund transfer of \$150,000 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 seek 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 2024/2025

The Fiscal Year 2024/2025 total cash budget is \$6,678,363. The budget includes a revenue growth of \$345,029 attributed to high, short-term interest rates on investments, consistent low vacancy rates, and increased lease rates. The Port Authority currently has the 1500 Dolgner Place site under redevelopment. This site redevelopment creates a temporary loss of revenue of \$120,000 annually. Increased revenues from the 1500 Dolgner Place redevelopment are anticipated in 2025.

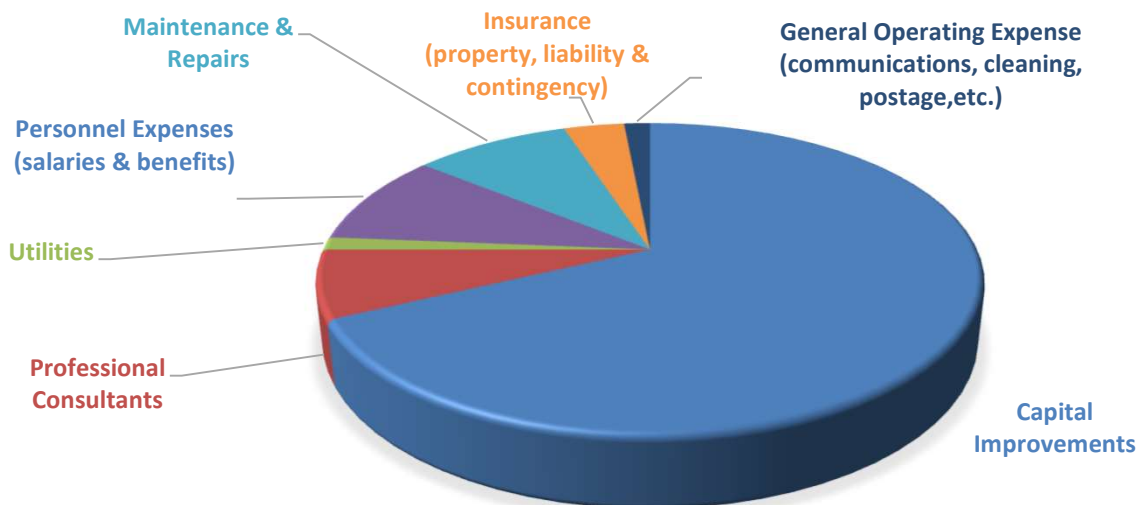
BUDGETED REVENUE	2024/2025	2023/2024	% CHANGE
INTEREST	171,981	116,292	32%
BUILDING LEASES	2,365,514	2,052,290	13%
LAND LEASES	112,751	84,149	25%
MARINA	93,251	116,208	-25%
OTHER	25,440	25,440	0%
PROVISION FOR VACANCY	-236,551	-207,022	12%
<b>OPERATIONAL REVENUES</b>	<b>2,532,386</b>	<b>2,187,357</b>	<b>14%</b>
<b>TOTAL CASH BUDGET</b>	<b>6,678,363</b>	<b>5,285,986</b>	<b>21%</b>

# BUDGETED EXPENSES

## FISCAL YEAR 2024/2025

The Fiscal Year 2024/2025 budget includes a 23% increase in capital improvement expenditures for the construction of two new buildings at the 1500 Dolgner Place site and paving improvements to the Port parking lots. Due to the utilization of additional engineering consultation and an anticipated increase in legal services, the budget for professional consultants for Fiscal Year 2024/2025 has increased by 20%. The Fiscal Year 2024/2025 total operating expenses are \$3,938,365, a 18% increase over the prior year budget.

BUDGETED EXPENSES	2024/2025	2023/2024	% CHANGE
Capital Improvements	2,675,000	2,050,000	23%
Professional Consultants	278,837	221,816	20%
Utilities	51,492	46,080	11%
Personnel Expenses (salaries & benefits)	375,076	351,166	6%
Maintenance & Repairs	359,676	355,045	1%
Insurance (property, liability & contingency)	138,988	126,500	9%
General Operating Expense (communications, cleaning, postage, etc.)	59,296	62,950	-6%
<b>Total Operating Expenses:</b>	<b>3,938,365</b>	<b>3,213,557</b>	<b>18%</b>



# PROJECTED FISCAL YEAR END CASH BALANCE

September 30, 2025

TOTAL CASH & AVAILABLE FUNDS ON HAND, 10/01/2024:	\$	4,145,977
ANTICIPATED OPERATION REVENUES:	\$	2,532,386
ANTICIPATED OPERATIONAL EXPENDITURES:	\$	(3,938,365)
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/25:	\$	(150,000)
<b>PROJECTED TOTAL CASH BALANCE - 09/30/2025:</b>	<b>\$</b>	<b>2,589,997</b>

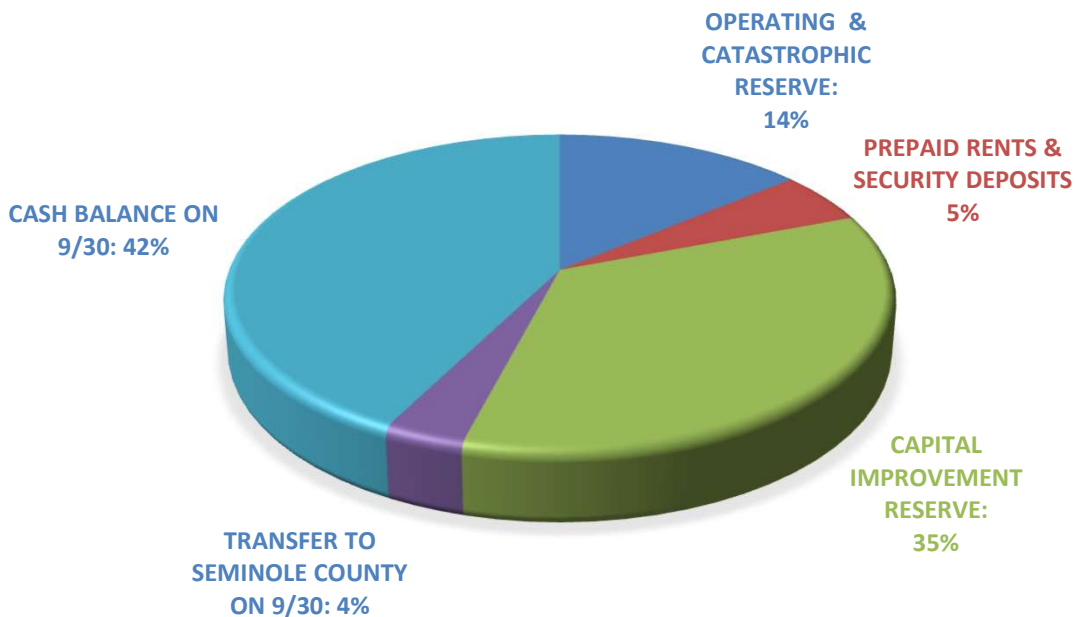
RESTRICTED FUNDS:

PREPAID RENTS/SECURITY DEPOSITS:	\$	(237,721)
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COMMITTED FUNDS:

CONSTRUCTION IN PROGRESS:	\$	-
OPERATING (3mo.) & CATASTROPHIC RESERVE :	\$	(661,406)
CAPITAL IMPROVEMENT RESERVE:	\$	(1,500,000)

<b>NON-COMMITTED CASH &amp; AVAILABLE FUNDS - 09/30/25:</b>	<b>\$</b>	<b>190,870</b>
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# TOTAL CASH BUDGET

## Fiscal Year 2024/2025

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, 2024	\$	4,145,977
Projected October Operational Revenue	\$	203,001
Projected October Operational Expenses	\$	(141,901)
Projected October Capital Improvements	\$	(500,000)
PROJECTED CASH BALANCE - NOVEMBER 1, 2024	\$	3,707,077
Projected November Operational Revenue	\$	206,235
Projected November Operational Expenses	\$	(96,436)
Projected November Capital Improvements	\$	(500,000)
PROJECTED CASH BALANCE - DECEMBER 1, 2024	\$	3,316,875
Projected December Operational Revenue	\$	209,223
Projected December Operational Expenses	\$	(84,056)
Projected December Capital Improvements	\$	(558,333)
PROJECTED CASH BALANCE - JANUARY 1, 2025	\$	2,883,709
Projected January Operational Revenue	\$	209,412
Projected January Operational Expenses	\$	(144,955)
Projected January Capital Improvements	\$	(558,333)
PROJECTED CASH BALANCE - FEBRUARY 1, 2025	\$	2,389,833
Projected February Operational Revenue	\$	210,539
Projected February Operational Expenses	\$	(78,487)
Projected February Capital Improvements	\$	(558,334)
PROJECTED CASH BALANCE - MARCH 1, 2025	\$	1,963,551
Projected March Operational Revenue	\$	211,484
Projected March Operational Expenses	\$	(94,933)
Projected March Capital Improvements	\$	-
PROJECTED CASH BALANCE - APRIL 1, 2025	\$	2,080,103
Projected April Operational Revenue	\$	212,226
Projected April Operational Expenses	\$	(146,537)
Projected April Capital Improvements	\$	-
PROJECTED CASH BALANCE - MAY 1, 2025	\$	2,145,792
Projected May Operational Revenue	\$	211,524
Projected May Operational Expenses	\$	(80,928)
Projected May Capital Improvements	\$	-
PROJECTED CASH BALANCE - JUNE 1, 2025	\$	2,276,389
Projected June Operational Revenue	\$	212,197
Projected June Operational Expenses	\$	(90,018)
Projected June Capital Improvements	\$	-

<b>PROJECTED CASH BALANCE - JULY 1, 2025</b>	\$	2,398,568
Projected July Operational Revenue	\$	213,673
Projected July Operational Expenses	\$	(139,407)
Projected July Capital Improvements	\$	-
<b>PROJECTED CASH BALANCE - AUGUST 1, 2025</b>	\$	2,472,835
Projected August Operational Revenue	\$	215,908
Projected August Operational Expenses	\$	(83,340)
Projected August Capital Improvements	\$	-
<b>PROJECTED CASH BALANCE - SEPTEMBER 1, 2025</b>	\$	2,605,404
Projected September Operational Revenue	\$	216,963
Projected September Operational Expenses	\$	(82,370)
Projected September Capital Improvements	\$	-
Surplus Funds Transfer to Seminole County General Fund	\$	(150,000)
<b>PROJECTED TOTAL CASH BALANCE - SEPT. 30, 2025:</b>	<b>\$</b>	<b>2,589,997</b>
Restricted Funds: Prepaid Rents/Deposits:	\$	237,721
Operating Reserves (3mo.) & Catastrophic Reserves:	\$	661,406
Capital Improvement Reserves:	\$	1,500,000
<b>PROJECTED UNDESIGNATED BALANCE - SEPT. 30, 2025:</b>	<b>\$</b>	<b>190,870</b>

The Port Authority Fiscal Year 2024/2025 budget includes operating and capital improvement expenses exceeding revenue. The Port Authority will be utilizing reserve funds to bridge the \$1,405,979 funding gap. The Port Authority's Capital Improvement Plan (see Appendix 5) includes the completion of two, six thousand square foot 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, 2025, is budgeted at \$150,000.



**SCOPA F.Y. 2024/2025 Budget**

**PROJECTED  
CASH BALANCE & CASH FLOW  
ANALYSIS  
2023/2024 (LAST 6 MONTHS)** **1**

**OPERATIONAL REVENUES &  
EXPENDITURES 2023/2024  
( LAST 6 MONTHS SPREADSHEETS)** **2**

**PROJECTED OPERATIONAL  
REVENUES & INVESTMENT ANALYSIS  
2024/2025** **3**

**PROJECTED OPERATIONAL  
EXPENDITURES 2024/2025** **4**

**BUDGET COMPARISON &  
FIVE YEAR CAPITAL  
IMPROVEMENT PLAN** **5**

# CASH FLOW ANALYSIS

## Last six months of Fiscal Year 2023/2024

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 2023/2024.

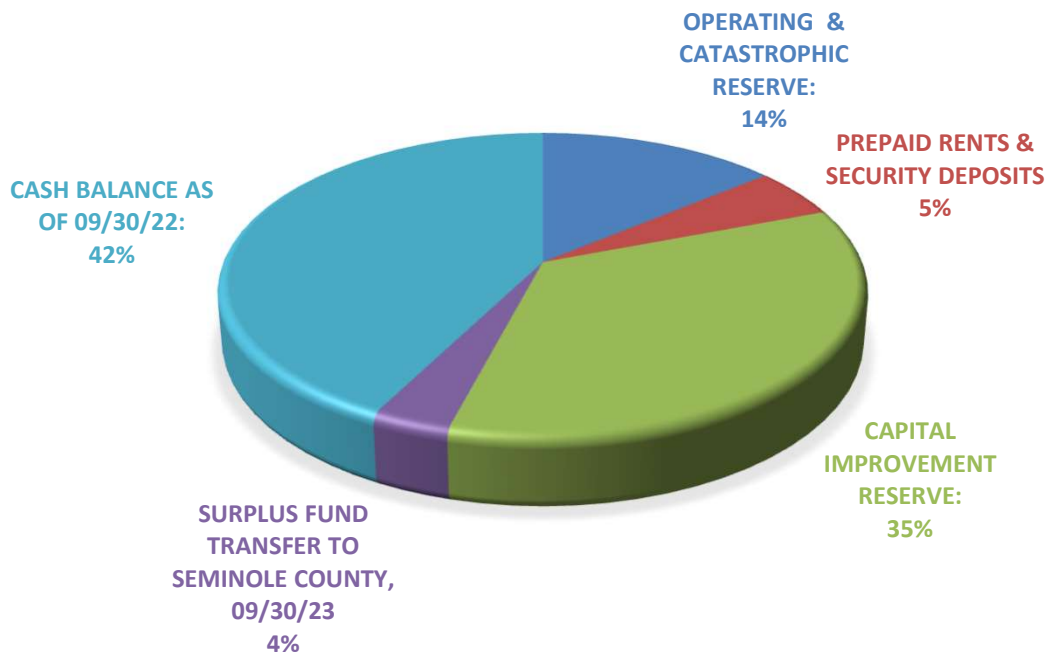
<b>CASH BALANCE - MARCH 31, 2024</b>	<b>\$</b>	<b>4,473,457</b>
Projected April Operational Revenue	\$	206,595
Projected April Operational Expenses	\$	(84,949)
Projected April Capital Improvements	\$	(84,879)
<b>CASH BALANCE - APRIL 30, 2024</b>	<b>\$</b>	<b>4,510,224</b>
Projected May Operational Revenue	\$	182,772
Projected May Operational Expenses	\$	(74,527)
Projected May Capital Improvements	\$	-
<b>CASH BALANCE - MAY 31, 2024</b>	<b>\$</b>	<b>4,618,469</b>
Projected June Operational Revenue	\$	178,663
Projected June Operational Expenses	\$	(72,139)
Projected June Capital Improvements	\$	(253,333)
<b>CASH BALANCE - JUNE 30, 2024</b>	<b>\$</b>	<b>4,471,661</b>
Projected July Operational Revenue	\$	190,375
Projected July Operational Expenses	\$	(94,766)
Projected July Capital Improvements	\$	(253,333)
<b>CASH BALANCE - JULY 31, 2024</b>	<b>\$</b>	<b>4,313,937</b>
Projected August Operational Revenue	\$	191,612
Projected August Operational Expenses	\$	(67,370)
Projected August Capital Improvements	\$	(253,334)
<b>CASH BALANCE - AUGUST 31, 2024</b>	<b>\$</b>	<b>4,184,844</b>
Projected September Operational Revenue	\$	191,445
Projected September Operational Expenses	\$	(80,313)
Projected September Capital Improvements	\$	-
Transfer to Seminole County General Fund	\$	(150,000)
<b>PROJECTED TOTAL CASH BALANCE - SEPTEMBER 30, 2024:</b>	<b>\$</b>	<b>4,145,977</b>

*\* Projected total cash balance includes \$1,800,000 in unspent CIP funds.*

# PROJECTED FISCAL YEAR END CASH BALANCE

September 30, 2024

TOTAL CASH & AVAILABLE FUNDS ON HAND, 03/31/24:	\$ 4,473,457
RESTRICTED FUNDS:	
PREPAID RENTS/SECURITY DEPOSITS,3/31/24:	\$ (226,426)
COMMITTED FUNDS:	
CONSTRUCTION IN PROGRESS:	\$ -
OPERATING (3mo.) & CATASTROPHIC RESERVE :	\$ (598,908)
CAPITAL IMPROVEMENT RESERVE:	\$ (1,500,000)
ANTICIPATED OPERATION REVENUES, 04/01/24-09/30/24:	\$ 1,141,463
ANTICIPATED OPERATIONAL EXPENDITURES, 04/01/24-09/30/24:	\$ (1,318,942)
<hr/>	
<b>NON-COMMITTED CASH &amp; AVAILABLE FUNDS - 09/30/24:</b>	<b>\$ 1,970,642</b>
<hr/>	
BUDGETED TRANSFER TO SEMINOLE COUNTY - 09/30/24:	\$ (150,000)
<b>PROJECTED BALANCE - 09/30/24:</b>	<b>\$ 1,820,642</b>



**Seminole County Port Authority**  
**Balance Sheet**  
**March 31, 2024**

<u>Account</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>2023 YTD</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Operating-Seacoast	\$ 446.97 \$	19,069.20 \$	23,685.61
Payroll-Seacoast	(51.52)	37.23	108.10
Revenue-Seacoast	109,997.22	1,284,319.23	2,956,976.75
FL SAFE	7,201.72	1,584,040.09	1,011,646.70
FL Prime	7,401.38	1,585,590.95	1,011,299.09
<b>General Operating Funds</b>	<b>124,995.77</b>	<b>4,473,056.70</b>	<b>5,003,716.25</b>
Petty Cash	0.00	400.00	400.00
Accounts Receivable	(1,181.78)	9,114.67	3,248.38
Estimated Uncoll.Acct.Rec.	0.00	0.00	0.00
Accrued Interest Receivable	0.00	0.00	0.00
<b>TOTAL Current Assets</b>	<b>123,813.99</b>	<b>4,482,571.37</b>	<b>5,007,364.63</b>
<b>Fixed Assets</b>			
Land & Right of Way	0.00	2,850,766.91	2,455,340.05
Buildings & Structures	0.00	13,506,937.80	13,475,533.80
Construction in Progress	0.00	2,746,293.60	1,251,543.13
Accumulated Depreciation	0.00	(11,204,827.08)	(10,494,665.48)
Improvements	0.00	2,650,654.92	2,650,654.92
Motor Vehicles	0.00	38,327.02	24,440.02
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)	(1,294,077.89)
<b>TOTAL Fixed Assets</b>	<b>0.00</b>	<b>9,423,567.48</b>	<b>8,173,820.75</b>
<b>TOTAL ASSETS</b>	<b>\$ 123,813.99 \$</b>	<b>13,906,138.85 \$</b>	<b>13,181,185.38</b>

**Seminole County Port Authority**  
**Balance Sheet**  
**March 31, 2024**

<u>Account</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>2023 YTD</u>
<b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	12,277.95	(4,326.76)	(43,458.41)
Accrued Interest Payable	0.00	0.00	0.00
Sales Tax Payable	(87.92)	(16,785.56)	(17,362.43)
FICA Payable	0.00	971.73	971.73
Withholding Payable	0.00	1,221.16	1,221.16
Insurance Withheld	31.09	(2,779.82)	(2,832.56)
Accrued Vacation Pay	77.84	(2,243.83)	(3,188.66)
Medicare Payable	0.00	(119.89)	(119.89)
Accrued Sick Time	(67.22)	(16,883.14)	(15,802.93)
Plan 457	0.00	(1,000.00)	(1,000.00)
Employee Retirement Cont.	0.01	(794.83)	(794.93)
Security Deposits	1,132.84	(202,322.09)	(192,705.53)
Prepaid Rents	4,255.59	(24,103.24)	(56,873.50)
Def. Future Imp	0.00	(171,800.00)	(171,800.00)
	<hr/>		
<b>Current Liabilities</b>	<b>17,620.18</b>	<b>(440,966.28)</b>	<b>(503,745.96)</b>
	<hr/>		
<b>TOTAL Liabilities</b>	<b>17,620.18</b>	<b>(440,966.28)</b>	<b>(503,745.96)</b>
 <b>Capital</b>			
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	(141,434.17)	(527,972.45)	(678,989.80)
Retained Earnings	0.00	(11,840,135.12)	(10,901,384.62)
Contributions	0.00	(40,000.00)	(40,000.00)
	<hr/>		
<b>TOTAL Capital</b>	<b>(141,434.17)</b>	<b>(13,465,172.57)</b>	<b>(12,677,439.42)</b>
	<hr/>		
<b>TOTAL LIAB.&amp; CAPITAL</b>	<b>(\$ 123,813.99)</b>	<b>(\$ 13,906,138.85)</b>	<b>(\$ 13,181,185.38)</b>
	<hr/> <hr/>		

**Seminole County Port Authority  
Budget Statement  
For the Six Months Ending March 31, 2024**

	<u>Current Month</u> Actual	<u>Current Month</u> Budget	<u>Year to Date</u> Actual	<u>Year to Date</u> Budget
<b>REVENUES</b>				
Cash Carried Forward	0.00	0.00	(3,718,742.00)	(3,098,629.00)
Cash Carried Forward/Contra	0.00	0.00	3,718,742.00	3,098,629.00
Interest Earned	(16,488.58)	(10,498.00)	(95,375.33)	(62,140.00)
Revenue	(16,488.58)	(10,498.00)	(95,375.33)	(62,140.00)
Building Leases	(170,148.31)	(171,028.00)	(1,028,243.77)	(1,023,589.00)
Land Leases	(11,090.26)	(11,484.00)	(65,926.58)	(68,728.00)
Marina	(5,034.91)	(5,175.00)	(40,393.38)	(31,050.00)
Provision for Vacancy	0.00	17,249.00	0.00	103,234.00
Rents	(186,273.48)	(170,438.00)	(1,134,563.73)	(1,020,133.00)
Water/Sewer Sales	(1,546.97)	(2,000.00)	(11,519.07)	(12,000.00)
Miscellaneous	(440.71)	(120.00)	(1,278.13)	(720.00)
Sale of Fixed Asset	0.00	0.00	0.00	0.00
Other Misc. Revenue	(\$ 1,987.68)	(\$ 2,120.00)	(\$ 12,797.20)	(\$ 12,720.00)
<b><u>TOTAL REVENUES</u></b>	<b><u>-204749.74</u></b>	<b><u>-183056</u></b>	<b><u>-1242736.26</u></b>	<b><u>-1094993</u></b>

	<u>Current Month</u> Actual	<u>Current Month</u> Budget	<u>Year to Date</u> Actual	<u>Year to Date</u> Budget
<b>EXPENSES</b>				
Regular Salaries	18,386.62	18,398.00	112,100.63	110,385.00
FICA Taxes	1,140.62	1,141.00	6,843.72	6,844.00
Retirement Contributions	5,130.28	4,662.00	30,781.64	27,977.00
Life & Health Insurance	4472.04	4797	26336.81	28778
Medicare Taxes	266.76	266.00	1,600.56	1,600.00
Contractual Services-Other	0.00	0.00	0.00	400.00
Personal Services	29,396.32	29,264.00	177,663.36	175,984.00
Legal	3,643.25	4,167.00	10,902.23	25,000.00
Consultants	3,457.00	10,625.00	43,762.00	63,750.00
Commissions	0.00	0.00	0.00	0.00
Miscellaneous	0.00	200.00	582.34	1,350.00
Bank Fees	378.25	0.00	0.00	0.00
Accounting & Auditing	11,500.00	0.00	28,070.75	23,783.00
Merchant Services	(307.76)	1,498.00	103.34	1,908.00
Arthropod Control	236.41	1,007.00	1,153.43	2,382.00
Cleaning	1,250.00	1,250.00	7,400.00	7,500.00
Travel Expense	0.00	250.00	0.00	1,500.00
Communications	499.98	605.00	3,040.65	3,630.00
Postage	136.00	103.00	360.56	619.00

**Seminole County Port Authority**  
**Budget Statement**  
**For the Six Months Ending March 31, 2024**

Utility Services Electric	1,357.51	2,432.00	8,862.22	14,592.00
Utilities: Water/Sewer	2,480.16	1,408.00	14,760.72	8,448.00
Equipment Rental	0.00	0.00	0.00	5,000.00
Insurance & Bonds	(50.00)	500.00	52,833.00	58,500.00
Equipment Service Contracts	(510.00)	590.00	4,192.40	5,368.00
Equipment Repair	0.00	0.00	896.00	500.00
Maint. & Repair-property	6,646.86	20,132.00	63,108.43	159,835.00
Capital Improvements	0.00	0.00	286,125.53	125,000.00
Printing & Binding	0.00	400.00	0.00	800.00
Legal Advertising	0.00	75.00	759.09	300.00
Marketing	0.00	250.00	250.00	2,100.00
Public Relations	0.00	0.00	275.00	500.00
Maintenance Supplies	0.00	800.00	286.60	5,000.00
Contingency	0.00	834.00	0.00	5,001.00
Contribution to Seminole Co.	0.00	0.00	0.00	0.00
Office Supplies	17.90	200.00	1,323.20	1,200.00
Auto Expense	75.54	0.00	236.42	1,500.00
Gas & Lubricants	311.05	250.00	1,221.95	1,500.00
Janitorial Supplies	18.96	250	745.59	1500
Debt Service	0.00	0.00	0.00	0.00
Reserve Capital	0.00	0.00	0.00	0.00
<b>Depreciation</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Prior Year Adjustment	0.00	0.00	0.00	0.00
<b>TOTAL EXPENSES</b>	<b>63315.57</b>	<b>77230</b>	<b>714763.81</b>	<b>709955</b>
<b>Net Income</b>	<b>-141434.17</b>	<b>-105826</b>	<b>-527972.45</b>	<b>-385038</b>

REVENUES-LAST SIX MONTHS OF FISCAL 2023/2024

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2024	TOTAL PROJ. 2023/2024
Interest Income	16,397	17,843	17,843	17,682	17,257	17,025	104,047	95,375	199,422
<b>BUILDING LEASES</b>									
<b>Kastner Place-East</b>									
1441 Kastner Place/101/Kevin B. Hays Fire Consltg.	1,276	1,276	1,276	1,276	1,276	1,276	7,656		
1441 Kastner Place/111/We're Organized, Inc. FL	2,559	2,559	2,559	2,559	2,687	2,687	15,610		
1451 Kastner Place/Don Hachenberger	5,530	5,530	5,530	5,530	5,530	5,530	33,180		
1461 Kastner Place/101-113/Acme Industrial Surplus, Inc.	3,307	3,307	0	7,766	7,766	7,766	29,912		
1461 Kastner Place/117-129/Acme Industrial Surplus, Inc.	3,706	3,706	3,706	3,706	3,706	3,706	22,236		
1471 Kastner PL/101/Rust-Off, Inc.	1,116	1,116	1,116	1,116	1,116	1,116	6,696		
1471 Kastner PL/105/Ricardo Zayas	1,047	1,047	1,047	1,047	1,047	1,047	6,282		
1471 Kastner PL/109/Maintenance Mgmt. Group, Inc.	1,021	1,021	1,021	1,021	1,021	1,021	6,126		
1471 Kastner PL/113-117/TCI Contracting	1,543	1,543	1,543	1,543	1,543	1,543	9,258		
1471 Kastner PL/121/Freeport Fountains, LLC	899	899	899	899	899	899	5,394		
1471 Kastner PL/125/I.R.R. Auto Sales, LLC	993	993	993	993	993	993	5,958		
1481 Kastner PL/101/Seminole Fleet, LLC	1,875	1,875	1,875	1,875	1,875	1,875	11,250		
1481 Kastner PL/113/Seminole Fleet, LLC	3,190	3,190	3,190	3,190	3,190	3,190	19,140		
1511 Kastner PL/Real Estate Support Systems, Inc.	2,646	2,778	2,778	2,778	2,778	2,778	16,536		
1515 Kastner PL/Environmental Energy Services, Inc.	4,690	4,690	4,690	4,690	4,690	4,690	28,140		
<b>1450 Kastner Place-Phase I</b>									
Suite 100/Boutinot USA	1,042	1,042	1,042	1,042	1,042	1,042	6,252		
Suite 104/Rampart Gun Works, Inc.	1,021	1,021	1,021	1,021	1,021	1,021	6,126		
Suite 108/ Rampart Gun Works, Inc.	882	882	882	882	882	882	5,292		
Suites 112 & 116/ Hydrotech Solutions/Riken Constructio	1,505	1,505	1,505	1,505	1,505	1,505	9,030		
Suite 120/Freeport Fountain, LLC	637	637	637	637	637	637	3,822		
Suites 124-128/Daniel E. Wurl	2,060	2,060	0	3,920	3,920	3,920	15,880		
<b>1470 Kastner Place-Phase II</b>									
Suite 100/ Florida Sealcoating, LLC	892	892	892	892	892	892	5,352		
Suite 104/Trident Weaponry, LLC	1,085	1,085	1,085	1,085	1,085	1,085	6,510		
Suite 108/Radios OEM, Inc.	1,085	1,085	1,085	1,085	1,085	1,085	6,510		
Suites 112-116/Kevin B. Hays Fire Consulting, LLC	1,787	1,787	1,787	1,787	1,787	1,787	10,722		
Suite 120/Shirley Motor Sports	971	971	971	971	971	971	5,826		
Suites 124-132/Kevin B. Hays Fire Consulting, LLC	2,205	2,205	2,205	2,205	2,205	2,205	13,230		
<b>1490 Kastner Place</b>									
1490 Kastner PL/Suite 1000/Sanford Boat Storage	9,967	9,967	9,967	9,967	9,967	9,967	59,802		



ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2024	TOTAL PROJ. 2023/2024
1490 Kastner PL/Suite 1050/Dynamic Aspects, Inc.	5,788	5,788	5,788	5,788	5,788	5,788	34,728		
<b>1510 Kastner Place</b>									
1510 Kastner PL, Ste. 1/SCOPA Admin. Office	0	0	0	0	0	0	0		
1510 Kastner PL, Ste. 3/Freeport Fountains, LLC	1,735	1,735	1,735	1,735	1,735	1,735	10,409		
<b>Fitzpatrick Point</b>									
1690 Fitzpatrick Point/Marinas, LLC	6,543	6,543	6,543	6,543	6,543	6,543	39,258		
<b>Dolgner Place-Phase III</b>									
1401-1409/Polished Concrete Floors	2,431	2,431	2,431	2,431	2,431	2,431	14,586		
1413/ Central Florida Windows & Doors, LLC	1,050	1,050	1,050	1,050	1,050	1,050	6,300		
1417/ProlinQ, Inc.	919	919	919	919	919	965	5,560		
1421-1425/Automotive Lift Experts, LLC	1,654	1,654	1,654	1,737	1,737	1,737	10,173		
1429/Relentless Media, LLC	937	937	937	937	937	937	5,622		
1433-1453/Seminole State College	3,444	3,444	3,444	3,444	3,444	3,444	20,664		
1501 & 1505/Dayspring Development (fka CFLSS)	1,736	1,736	1,736	1,736	1,779	1,779	10,502		
1509/ Matthew Bauer	926	972	972	972	972	972	5,786		
1513/Grace Missions, Inc.	1,038	1,038	1,038	1,038	1,038	1,038	6,228		
1517/Driftwood Arts	1,033	1,033	1,033	1,033	1,033	1,033	6,198		
1521/Transmission Specialties, Inc.	1,021	1,021	1,021	1,021	1,021	1,021	6,126		
1525 & 1529/B & N Fabricating	2,195	2,195	2,195	2,195	2,195	2,195	13,170		
1535/B & N Fabricating	850	850	850	850	850	850	5,100		
1539/Filtration Direct, Inc.	1,021	1,021	1,021	1,021	1,021	1,021	6,126		
1543 & 1547/Fiberglass Plus S & R Corp.	1,621	1,621	1,621	1,621	1,621	1,621	9,726		
1551 & 1555/Ultimate Woodworks	1,677	1,677	1,677	1,677	1,677	1,677	10,062		
1559/Lentec Machining, Inc.	985	985	985	985	985	985	5,910		
1563/Lentec Machining, Inc.	925	925	925	925	925	925	5,550		
1430&1440/La Mesa RV	7,293	7,293	7,293	7,293	7,293	7,293	43,758		
1500/	0	0	0	0	0	0	0		
<b>4421 Schilke Way</b>									
Suites 100-104/G&C Welding Specialists, LLC	1,627	1,627	1,627	1,627	1,627	1,708	9,843		
Suite 108/R. C. Cabinets, Inc.	1,083	1,083	1,083	1,083	1,083	1,083	6,498		
Suite 112/Orlando Pump & Equipment Co.	1,021	1,021	1,021	1,021	1,021	1,021	6,126		
Suites 116-120/Artik Enterprises, Inc.	1,389	1,389	1,389	1,389	1,389	1,389	8,334		

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2024	TOTAL PROJ. 2023/2024
Suites 124-128/Back Country Customs, LLC	1,780	1,780	1,780	1,780	1,780	1,780	10,680		
1601 Dolgner PL, 1520 Kastner PL/Millennium Coaches	23,152	23,152	23,152	23,152	23,152	23,152	138,912		
<b><i>Dolgner Place-Phase IV</i></b>									
1900/J.L. Pandolfi Painting, Inc.	1,063	1,063	1,063	1,063	1,063	1,063	6,378		
1904/Dragon Recovery	926	926	926	926	926	926	5,556		
1910/Brand O' Guitar Company	1,389	1,389	1,389	1,389	1,389	1,389	8,334		
1920/Brand O' Guitar Company	1,915	1,915	1,915	1,915	1,915	1,915	11,490		
1924/Brand O'Guitar Company	892	892	892	892	892	892	5,352		
1928, 1932 & 1954/ New Price, Inc.	2,362	2,362	2,362	2,362	2,362	2,480	14,290		
1936/MGC Roofing of Florida, LLC	1,099	1,099	1,099	1,099	1,099	1,099	6,594		
1940/MGC Roofing of Florida, LLC	984	984	984	984	984	984	5,904		
<b><i>Dolgner Place-Phase V</i></b>									
1950/MGC Roofing of Florida, LLC	931	931	931	931	931	931	5,586		
1958/Network Electrical Systems, Inc.	1,094	0	1,412	1,412	1,412	1,412	6,742		
1962/Bennett & Sons AC	972	972	972	972	972	972	5,832		
1966/Bennett & Sons AC	937	937	937	937	937	937	5,622		
1970/Rhoades Construction	1,621	1,621	1,621	1,621	1,621	1,621	9,726		
<b><i>1980 Dolgner Place-Phase VI</i></b>									
Suite 1000/Disaster Restoration Services, LLC	1,962	1,962	1,962	1,962	1,962	1,962	11,772		
Suite 1008/Disaster Restoration Services, LLC	1,780	1,780	1,780	1,780	1,780	1,780	10,679		
Suite 1016/Air One of Central Florida, LLC	1,050	1,050	1,050	1,050	1,050	1,050	6,300		
Suite 1020/ Summit Exhibit, LLC	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
Suite 1024/Genstar Service, LLC	1,127	1,127	1,127	1,155	1,155	1,155	6,846		
Suite 1028/ Genstar Service, LLC	1,050	1,050	1,050	1,050	1,050	1,050	6,300		
Suite 1032/Aqua Cops Water Systems, Inc	1,050	1,050	1,050	1,050	1,050	1,050	6,300		
Suite 1036/D. T. Diesel, Inc.	882	882	882	882	882	882	5,292		
Suite 1040/D. T. Diesel, Inc.	897	897	897	897	897	897	5,382		
Suite 1044/ Summit Exhibit, LLC	1,500	1,500	1,500	1,500	1,500	1,500	9,000		
Suite 1048/Southern Aquatic Mgmt., Inc.	1,105	1,105	1,105	1,105	1,105	1,105	6,630		
Suite 1052,1060,1068/TCI Contracting, LLC	4,558	4,558	4,558	4,558	4,558	4,558	27,348		
<b>SUBTOTALS</b>	<b>171,697</b>	<b>171,141</b>	<b>167,186</b>	<b>178,983</b>	<b>179,154</b>	<b>179,399</b>	<b>1,047,558</b>	<b>1,028,244</b>	<b>2,075,802</b>

ADDRESS/TENANT	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	SUBTOTAL	TOTAL @ 3/31/2024	TOTAL PROJ. 2023/2024
<i>LAND LEASES</i>									
4419 Schilke Way/vacant	0	0	0	0	0	0	0		
4417 Schilke Way/Back Country Customs, LLC	413	413	413	413	413	413	2,478		
4350 Carraway Place/Heritage Operating, L.P.	163	163	163	163	163	163	978		
1600 Dolgner PL/Log Cabin Homes	697	697	697	697	697	697	4,182		
4501 Schilke Way/Leonard Smith II	2,858	2,858	2,858	2,858	2,858	2,858	17,148		
1511 Kastner Place/FL Sealcoating, LLC	992	992	992	992	992	992	5,952		
1688 Fitzpatrick Pt./SCOPA Storage	0	0	0	0	0	0	0		
1681 Fitzpatrick Pt./Marina, LLC	1,502	1,502	1,502	1,502	1,502	1,502	9,012		
<b>SUBTOTALS</b>	<b>13,277</b>	<b>6,625</b>	<b>6,625</b>	<b>6,625</b>	<b>6,625</b>	<b>6,625</b>	<b>46,402</b>	<b>65,927</b>	<b>112,329</b>
<i>OTHER</i>									
Marinas, LLC (based on their adjusted gross revenue)	3,155	2,330	2,180	2,267	3,780	3,617	17,329		
4360,4370,4380 Carraway PL/Marinas, LLC	4,508	4,508	4,508	4,508	4,508	4,508	27,048		
<b>SUBTOTALS</b>	<b>7,663</b>	<b>6,838</b>	<b>6,688</b>	<b>6,775</b>	<b>8,288</b>	<b>8,125</b>	<b>44,377</b>	<b>40,393</b>	<b>84,770</b>
<i>OTHER</i>									
Water Sales	1,891	1,916	1,916	1,916	1,916	1,916	11,471	11,519	22,990
Miscellaneous	178	200	200	200	200	200	1,178	1,278	2,456
Provision for Vacancy (10% of Building Leases)		(17,283)	(17,286)	(17,298)	(17,320)	(17,336)	(86,523)	0	(86,523)
<b>TOTALS</b>	<b>206,595</b>	<b>182,772</b>	<b>178,663</b>	<b>190,375</b>	<b>191,612</b>	<b>191,445</b>	<b>1,141,463</b>	<b>1,242,736</b>	<b>2,326,476</b>

**EXPENDITURES-LAST SIX MONTHS OF FISCAL 2023/2024**

<i>LINE ITEM</i>	<i>APRIL</i>	<i>MAY</i>	<i>JUNE</i>	<i>JULY</i>	<i>AUGUST</i>	<i>SEPT.</i>	<i>SUBTOTAL</i>	<i>TOTAL AS OF 3/31/2023</i>	<i>TOTAL PROJ. 2022/2023</i>	<i>BUDGETED AMOUNT</i>	<i>VARIANCE</i>
Salaries*	\$ 18,738	\$ 18,387	\$ 18,387	\$ 18,387	\$ 18,387	\$ 18,387	\$ 110,673	\$ 112,100	\$ 222,773	\$ 220,767	\$ (2,006)
FICA	\$ 1,141	\$ 1,140	\$ 1,141	\$ 1,140	\$ 1,141	\$ 1,140	\$ 6,843	\$ 6,844	\$ 13,687	\$ 13,688	\$ 1
Medicare	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 1,602	\$ 1,601	\$ 3,203	\$ 3,201	\$ (2)
Retirement Contributions**	\$ 5,130	\$ 5,130	\$ 5,130	\$ 5,134	\$ 5,134	\$ 5,134	\$ 30,792	\$ 30,782	\$ 61,574	\$ 55,954	\$ (5,620)
Life & Health Insurance	\$ 4,436	\$ 4,472	\$ 4,472	\$ 4,472	\$ 4,472	\$ 4,472	\$ 26,796	\$ 26,337	\$ 53,133	\$ 57,556	\$ 4,423
Contractual Services-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000
Legal	\$ 4,326	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 4,166	\$ 25,156	\$ 10,902	\$ 36,058	\$ 50,000	\$ 13,942
Consultants	\$ 1,818	\$ 16,400	\$ 16,400	\$ 16,400	\$ 16,400	\$ 16,400	\$ 83,818	\$ 43,762	\$ 127,580	\$ 127,500	\$ (80)
Commisions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,040	\$ 14,040
Miscellaneous	\$ 30	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,280	\$ 582	\$ 1,862	\$ 2,500	\$ 638
Accounting/Auditing	\$ -	\$ -	\$ 1,212	\$ -	\$ -	\$ -	\$ 1,212	\$ 28,071	\$ 29,283	\$ 29,283	\$ -
Merchant Services	\$ 1,396	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,896	\$ 103	\$ 1,999	\$ 2,400	\$ 401
Arthropod Control	\$ 1,317	\$ 250	\$ 470	\$ 250	\$ 470	\$ 250	\$ 3,007	\$ 1,154	\$ 4,161	\$ 3,957	\$ (204)
Cleaning	\$ 1,300	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 7,550	\$ 7,400	\$ 14,950	\$ 15,000	\$ 50
Travel Expense	\$ 866	\$ 855	\$ 1,020	\$ 550	\$ -	\$ -	\$ 3,291	\$ -	\$ 3,291	\$ 3,000	\$ (291)
Communications	\$ 501	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 3,051	\$ 3,041	\$ 6,092	\$ 7,260	\$ 1,168
Postage	\$ 329	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ 929	\$ 361	\$ 1,290	\$ 1,240	\$ (50)
Utilities: Electric***	\$ 1,364	\$ 1,592	\$ 1,531	\$ 1,632	\$ 1,622	\$ 1,781	\$ 9,522	\$ 8,862	\$ 18,384	\$ 16,896	\$ (1,488)
Utilities: Water/Sewer***	\$ 2,641	\$ 3,426	\$ 2,035	\$ 1,854	\$ 1,967	\$ 2,108	\$ 14,031	\$ 14,761	\$ 28,792	\$ 29,184	\$ 392
Equipment Rental	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ 5,000	\$ -	\$ 5,000	\$ 10,000	\$ 5,000
Insurance & Bonds	\$ 26,510	\$ -	\$ 750	\$ 26,560	\$ -	\$ 750	\$ 54,570	\$ 52,833	\$ 107,403	\$ 116,500	\$ 9,097
Equipment Service Contracts	\$ 3,240	\$ 998	\$ 184	\$ 710	\$ 430	\$ 784	\$ 6,346	\$ 4,192	\$ 10,538	\$ 9,514	\$ (1,024)
Equipment Repair	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ 100	\$ 896	\$ 996	\$ 1,000	\$ 4
Maint. & Repair-property	\$ 8,349	\$ 9,844	\$ 8,544	\$ 8,544	\$ 8,544	\$ 8,544	\$ 52,368	\$ 63,108	\$ 115,476	\$ 320,574	\$ 205,098
Capital Improvements	\$ 84,879	\$ -	\$ 253,333	\$ 253,333	\$ 253,334	\$ -	\$ 844,879	\$ 286,126	\$ 1,131,005	\$ 2,050,000	\$ 918,995
Printing & Binding	\$ -	\$ 300	\$ -	\$ -	\$ 600	\$ -	\$ 900	\$ -	\$ 900	\$ 1,000	\$ 100
Legal Advertising	\$ 182	\$ -	\$ -	\$ -	\$ 90	\$ -	\$ 272	\$ 759	\$ 1,031	\$ 750	\$ (281)
Marketing	\$ 500	\$ 500	\$ 200	\$ 500	\$ 200	\$ -	\$ 1,900	\$ 250	\$ 2,150	\$ 4,600	\$ 2,450
Public Relations	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ 400	\$ 275	\$ 675	\$ 1,000	\$ 325
Maintenance Supplies	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,000	\$ 287	\$ 1,287	\$ 10,000	\$ 8,713
Contingency/Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Office Supplies	\$ 135	\$ 2,750	\$ 200	\$ 150	\$ 200	\$ 150	\$ 3,585	\$ 1,323	\$ 4,908	\$ 2,400	\$ (2,508)
Auto Expense	\$ -	\$ 300	\$ 20	\$ 20	\$ 20	\$ 20	\$ 380	\$ 236	\$ 616	\$ 3,000	\$ 2,384
Gas & Lubricants	\$ 132	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,382	\$ 1,222	\$ 2,604	\$ 3,000	\$ 396
Janitorial Supplies	\$ 301	\$ 200	\$ 350	\$ 200	\$ 350	\$ 200	\$ 1,601	\$ 745	\$ 2,346	\$ 3,000	\$ 654
Dues & Subscriptions	\$ -	\$ 590	\$ 600	\$ 870	\$ 250	\$ 500	\$ 2,810	\$ 5,849	\$ 8,659	\$ 12,800	\$ 4,141
<b>TOTALS</b>	<b>\$ 169,828</b>	<b>\$ 74,527</b>	<b>\$ 325,472</b>	<b>\$ 348,099</b>	<b>\$ 320,704</b>	<b>\$ 80,313</b>	<b>\$ 1,318,942</b>	<b>\$ 714,764</b>	<b>\$ 2,033,707</b>	<b>\$ 3,213,564</b>	<b>\$ 1,179,857</b>

\* Includes accrued vacation/sick leave

\*\*State approved rate increase July 2024

\*\*\*Utilizing last yr's costs for May-Sept

**BUDGETED REVENUES  
FISCAL YEAR 2024/2025**

NOTES OF EXPLANATION

- |    |   |                 |
|----|---|-----------------|
| 1. | <u>Cash Carried Forward</u><br>As calculated on "Projected Balance Sheet" | \$ 4,145,976.82 |
| 2. | <u>Interest Income</u><br>Estimated based on investment analysis.         | \$ 171,981.17   |

BUILDING LEASES

- |    |  | <u>Sq.Ft./Yr.</u> |
|----|--|-------------------|
| 3. | <u>1441 Kastner Place/101/Kevin B. Hays Fire Consulting</u><br>One year Lease. Current monthly rate @ \$ 1,276.29<br>Renewing in Dec. With a monthly rate @ \$ 1,485.70<br>2,500 s.f. warehouse @ a s.f./yr. rate of \$6.96  | \$ 17,409.55      |
| 4. | <u>1441 Kastner Place/111/We're Organized, Inc. FL</u><br>One year Lease. Current monthly rate @ \$ 2,909.92<br>Renewing Aug. with a monthly rate @ \$ 3,259.99<br>4,685 s.f. warehouse, 315 s.f. office @ a s.f./yr. rate of \$7.60   | \$ 35,619.16      |
| 5. | <u>1451 Kastner Place/101-109 &amp; 113-125/Don Hachenberger</u><br>One year Lease. Current monthly rate @ \$ 6,911.70<br>Renewing in Aug. with a monthly rate @ \$ 8,293.25<br>Ste. 101-109: 5,040 s.f. warehouse, 960 s.f. office/showroom,<br>Ste. 113-125: 8,000 s.ft. warehouse @ a s.f./yr. rate of \$6.12 | \$ 85,703.50      |
| 6. | <u>1461 Kastner Place/101-113/Acme Industrial Surplus, LLC</u><br>One year Lease. Current monthly rate @ \$ 4,198.74<br>Renewing in Jun. with a monthly rate @ \$ 5,089.96<br>8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of \$6.74   | \$ 53,949.76      |
| 7. | <u>1461 Kastner Place/117-129/Acme Industrial Surplus, LLC</u><br>One year Lease. Current monthly rate @ \$ 4,517.80<br>Renewing in Mar. with a monthly rate @ \$ 5,329.26<br>8,000 s.f. warehouse, plus lot @ a s.f./yr. rate of \$7.49   | \$ 59,893.82      |
| 8. | <u>1471 Kastner Place/101/Rust-Off, Inc.</u><br>One year Lease. Current monthly rate @ \$ 1,116.75<br>Renewing in Jan. with a monthly rate @ \$ 1,309.03<br>2,000 s.f. warehouse @ a s.f./yr. rate of \$7.57   | \$ 15,131.50      |
| 9. | <u>1471 Kastner Place/105/Ricardo Zayas</u><br>One year Lease. Current monthly rate @ \$ 1,047.38<br>Renewing in Dec. with a monthly rate @ \$ 1,210.99<br>2,000 s.f. warehouse @ a s.f./yr. rate of \$7.10  | \$ 14,204.69      |

10.	<u>1471 Kastner Place/109/Maintenance Mgmt. Group, Inc.</u>			
	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.	<u>1471 Kastner Place/113-117/TCI Contracting, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,915.48		
	Renewing in Jul. with a monthly rate @	\$ 2,287.46		
	3,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$6.03	\$	24,101.70
12.	<u>1471 Kastner Place/121/Freeport Fountains, LLC</u>			
	One year Lease.			
	Renewing in Oct. with a monthly rate @	\$ 1,052.08		
	2,000 s.f. warehouse @ a s.f./yr. rate of	\$6.31	\$	12,624.91
13.	<u>1471 Kastner Place/125/I.R.R. Auto Sales, LLC</u>			
	One year Lease. Current monthly rate @	\$ 993.07		
	Renewing in Dec. with a monthly rate @	\$ 1,168.18		
	2,000 s.f. warehouse, plus lot @ a s.f./yr. rate of	\$6.83	\$	13,667.92
14.	<u>1481 Kastner Place/101/Seminole Fleet, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,875.00		
	Renewing in Nov. with a monthly rate @	\$ 1,952.75		
	1,400 s.f. warehouse w/ 1,100 s.f. office @ a s.f./yr. rate of	\$9.34	\$	23,355.25
15.	<u>1481 Kastner Place/113/Seminole Fleet, LLC</u>			
	One year Lease. Current monthly rate @	\$ 3,821.14		
	Renewing in Apr. with a monthly rate @	\$ 4,451.59		
	7,500 s.f. warehouse @ a s.f./yr. rate of	\$6.62	\$	49,636.38
16.	<u>1511 Kastner Place/Real Estate Support Systems, Inc.</u>			
	A 3 year Lease renewing May 2024 @	\$ 3,123.33		
	A 15.3% rate increase scheduled for May 2024	\$ 3,600.67		
	4,000 s.f. offices @ a s.f./yr. rate of	\$9.97	\$	39,866.67
17.	<u>1515 Kastner Place/Environmental Energy Services, Inc.</u>			
	5 year Lease renewing Oct. 2024 @	\$ 5,553.80		
	Rate increased budgeted Oct. 2025 to	\$ 6,416.90		
	6,600 s.f. warehouse, 1,720 s.f. office @ a s.f./yr. rate of	\$8.01	\$	66,645.60
	<b><u>1450 Kastner Place- Phase I</u></b>			
18.	<u>Suite 100/Boutinot USA, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,041.86		
	Renewing in Mar. with a monthly rate @	\$ 1,171.43		
	1,050 s.f. offices w/ 450 s.f. warehouse @ a s.f./yr. rate of	\$8.94	\$	13,409.34

19.	<u>Suite 104/Rampart Gun Works, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,141.91		
	Renewing in Apr. with a monthly rate @	\$ 1,311.41		
	1,356 s.f. warehouse w/ 144 s.f. office @ a s.f./yr. rate of	\$9.81	\$	14,719.90
20.	<u>Suite 108/ Rampart Gun Works, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,035.08		
	Renewing in Jul. with a monthly rate @	\$ 1,188.17		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$8.59	\$	12,880.25
21.	<u>Suites 112 &amp; 116/ HydroTech Solutions, LLC &amp; Riken Construction &amp; Design, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,794.64		
	Renewing in Jul. with a monthly rate @	\$ 2,084.38		
	3,000 s.f. warehouse@ a s.f./yr. rate of	\$7.47	\$	22,404.90
22.	<u>Suite 120/Freeport Fountains, LLC</u>			
	One year Lease. Current monthly rate @	\$ 804.31		
	Renewing in Jun. with a monthly rate @	\$ 804.31		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$6.88	\$	10,322.16
23.	<u>Suites 124-128/</u>			
	New one year Lease anticipated @	\$ 2,927.92		
	Renewing in Jul. with a monthly rate @	\$ 2,084.38		
	2,328 s.f. warehouse, 672 s.f. office @ a s.f./yr. rate of	\$11.83	\$	35,486.35
	<b><u>1470 Kastner Place-Phase II</u></b>			
24.	<u>Suite 100/ Florida Sealcoating, LLC</u>			
	One year Lease. Current monthly rate @	\$ 892.50		
	Renewing in Feb. with a monthly rate @	\$ 1,039.73		
	1,500 s.f. office/warehouse @ a s.f./yr. rate of	\$7.93	\$	11,887.83
25.	<u>Suite 104/Trident Weaponry, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,059.02		
	Renewing in Feb. with a monthly rate @	\$ 1,186.54		
	1,500 s.f. office/warehouse @ a s.f./yr. rate of	\$9.15	\$	13,728.43
26.	<u>Suite 108/Radios OEM, Inc.</u>			
	Renewing in Oct. with a monthly rate @	\$ 1,218.76		
	1,500 s.f. offices/warehouse @ a s.f./yr. rate of	\$9.75	\$	14,625.13
27.	<u>Suites 112-116/Kevin B. Hays Fire Consulting, LLC</u>			
	One year Lease. Current monthly rate @	\$ 2,084.81		
	Renewing in Jun. with a monthly rate @	\$ 2,382.82		
	2,907 s.f. warehouse @ a s.f./yr. rate of	\$8.74	\$	26,209.73

28.	<u>Suite 120/Kurt D. Shirley d/b/a Shirley Motor Sports</u>			
	One year Lease. Current monthly rate @	\$	971.25	
	Renewing in Nov.. with a monthly rate @	\$	1,142.97	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$9.03	\$ 13,543.94
29.	<u>Suites 124-132/Kevin B. Hays Fire Consulting, LLC</u>			
	One year Lease. Current monthly rate @	\$	2,659.95	
	Renewing in Sep. with a monthly rate @	\$	3,114.90	
	4,020 s.f. warehouse, 480 s.f. office @ a s.f./yr. rate of		\$7.19	\$ 32,374.35
30.	<u>1490 Kastner Place/Suite 1000/Sanford Boat Storage, Inc.</u>			
	One year Lease. Current monthly rate @	\$	9,967.15	
	Renewing in Nov. with a monthly rate @	\$	12,971.02	
	32,650 s.f. warehouse @ a s.f./yr. rate of		\$4.68	\$ 152,648.37
31.	<u>1490 Kastner Place/Suite 1050/Dynamic Aspects, Inc..</u>			
	Three year Lease renewing Mar. 2026.			
	Current monthly rate @	\$	5,788.13	
	Rate increase scheduled Mar. 2025 to	\$	6,077.53	
	2,500 s.f. offices,10,000 s.f. warehouse @ a s.f./yr. rate of		\$5.72	\$ 71,483.36
32.	<u>1510 Kastner Place, Suite 3/Freeport Fountains, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,734.42	
	Renewing in Apr. with a monthly rate @	\$	1,786.45	
	1,375 s.f. office @ a s.f./yr. rate of		\$15.36	\$ 21,125.20
33.	<b><u>Dolqner Place-Phase III</u></b>			
	<u>1401-1409/ Polished Concrete Floors, LLC</u>			
	One year Lease. Current monthly rate @	\$	2,845.63	
	Renewing in Jul. with a monthly rate @	\$	3,260.26	
	3,924 s.f. warehouse, 576 s.f. office @ a s.f./yr. rate of		\$7.86	\$ 35,391.46
34.	<u>1413/Central Florida Windows &amp; Doors, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,108.22	
	Renewing in May. with a monthly rate @	\$	1,166.44	
	1,084 s.f. warehouse, 312 s.f. office {1,396 total s.f.} @ a s.f./yr		\$9.73	\$ 13,589.78
35.	<u>1417/ProlinQ, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,033.67	
	Renewing in Sep. with a monthly rate @	\$	1,148.58	
	1,204 s.f. warehouse, 192 s.f. off {1,396 total s.f.} @ a s.f./yr. r		\$8.97	\$ 12,518.92
36.	<u>1421-1425/Automotive Lift Experts, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,900.98	
	Renewing in Jul. with a monthly rate @	\$	2,148.21	
	3,000 s.f. warehouse @ a s.f./yr. rate of		\$7.85	\$ 23,553.44



37.	<u>1429/Relentless Media, LLC</u>			
	One year Lease. Current monthly rate @	\$	937.13	
	Renewing in Dec. with a monthly rate @	\$	1,079.36	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$8.45	\$ 12,667.90
38.	<u>1433-1453/Seminole State College</u>			
	Five year Lease exp. Sep. 30, 2027.			
	Current monthly rate @	\$	3,444.00	
	Rate increase Mar. 2025 to	\$	3,616.20	
	10,500 s.f. offices @ a s.f./yr. rate of		\$4.05	\$ 42,533.40
39.	<u>1501 &amp; 1505/Dayspring Developments, LLC</u>			
	Five year Lease exp. Jul. 31, 2028.			
	Current monthly rate @	\$	1,779.04	
	2.5% annual increase Jul. to	\$	1,823.52	
	3,850 s.f. warehouse, 150 s.f. office @ a s.f./yr. rate of		\$5.37	\$ 21,481.92
40.	<u>1509/Matthew Bauer</u>			
	One year Lease. Current monthly rate @	\$	1,136.67	
	Renewing in May with a monthly rate @	\$	1,348.18	
	1,500 s.f. warehouse, 500 s.f. office @ a s.f./yr. rate of		\$7.35	\$ 14,697.57
41.	<u>1513/ Grace Missions, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,186.86	
	Renewing in Apr. with a monthly rate @	\$	1,384.30	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$7.71	\$ 15,426.98
42.	<u>1517/Driftwood Arts &amp; Designs, LLC</u>			
	One year Lease.			
	Renewing in Oct. with a monthly rate @	\$	1,219.62	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$7.32	\$ 14,635.46
43.	<u>1521/Transmission Specialties, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,210.51	
	Renewing in Jun. with a monthly rate @	\$	1,399.98	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$7.64	\$ 15,283.99
44.	<u>1525 &amp; 1529/B &amp; N Fabricating, Inc.</u>			
	One year Lease. Current monthly rate @	\$	2,533.88	
	Renewing in Aug. with a monthly rate @	\$	2,872.56	
	3,576 s.f. warehouse, 424 s.f. office @ a s.f./yr. rate of		\$7.77	\$ 31,083.92
45.	<u>1535/B &amp; N Fabricating, Inc.</u>			
	One year Lease.			
	Renewing in Oct. with a monthly rate @	\$	1,034.79	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$6.21	\$ 12,417.46

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 &amp; 1547/Fiberglass Plus Supplies and Restoration Corp.</u>			
	One year Lease. Current monthly rate @	\$	2,006.67	
	Renewing in May with a monthly rate @	\$	2,395.54	
	4,000 s.f. warehouse @ a s.f./yr. rate of		\$6.51	\$ 26,024.39
48.	<u>1551 &amp; 1555/Ultimate Woodworks</u>			
	One year Lease. Current monthly rate @	\$	2,053.48	
	Renewing in Jun. with a monthly rate @	\$	2,429.54	
	4,000 s.f. warehouse @ a s.f./yr. rate of		\$6.54	\$ 26,146.00
49.	<u>1559/Lentec Machining, Inc.</u>			
	One year Lease. Current monthly rate @	\$	985.29	
	Renewing in Feb. with a monthly rate @	\$	1,148.88	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$6.57	\$ 13,132.21
50.	<u>1563/Lentec Machining, Inc.</u>			
	One year Lease. Current monthly rate @	\$	925.30	
	Renewing in Feb. with a monthly rate @	\$	1,136.70	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$6.40	\$ 12,794.83
51.	<u>1430 &amp; 1440/LaMesa RV Center (Florida), Inc.</u>			
	Month-Month Lease. Current monthly rate @	\$	6,945.75	
	11,500 s.f. warehouse, 1,000 s.f. office @ a s.f./yr. rate of		\$6.67	\$ 83,349.00
	(1430=4,000 s.f. warehouse w/ 1,000 s.f. office)			
	(1440=7,500 s.f. warehouse)			
52.	<u>1500/</u>			
	Site under redevelopment			\$ -
	<b><u>4421 Schilke Way</u></b>			
53.	<u>Suites 100-104/G&amp;C Welding Specialists, LLC</u>			
	Month-Month Lease. Current monthly rate @	\$	1,627.50	
	4,000 s.f. warehouse @ a s.f./yr. rate of		\$4.88	\$ 19,530.00
54.	<u>Suite 108/R. C. Cabinets, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,253.27	
	Renewing in Apr. with a monthly rate @	\$	1,422.99	
	1,928 s.f. warehouse, 72 s.f. office @ a s.f./yr. rate of		\$8.03	\$ 16,057.58

55.	<u>Suite 112/Orlando Pump &amp; Equipment Co., LLC</u>			
	One year Lease. Current monthly rate @	\$	1,021.02	
	Renewing in Dec. with a monthly rate @	\$	1,206.37	
	2,000 s.f. warehouse @ a s.f./yr. rate of		\$7.05	\$ 14,105.73
56.	<u>Suites 116-120/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,817.18	
	Renewing in Jul. with a monthly rate @	\$	2,245.22	
	4,000 s.f. warehouse @ a s.f./yr. rate of		\$5.77	\$ 23,090.28
57.	<u>Suites 124-128/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,779.86	
	Renewing in Feb. with a monthly rate @	\$	2,128.62	
	4,000 s.f. warehouse @ a s.f./yr. rate of		\$6.04	\$ 24,148.40
58.	<u>1601 Dolgner Place &amp; 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
59.	<u>1690 Fitzpatrick Point/Marinas, LLC</u>			
	Three year Lease. Current monthly rate @	\$	6,739.55	
	Rate increase May 2026 to \$6,941.73/mo.			
	20,000 s.f. @ a s.f./yr. rate of		\$4.04	\$ 80,874.60
60.	<b><u>Dolgner Place-Phase IV</u></b>			
	<u>1900/J.L. Pandolfi Painting, Inc.</u>			
	One year Lease. Current monthly rate @	\$	1,116.75	
	Renewing in Jan. with a monthly rate @	\$	1,178.46	
	1,212 s.f. warehouse w/288 s.f. office @ a s.f./yr. rate of		\$9.30	\$ 13,956.42
61.	<u>1904/Dragon Recovery</u>			
	One year Lease. Current monthly rate @	\$	926.10	
	Renewing in Nov. with a monthly rate @	\$	1,052.18	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$8.33	\$ 12,500.07
62.	<u>1910/ Brand 'O Guitar</u>			
	One year Lease. Current monthly rate @	\$	1,683.05	
	Renewing in Jul. with a monthly rate @	\$	1,976.96	
	3,000 s.f. warehouse @ a s.f./yr. rate of		\$7.03	\$ 21,078.35
63.	<u>1920/Brand 'O Guitar</u>			
	One year Lease. Current monthly rate @	\$	1,914.80	
	Renewing in Nov. with a monthly rate @	\$	2,194.12	
	3,000 s.f. offices @ a s.f./yr. rate of		\$8.68	\$ 26,050.08

64.	<u>1924/Brand 'O Guitar</u>			
	One year Lease. Current monthly rate @	\$	892.50	
	Renewing in Nov. with a monthly rate @	\$	1,026.98	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$8.13	\$ 12,189.27
65.	<u>1928, 1932 &amp; 1954/ New Price, Inc.</u>			
	One year Lease. Current monthly rate @	\$	2,844.69	
	Renewing in Sep. with a monthly rate @	\$	3,326.87	
	3ea.-1,500 s.f. warehouses (4,500 total) @ a s.f./yr. rate of		\$7.69	\$ 34,618.46
66.	<u>1936/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,099.75	
	Renewing in Feb.. with a monthly rate @	\$	1,175.06	
	1,356 s.f. warehouse, 144 s.f. office @ a s.f./yr. rate of		\$9.20	\$ 13,799.47
67.	<u>1940/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$	983.99	
	Renewing in Feb.. with a monthly rate @	\$	1,098.48	
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		\$8.48	\$ 12,723.75
	<b><u>Dolqner Place-Phase V</u></b>			
68.	<u>1950/MGC Roofing of Florida, LLC</u>			
	One year Lease. Current monthly rate @	\$	931.61	
	Renewing in Feb. with a monthly rate @	\$	1,015.06	
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of		\$7.90	\$ 11,846.95
69.	<u>1958/TBA</u>			
	One year Lease. Current monthly rate @	\$	1,500.00	
	Renewing in Jun. with a monthly rate @	\$	1,545.00	
	1,212 s.f. warehouse, 288 s.f. offices @ a s.f./yr. rate of		\$12.12	\$ 18,180.00
70.	<u>1962/Bennett &amp; Sons AC, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,091.40	
	Renewing in Apr. with a monthly rate @	\$	1,256.70	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$9.39	\$ 14,088.60
71.	<u>1966/Bennett &amp; Sons AC, LLC</u>			
	One year Lease. Current monthly rate @	\$	937.13	
	Renewing in Dec. with a monthly rate @	\$	1,098.75	
	1,500 s.f. warehouse @ a s.f./yr. rate of		\$8.57	\$ 12,861.79
72.	<u>1970/Rhoades Construction, LLC</u>			
	One year Lease. Current monthly rate @	\$	1,923.51	
	Renewing in Sep. with a monthly rate @	\$	2,226.34	
	3,000 s.f. warehouse @ a s.f./yr. rate of		\$7.79	\$ 23,384.95

**1980 Dolgner Place - Phase VI**

73. Suite 1000/Disaster Restoration Services, LLC  
One year Lease. Current monthly rate @ \$ 2,250.58  
Renewing in Aug. with a monthly rate @ \$ 2,538.87  
2,181 s.f. warehouse, 819 s.f. office @ a s.f./yr. rate of \$9.19 \$ 27,583.50
74. Suite 1008/Disaster Restoration Services, LLC  
One year Lease. Current monthly rate @ \$ 2,052.83  
Renewing in Aug. with a monthly rate @ \$ 2,325.80  
2,712 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$8.39 \$ 25,179.85
75. Suite 1016/Air One of Central Florida, LLC  
One year Lease. Current monthly rate @ \$ 1,175.61  
Renewing in May with a monthly rate @ \$ 1,301.22  
1,500 s.f. warehouse @ a s.f./yr. rate of \$9.82 \$ 14,735.39
76. Suite 1020/ Summit Exhibits, LLC  
One year Lease. Current monthly rate @ \$ 1,500.00  
Renewing in Mar. with a monthly rate @ \$ 1,545.00  
1,500 s.f. warehouse @ a s.f./yr. rate of \$12.21 \$ 18,315.00
77. Suite 1024/Genstar Service, LLC  
One year Lease. Current monthly rate @ \$ 1,222.33  
Renewing in Jul. with a monthly rate @ \$ 1,317.17  
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$9.97 \$ 14,952.50
78. Suite 1028/ Genstar Service, LLC  
One year Lease.  
Renewing in Oct. .with a monthly rate @ \$ 1,175.61  
1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of \$9.40 \$ 14,107.33
79. Suite 1032/ Aqua Cops Water Systems, Inc.  
One year Lease. Current monthly rate @ \$ 1,175.61  
Renewing in Jun. with a monthly rate @ \$ 1,301.22  
1,500 s.f. warehouse @ a s.f./yr. rate of \$9.74 \$ 14,609.78
80. Suite 1036/D.T. Diesel, LLC  
A one year lease currently on month-to-month status @ \$882/mo.  
1,500 s.f. warehouse @ a s.f./yr. rate of \$7.06 \$ 14,609.78
81. Suite 1040/D. T. Diesel, Inc.  
A one year lease currently on month-to-month status @ \$897/mo.  
1,500 s.f. warehouse @ a s.f./yr. rate of \$7.18 \$ 10,584.00

82.	<u>Suite 1044/Summit Exhibits, LLC</u>			
	One year Lease. Current monthly rate @	\$ 1,500.00		
	Renewing in May with a monthly rate @	\$ 1,545.00		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$12.15	\$	10,764.00
83.	<u>Suite 1048/Southern Aquatic Management, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 1,105.26		
	Renewing in Feb. with a monthly rate @	\$ 1,206.62		
	1,212 s.f. warehouse, 288 s.f. office @ a s.f./yr. rate of	\$9.38	\$	14,074.00
84.	<u>Suite 1052,1060,1068/TCI Contracting LLC</u>			
	One year Lease. Current monthly rate @	\$ 5,192.46		
	Renewing in Jul. with a monthly rate @	\$ 5,826.84		
	(#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	\$8.56	\$	64,212.66
	<b><u>LAND LEASES</u></b>			
85.	<u>4419 Schilke Way/vacant</u>			
	0.40 acre MOL	\$0.00	\$	-
86.	<u>4417 Schilke Way/Artik Enterprises, Inc.</u>			
	One year Lease. Current monthly rate @	\$ 413.27		
	Renewing in Feb. with a monthly rate @	\$ 649.32		
	0.4553 acre MOL @ an ac./yr. rate of	\$15,039.84	\$	6,847.64
87.	<u>4350 Carraway Place/Amerigas Operating, L.P.</u>			
	One year Lease. Current monthly rate @	\$ 163.37		
	Renewing in Nov. with a monthly rate @	\$ 219.59		
	0.127 acre MOL @ an ac./yr. rate of	\$20,305.98	\$	2,578.86
88.	<u>1600 Dolgner Place/Tom Vesce fka: Log Cabin Homes</u>			
	Six year Land Lease expiring Dec. 2027.			
	Current monthly rate @	\$ 696.85		
	Rate increase Jan. 2025 to	\$ 1,191.79		
	0.866 acre @ an ac./yr. rate of	\$14,799.84	\$	12,816.66
89.	<u>4501 Schilke Way/Leonard Smith II</u>			
	Five year Lease with 3% annual rate increases. Expires Nov. 30, 2024			
	Current monthly rate @	\$ 2,858.00		
	Proposed Dec. rate increase to	\$ 4,627.78		
	3.3449 acres MOL @ an ac./yr. rate of	\$15,544.20	\$	51,993.80

90.	<u>1511 Kastner Place Lot/FI Sealcoating, LLC</u>		
	One year Lease. Current monthly rate @	\$ 1,073.79	
	Renewing in Jun. with a monthly rate @	\$ 1,155.00	
	0.40 acres MOL @ an ac./yr. rate of	\$33,025.80	\$ 13,210.32
	<b><u>FITZPATRICK POINT</u></b>		
91.	<u>1681 Fitzpatrick Pt./Marinas, LLC</u>		
	Three year Lease expired April 2024. w/ base rent @\$1,458/mo. & 3% variable rents.		
	Currently Month>Month @ rate of	\$ 2,108.61	
	2.2 acres MOL @ an ac./yr. rate of	\$11,501.51	\$ 25,303.32
92.	<u>1688 Fitzpatrick Pt./SCOPA</u>		
	Project staging and maintenance storage area.		
	0.2026 acre MOL @ an ac./yr. rate of	\$0.00	\$ -
	<b><u>OTHER</u></b>		
93.	<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	\$9,681.20	\$ 55,357.12
94.	<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.	\$4,785.80	\$ 37,893.93
95.	<u>Water Sales</u>		
	Projected using average of prior 12 months of billing of \$2,000/month.		\$ 24,000.00
96.	<u>Miscellaneous</u>		
	This line item includes late charges , sales tax collection allowance, NNN		
	reimbursements, etc.,(\$120/month).		\$ 1,440.00
97.	<u>Provision for Vacancy</u>		
	This line item makes adjustment for vacancies at 10% of building leases.		\$ (236,551.45)
98.	<b>TOTAL OPERATIONAL REVENUES</b>		<b>\$ 2,532,385.86</b>
99.	<b>TOTAL BUDGETED REVENUES AND CASH CARRIED FORWARD - F.Y. 2024/2025:</b>		<b>\$ 6,678,362.68</b>

	Revenues from Phased Apprc	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	FY Total	SF/YR	% of Tot
1	Cash Carried Forward	\$ 4,145,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,145,977	-	
2	Interest Income	\$ 16,811	\$ 16,677	\$ 16,585	\$ 16,430	\$ 16,129	\$ 16,035	\$ 15,474	\$ 14,420	\$ 12,884	\$ 11,276	\$ 9,630	\$ 9,628	\$ 171,981		6.8%
<b>Building Leases</b>																
3	1441 Kastner Pl #101	\$ 1,276	\$ 1,276	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 1,486	\$ 17,410	\$ 6.96	0.7%
4	1441 Kastner Pl #111	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 2,910	\$ 3,260	\$ 3,260	\$ 35,619	\$ 7.60	1.4%
5	1451 Kastner Pl	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 6,912	\$ 8,293	\$ 8,293	\$ 85,704	\$ 6.12	3.4%
6	1461 Kastner Pl #101 & 113	\$ 4,199	\$ 4,199	\$ 4,199	\$ 4,199	\$ 4,199	\$ 4,199	\$ 4,199	\$ 4,199	\$ 5,090	\$ 5,090	\$ 5,090	\$ 5,090	\$ 53,950	\$ 6.74	2.1%
7	1461 Kastner Pl #117 & 129	\$ 4,518	\$ 4,518	\$ 4,518	\$ 4,518	\$ 4,518	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 5,329	\$ 59,894	\$ 7.49	2.4%
8	1471 Kastner Pl 101	\$ 1,117	\$ 1,117	\$ 1,117	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 1,309	\$ 15,132	\$ 7.57	0.6%
9	1471 Kastner Pl #105	\$ 1,047	\$ 1,047	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 1,211	\$ 14,205	\$ 7.10	0.6%
10	1471 Kastner Pl #109	\$ 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	0.6%
11	1471 Kastner Pl #113 & 117	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 2,287	\$ 2,287	\$ 2,287	\$ 24,102	\$ 6.03	1.0%
12	1471 Kastner Pl #121	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 1,052	\$ 12,625	\$ 6.31	0.5%
13	1471 Kastner Pl #125	\$ 993	\$ 993	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 1,168	\$ 13,668	\$ 6.83	0.5%
14	1481 Kastner Pl #101	\$ 1,875	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 1,953	\$ 23,355	\$ 9.34	0.9%
15	1481 Kastner Pl #113	\$ 3,821	\$ 3,821	\$ 3,821	\$ 3,821	\$ 3,821	\$ 3,821	\$ 4,452	\$ 4,452	\$ 4,452	\$ 4,452	\$ 4,452	\$ 4,452	\$ 49,636	\$ 6.62	2.0%
16	1511 Kastner Pl	\$ 3,123	\$ 3,123	\$ 3,123	\$ 3,123	\$ 3,123	\$ 3,123	\$ 3,123	\$ 3,601	\$ 3,601	\$ 3,601	\$ 3,601	\$ 3,601	\$ 39,867	\$ 9.97	1.6%
17	1515 Kastner Pl	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 66,646	\$ 8.01	2.6%
18	1450 Kastner Pl #100	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 1,171	\$ 13,409	\$ 8.94	0.5%
19	1450 Kastner Pl #104	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 1,311	\$ 14,720	\$ 9.81	0.6%
20	1450 Kastner Pl #108	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,035	\$ 1,188	\$ 1,188	\$ 1,188	\$ 12,880	\$ 8.59	0.5%
21	1450 Kastner Pl #112 & 116	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 1,795	\$ 2,084	\$ 2,084	\$ 2,084	\$ 22,405	\$ 7.47	0.9%
22	1450 Kastner Pl #120	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 972	\$ 972	\$ 972	\$ 972	\$ 10,322	\$ 6.88	0.4%
23	1450 Kastner Pl #124 & 128	\$ 2,928	\$ 2,928	\$ 2,928	\$ 2,928	\$ 2,928	\$ 2,928	\$ 2,928	\$ 2,928	\$ 3,016	\$ 3,016	\$ 3,016	\$ 3,016	\$ 35,486	\$ 11.83	1.4%
24	1470 Kastner Pl #100	\$ 893	\$ 893	\$ 893	\$ 893	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 1,040	\$ 11,888	\$ 7.93	0.5%
25	1470 Kastner Pl #104	\$ 1,059	\$ 1,059	\$ 1,059	\$ 1,059	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 13,728	\$ 9.15	0.5%
26	1470 Kastner Pl #108	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 1,219	\$ 14,625	\$ 9.75	0.6%
27	1470 Kastner Pl #112 & 116	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,085	\$ 2,383	\$ 2,383	\$ 2,383	\$ 2,383	\$ 26,210	\$ 8.74	1.0%
28	1470 Kastner Pl #120	\$ 971	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 13,544	\$ 9.03	0.5%
29	1470 Kastner Pl #124, 128 & 1	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,660	\$ 3,115	\$ 32,374	\$ 7.19	1.3%
30	1490 Kastner Pl #1000	\$ 9,967	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 12,971	\$ 152,648	\$ 4.68	6.0%
31	1490 Kastner Pl #1050	\$ 5,788	\$ 5,788	\$ 5,788	\$ 5,788	\$ 5,788	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 6,078	\$ 71,483	\$ 5.72	2.8%
32	1510 Kastner Pl #1 & 2	\$ 1,734	\$ 1,734	\$ 1,734	\$ 1,734	\$ 1,734	\$ 1,734	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 1,786	\$ 21,125	\$ 15.36	0.8%
33	1510 Kastner Pl #3	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 2,846	\$ 3,260	\$ 3,260	\$ 3,260	\$ 35,391	\$ 7.86	1.4%
34	1401,1405 & 1409 Dolgner Pl	\$ 1,108	\$ 1,108	\$ 1,108	\$ 1,108	\$ 1,108	\$ 1,108	\$ 1,108	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 1,166	\$ 13,590	\$ 9.73	0.5%
35	1413 Dolgner Pl	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,034	\$ 1,149	\$ 12,519	\$ 8.97	0.5%
36	1417 Dolgner Pl	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 1,901	\$ 2,148	\$ 2,148	\$ 2,148	\$ 23,553	\$ 7.85	0.9%
37	1421 & 1425 Dolgner Pl	\$ 937	\$ 937	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 12,668	\$ 8.45	0.5%
38	1429 Dolgner Pl	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 3,616	\$ 42,533	\$ 4.05	1.7%
39	1433-1453 Dolgner Pl	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,779	\$ 1,824	\$ 1,824	\$ 1,824	\$ 21,482	\$ 5.37	0.8%
40	1501 & 1505 Dolgner Pl	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,137	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 1,348	\$ 14,698	\$ 7.35	0.6%
41	1509 Dolgner Pl	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,187	\$ 1,384	\$ 1,384	\$ 1,384	\$ 1,384	\$ 1,384	\$ 1,384	\$ 15,427	\$ 7.71	0.6%
42	1513 Dolgner Pl	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 1,220	\$ 14,635	\$ 7.32	0.6%





85	4419 Schilke Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	
86	4417 Schilke Way	\$ 413	\$ 413	\$ 413	\$ 413	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 6,848	\$ 15,040	0.3%
87	4350 Carraway Pl	\$ 163	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ 2,579	\$ 20,306	0.1%
88	1600 Dolgner Pl	\$ 697	\$ 697	\$ 697	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 1,192	\$ 12,817	\$ 14,800	0.5%
89	4501 Schilke Way	\$ 2,858	\$ 2,858	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 4,628	\$ 51,994	\$ 15,544	2.1%
90	1511 Kastner Pl	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,074	\$ 1,155	\$ 1,155	\$ 1,155	\$ 1,155	\$ 1,155	\$ 1,155	\$ 1,155	\$ 13,210	\$ 33,026	0.5%
91	1681 Fitzpatrick Pt	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 2,109	\$ 25,303	\$ 11,502	1.0%
92	1688 Fitzpatrick Pt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	<b>Land Lease Subtotal</b>	<b>\$ 7,314</b>	<b>\$ 7,370</b>	<b>\$ 9,140</b>	<b>\$ 9,635</b>	<b>\$ 9,871</b>	<b>\$ 9,871</b>	<b>\$ 9,871</b>	<b>\$ 9,871</b>	<b>\$ 9,871</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 9,952</b>	<b>\$ 112,751</b>	<b>\$ 15,745</b>	<b>4.5%</b>
	<b>Marina</b>																			
93	4360, 4370, 4380 Carraway Pl	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,508	\$ 4,823	\$ 4,823	\$ 4,823	\$ 4,823	\$ 4,823	\$ 4,823	\$ 4,823	\$ 55,357	\$ 9,681	2.2%
94	4360, 4370, 4380 Carraway Pl	\$ 3,510	\$ 3,407	\$ 3,785	\$ 3,405	\$ 3,361	\$ 3,097	\$ 3,155	\$ 2,330	\$ 2,180	\$ 2,267	\$ 3,780	\$ 3,617	\$ 3,617	\$ 3,617	\$ 3,617	\$ 3,617	\$ 37,894	\$ 4,786	1.5%
	<b>Marina Subtotal</b>	<b>\$ 8,018</b>	<b>\$ 7,915</b>	<b>\$ 8,293</b>	<b>\$ 7,912</b>	<b>\$ 7,869</b>	<b>\$ 7,605</b>	<b>\$ 7,662</b>	<b>\$ 6,838</b>	<b>\$ 7,004</b>	<b>\$ 7,091</b>	<b>\$ 8,604</b>	<b>\$ 8,441</b>	<b>\$ 8,441</b>	<b>\$ 8,441</b>	<b>\$ 8,441</b>	<b>\$ 93,251</b>			<b>3.7%</b>
	<b>Other</b>																			
95	Water Sales	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000	-	0.9%
96	Miscellaneous	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 1,440	-	0.1%
97	Provision for Vacancy (10%)	\$ (18,749)	\$ (19,128)	\$ (19,232)	\$ (19,257)	\$ (19,394)	\$ (19,539)	\$ (19,678)	\$ (19,808)	\$ (20,026)	\$ (20,359)	\$ (20,623)	\$ (20,758)	\$ (20,758)	\$ (20,758)	\$ (20,758)	\$ (20,758)	\$ (236,551)	-	-9.3%
98	<b>Total Operational Revenues</b>	<b>\$ 203,001</b>	<b>\$ 206,235</b>	<b>\$ 209,223</b>	<b>\$ 209,412</b>	<b>\$ 210,539</b>	<b>\$ 211,484</b>	<b>\$ 212,226</b>	<b>\$ 211,524</b>	<b>\$ 212,197</b>	<b>\$ 213,673</b>	<b>\$ 215,908</b>	<b>\$ 216,963</b>	<b>\$ 216,963</b>	<b>\$ 216,963</b>	<b>\$ 216,963</b>	<b>\$ 216,963</b>	<b>\$ 2,532,386</b>		<b>100.0%</b>
99	<b>TOTAL BUDGETED REVENUES AND CASH CARRIED FORWARD:</b>																	<b>\$ 6,678,363</b>		

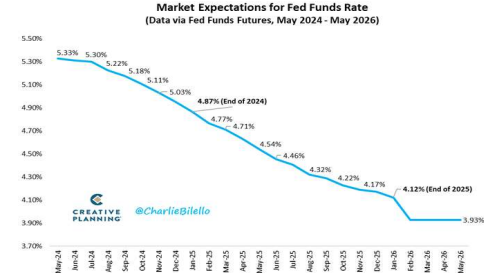
2024 Budgeting forecast of interest earnings and investment transfers

SCOPA

	Mar-24	<--- ACTUAL Apr-24	ESTIMATED <--->					Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	
			May-24	Jun-24	Jul-24	Aug-24	Sep-24													
Revenues	\$ 204,749.74	\$ 204,857.17	\$ 187,572.92	\$ 183,556.43	\$ 195,247.24	\$ 196,737.80	\$ 196,653.42	\$ 203,000.68	\$ 206,234.54	\$ 209,222.72	\$ 209,411.84	\$ 210,539.19	\$ 211,484.17	\$ 212,226.33	\$ 211,524.48	\$ 212,196.90	\$ 213,673.37	\$ 215,908.47	\$ 216,963.17	
Expenditures	\$ 63,315.57	\$ 77,136.19	\$ 169,828.10	\$ 72,138.86	\$ 94,765.86	\$ 67,369.86	\$ 80,312.86	\$ 140,535.76	\$ 96,792.51	\$ 83,756.76	\$ 144,968.01	\$ 78,842.76	\$ 85,238.76	\$ 144,131.76	\$ 79,153.76	\$ 94,086.76	\$ 137,606.76	\$ 81,078.76	\$ 82,725.76	
Net Income for CAPEX	\$ 141,434.17	\$ 127,720.98	\$ 17,744.82	\$ 111,417.57	\$ 100,481.38	\$ 129,367.94	\$ 116,340.56	\$ 62,464.92	\$ 109,442.02	\$ 125,465.96	\$ 64,443.82	\$ 131,696.42	\$ 126,245.40	\$ 68,094.57	\$ 132,370.72	\$ 118,110.13	\$ 76,066.61	\$ 134,829.71	\$ 134,237.41	
Capital Expenditures	\$ -	\$ 84,879.10	\$ -	\$ 253,333.00	\$ 253,333.00	\$ 253,334.00	\$ -	\$ -	\$ -	\$ 58,333.00	\$ 58,333.00	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	
SC Contribution							\$ (150,000.00)												\$ (150,000.00)	
Net Income	\$ 141,434.17	\$ 42,841.88	\$ 17,744.82	\$ (141,915.43)	\$ (152,851.62)	\$ (123,966.06)	\$ (33,659.44)	\$ 62,464.92	\$ 109,442.02	\$ 67,132.96	\$ 6,110.82	\$ 73,362.42	\$ (373,754.60)	\$ (431,905.43)	\$ (367,629.28)	\$ (381,889.87)	\$ (423,933.39)	\$ 134,829.71	\$ (15,762.59)	
<b>Fund Balances:</b>																				
				-0.020%	-0.020%	-0.010%	-0.080%	-0.040%	-0.070%	-0.080%	-0.080%	-0.080%	-0.100%	-0.060%	-0.080%	-0.090%	-0.080%	-0.060%	-0.080%	-0.050%
Seacoast Bank	1.74%	1.72%	1.70%	1.69%	1.61%	1.57%	1.50%	1.42%	1.34%	1.26%	1.16%	1.10%	1.02%	0.93%	0.85%	0.79%	0.71%	0.66%		
Beginning	\$ 1,284,319.23	\$ 828,911.77	\$ 847,844.70	\$ 707,130.38	\$ 555,274.63	\$ 432,053.57	\$ 398,959.40	\$ 461,923.01	\$ 571,911.65	\$ 639,683.24	\$ 646,465.73	\$ 720,453.07	\$ 347,358.89	\$ 65,748.72	\$ 48,170.39	\$ 66,314.64	\$ 42,424.91	\$ 177,279.72		
Contribution	\$ (500,000.00)												\$ 150,000.00	\$ 350,000.00	\$ 400,000.00	\$ 400,000.00				
Interest Earned	\$ 1,750.66	\$ 1,188.11	\$ 1,201.11	\$ 995.88	\$ 744.99	\$ 565.27	\$ 498.70	\$ 546.61	\$ 638.63	\$ 671.67	\$ 624.92	\$ 660.42	\$ 295.26	\$ 50.96	\$ 34.12	\$ 43.66	\$ 25.10	\$ 97.50		
Distribution	\$ 42,841.88	\$ 17,744.82	\$ (141,915.43)	\$ (152,851.62)	\$ (123,966.06)	\$ (33,659.44)	\$ 62,464.92	\$ 109,442.02	\$ 67,132.96	\$ 6,110.82	\$ 73,362.42	\$ (373,754.60)	\$ (431,905.43)	\$ (367,629.28)	\$ (381,889.87)	\$ (423,933.39)	\$ 134,829.71	\$ (15,762.59)		
Ending	\$ 1,284,319.23	\$ 828,911.77	\$ 847,844.70	\$ 707,130.38	\$ 555,274.63	\$ 432,053.57	\$ 398,959.40	\$ 461,923.01	\$ 571,911.65	\$ 639,683.24	\$ 646,465.73	\$ 720,453.07	\$ 347,358.89	\$ 65,748.72	\$ 48,170.39	\$ 66,314.64	\$ 42,424.91	\$ 177,279.72	\$ 161,614.64	
FLPRIME	4.84%	5.52%	5.50%	5.48%	5.47%	5.35%	5.28%	5.20%	5.12%	5.04%	4.94%	4.88%	4.80%	4.71%	4.63%	4.57%	4.49%	4.44%		
Beginning	\$ 1,585,590.95	\$ 1,843,013.17	\$ 1,851,460.31	\$ 1,859,915.32	\$ 1,868,393.43	\$ 1,876,785.63	\$ 1,885,152.97	\$ 1,893,447.64	\$ 1,901,652.58	\$ 1,909,766.30	\$ 1,917,787.32	\$ 1,925,682.21	\$ 1,933,513.31	\$ 1,866,247.37	\$ 1,698,572.39	\$ 1,505,126.05	\$ 1,310,858.07	\$ 1,315,762.86		
Contribution																				
Interest Earned	\$ 7,422.22	\$ 8,447.14	\$ 8,455.00	\$ 8,478.11	\$ 8,392.20	\$ 8,367.34	\$ 8,294.67	\$ 8,204.94	\$ 8,113.72	\$ 8,021.02	\$ 7,894.89	\$ 7,831.11	\$ 7,734.05	\$ 7,325.02	\$ 6,553.66	\$ 5,732.02	\$ 4,904.79	\$ 4,868.32		
Distribution	\$ 250,000.00												\$ (75,000.00)	\$ (175,000.00)	\$ (200,000.00)	\$ (200,000.00)				
Ending	\$ 1,585,590.95	\$ 1,843,013.17	\$ 1,851,460.31	\$ 1,859,915.32	\$ 1,868,393.43	\$ 1,876,785.63	\$ 1,885,152.97	\$ 1,893,447.64	\$ 1,901,652.58	\$ 1,909,766.30	\$ 1,917,787.32	\$ 1,925,682.21	\$ 1,933,513.31	\$ 1,866,247.37	\$ 1,698,572.39	\$ 1,505,126.05	\$ 1,310,858.07	\$ 1,315,762.86	\$ 1,320,631.18	
FLSAFE	4.773%	5.352%	5.33%	5.31%	5.30%	5.18%	5.11%	5.03%	4.95%	4.87%	4.77%	4.71%	4.63%	4.54%	4.46%	4.40%	4.32%	4.27%		
Beginning	\$ 1,584,040.09	\$ 1,841,264.50	\$ 1,841,264.50	\$ 1,849,445.85	\$ 1,857,632.73	\$ 1,865,840.37	\$ 1,873,959.89	\$ 1,882,052.27	\$ 1,890,069.81	\$ 1,897,995.51	\$ 1,905,827.90	\$ 1,913,565.56	\$ 1,921,175.18	\$ 1,928,718.99	\$ 1,861,163.85	\$ 1,693,208.35	\$ 1,499,504.26	\$ 1,305,004.95	\$ 1,309,705.14	
Contribution																				
Interest Earned	\$ 7,224.41	\$ 8,181.35	\$ 8,186.88	\$ 8,207.64	\$ 8,119.52	\$ 8,092.38	\$ 8,017.54	\$ 7,925.69	\$ 7,832.39	\$ 7,737.66	\$ 7,609.61	\$ 7,543.81	\$ 7,444.86	\$ 7,044.51	\$ 6,295.91	\$ 5,500.68	\$ 4,700.19	\$ 4,662.55		
Distribution	\$ 250,000.00												\$ (75,000.00)	\$ (175,000.00)	\$ (200,000.00)	\$ (200,000.00)				
Ending	\$ 1,584,040.09	\$ 1,841,264.50	\$ 1,849,445.85	\$ 1,857,632.73	\$ 1,865,840.37	\$ 1,873,959.89	\$ 1,882,052.27	\$ 1,890,069.81	\$ 1,897,995.51	\$ 1,905,827.90	\$ 1,913,565.56	\$ 1,921,175.18	\$ 1,928,718.99	\$ 1,861,163.85	\$ 1,693,208.35	\$ 1,499,504.26	\$ 1,305,004.95	\$ 1,309,705.14	\$ 1,314,367.69	
TOTAL ASSETS	\$ 4,453,950.27	\$ 4,513,189.44	=	\$ 4,424,678.42	\$ 4,289,508.44	\$ 4,182,799.08	\$ 4,166,164.64	\$ 4,245,440.47	\$ 4,371,559.73	\$ 4,455,277.44	\$ 4,477,818.61	\$ 4,567,310.45	\$ 4,209,591.20	\$ 3,793,159.93	\$ 3,439,951.13	\$ 3,070,944.95	\$ 2,658,287.93	\$ 2,802,747.72	\$ 2,796,613.51	
TOTAL INTEREST EARNED	\$ -	\$ 16,397.29	\$ 17,816.60	\$ 17,843.00	\$ 17,681.63	\$ 17,256.71	\$ 17,024.99	\$ 16,810.91	\$ 16,677.24	\$ 16,584.75	\$ 16,430.35	\$ 16,129.42	\$ 16,035.34	\$ 15,474.16	\$ 14,420.48	\$ 12,883.69	\$ 11,276.36	\$ 9,630.09	\$ 9,628.38	
Operating Acct.	\$ 19,069.20																			
Payroll Acct.	\$ 37.23																			
Petty Cash	\$ 400.00																			
	\$ 4,473,456.70																			

est. annual interest  
\$ 171,981.17

est. annual interest  
\$ 121,908.27



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	11 yr. Avg. Rent/Month
<b>OCT</b>	\$ 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	\$ <b>3,509.87</b>
<b>NOV</b>	\$ 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	\$ <b>3,407.29</b>
<b>DEC</b>	\$ 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	\$ <b>3,784.59</b>
<b>JAN</b>	\$ 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	\$ <b>3,404.57</b>
<b>FEB</b>	\$ 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	\$ <b>3,360.99</b>
<b>MAR</b>	\$ 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	\$ <b>3,097.18</b>
<b>APR</b>	\$ 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	\$ <b>3,154.53</b>
<b>MAY</b>	\$ 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	\$ <b>2,330.48</b>
<b>JUN</b>	\$ 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	\$ <b>2,180.19</b>
<b>JUL</b>	\$ 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	\$ <b>2,267.10</b>
<b>AUG</b>	\$ 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	\$ <b>3,780.06</b>
<b>SEP</b>	\$ 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	\$ <b>3,617.08</b>
<b>FY Total</b>	\$ 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	

**BUDGETED EXPENDITURES  
FISCAL YEAR 2024/2025**

NOTES OF EXPLANATION

<b>1- <u>Salaries</u></b>		
Administrator	\$158,403	
Business Office Manager	\$73,402	\$231,805
	-----	
<b>2- <u>FICA</u></b>		
Computed at current rate of 6.2% of salaries.		\$14,372
	-----	
<b>3- <u>Medicare</u></b>		
Computed at current rate of 1.45% of salaries.		\$3,361
	-----	
<b>4- <u>Retirement Contributions</u></b>		
At Current FRS Rates - Administrator @ 34.52% and Office Manager @ 13.63%.		\$65,918
	-----	
<b>5- <u>Life and Health Insurance</u></b>		
Health estimated at 12% increase over current 2023/24 rates.	\$59,136	
Life estimated at 12% increase over current 2023/24 rates.	\$484	\$59,620
	-----	
<b>6- <u>Contractual Services-Other</u></b>		
Estimated requirement for temporary services. (Same as prior year.)		\$1,000
	-----	
<b>7- <u>Legal</u></b>		
Double FY 2023-2024 estimate.	\$8,000/mo.	
Contingency for small claims court.	\$2,000	\$98,000
	-----	
<b>8- <u>Consultants</u></b>		
Engineering/Master Planning/Engineering/Architectural.	\$125,000	
IT consultant.	\$2,500	
Financial analyst.	\$10,000	\$137,500
	-----	
<b>9- <u>Commissions</u></b>		
Real Estate commissions on 1500 Dolgner Place		
Estimated: 2-6,000 sf bldgs. @ \$13/sf., 3 yr. lease, at 3%		\$14,040
	-----	
<b>10- <u>Miscellaneous</u></b>		
Same as prior year. Used for miscellaneous expenses such as educational conferences, flags, pictures, resolutions, etc.		\$2,500
	-----	
<b>11- <u>Accounting/Auditing</u></b>		
Per five year Agreement executed December 2020.	\$21,297	
April 2023 Addendum (1st yr.= \$7,000; 2nd yr.= \$4,000)	\$4,000	
Miscellaneous Accounting Services.	\$4,000	\$29,297
	-----	

**BUDGETED EXPENDITURES  
FISCAL YEAR 2024/2025**

<b>12- <u>Merchant Services</u></b>		
Sage Accounting Software Annual Renewal (March).	\$1,400	
Estimated Merchant Services Expenses.	\$1,000	\$2,400
	-----	
<b>13- <u>Arthropod Control</u></b>		
Pest control services and termite bond renewal.		\$4,032
	-----	
<b>14- <u>Cleaning</u></b>		
Calculated at \$1,250/month.		\$15,000
	-----	
<b>15- <u>Travel Expense</u></b>		
Estimated Requirement: Hotels and Conferences.		\$3,000
	-----	
<b>16- <u>Communications</u></b>		
Office phone, fax, internet, VOIP, and cell phones.		\$7,260
Bright House contract	\$345/mo.	
Cellular Phones	\$260/mo.	
	-----	
<b>17- <u>Postage</u></b>		
Estimated Requirement (same as FY 2023/2024).		\$1,240
	-----	
<b>18- <u>Utilities: Electric</u></b>		
5% increase over average Electrical Cost Apr. 2023-Mar. 2024.	\$1,619/mo.	\$19,428
	-----	
<b>19- <u>Utilities: Water/Sewer</u></b>		
5% increase over average Water/Sewer Cost Apr. 2023-Mar. 2024.	\$2,672/mo.	\$32,064
	-----	
<b>20- <u>Equipment Rental</u></b>		
Estimated Requirement (same as FY 2023/2024).		\$10,000
	-----	
<b>21- <u>Insurance</u></b>		
20% increase over FY 2023-2024 cost.	\$127,488	
Estimate for Bonds.	\$1,500	\$128,988
	-----	
<b>22- <u>Equipment Service Contracts</u></b>		
Office Alarm, Copier, HVAC Maintenance, Fire Sprinkler Systems and Extinguishers.		\$9,514
	-----	
<b>23- <u>Equipment Repair</u></b>		
Estimated Requirement (same as FY 2023/2024).		\$1,000
	-----	

**BUDGETED EXPENDITURES  
FISCAL YEAR 2024/2025**

<b>24- <u>Maintenance &amp; Repair Property</u></b>		
Lawn Maintenance	\$43,150	
Irrigation and Landscape repairs (estimate).	\$20,000	
Monthly treatment of ponds and ditch system-\$450/month.	\$5,400	
Weekly trash and debris removal @ \$700/mo.	\$8,400	
Gutter cleaning (Bi-Annual:1490, 1511 & 1515 Kastner @ \$650/ea.)	\$3,900	
Misc. Site Improvements & Subcontract Labor (ongoing).	\$65,000	
Misc. Roof, Plumbing, and AC repairs (ongoing).	\$65,000	
Dumpsters and debris removal.	\$8,280	
Administration building security system	\$3,000	
Port improvements	\$100,000	\$322,130
	-----	
<b>25- <u>Capital Improvements</u></b>		
Port Paving Kastner Parking Lots	\$175,000	
1500 Dolgner Building #1 per estimate	\$1,250,000	
1500 Dolgner Building #2 per estimate	\$1,250,000	\$2,675,000
	-----	
<b>26- <u>Printing &amp; Binding</u></b>		
Estimated Requirement (same as FY 2023/2024).	-----	\$1,000
<b>27- <u>Legal Advertising</u></b>		
Estimated Requirement.	-----	\$1,500
<b>28- <u>Marketing</u></b>		
Website, Domain names, Loopnet, etc.	-----	\$4,600
<b>29- <u>Public Relations</u></b>		
Estimated Requirement (same as FY 2023/2024).	-----	\$1,000
<b>30- <u>Maintenance Supplies</u></b>		
Estimated Requirement (same as FY 2023/2024).	-----	\$10,000
<b>31- <u>Contingency/Claims</u></b>		
Estimated Requirement (same as FY 2023/2024).	-----	\$10,000
<b>32- <u>Office Supplies</u></b>		
Estimated Requirement (same as FY 2023/2024).	-----	\$2,400
<b>33- <u>Auto Expense</u></b>		
Estimated Requirement.	-----	\$1,000
<b>34- <u>Gas and Lubricants</u></b>		
Estimated Requirement.	-----	\$3,000
<b>35- <u>Janitorial Supplies</u></b>		

**BUDGETED EXPENDITURES  
FISCAL YEAR 2024/2025**

Estimated Requirement (same as FY 2023/2024).	-----	\$3,000
<b>36- <u>Dues, Subscriptions &amp; Professional Development</u></b>		
Organizational and Professional Association Dues.	\$1,875	
FL Finance Conference	\$2,100	
Media Subscriptions.	\$190	
Professional Development	\$7,250	
BJ's Wholesale Club.	\$120	
Software and Cloud Backup Subscriptions	\$1,050	\$12,396
	-----	
<b>37- <u>Total Operational Expenditures</u></b>	-----	<u>\$3,938,365</u>
<b>38- <u>Operational Reserves</u></b>		
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.		
	-----	\$2,739,997
<b>TOTAL BUDGETED EXPENDITURES AND RESERVES, FY 2024/2025:</b>	-----	<b><u><u>\$6,678,363</u></u></b>



**EXPENDITURES SPREADSHEET-2024/2025**

	<i>LINE ITEM</i>	<i>OCT.</i>	<i>NOV.</i>	<i>DEC.</i>	<i>JAN.</i>	<i>FEB.</i>	<i>MARCH</i>	<i>APRIL</i>	<i>MAY</i>	<i>JUNE</i>	<i>JULY</i>	<i>AUG.</i>	<i>SEPT.</i>	<i>TOTALS</i>	<i>%</i>
1.	Salaries	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 19,317	\$ 231,805	5.89%
2.	FICA	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 1,198	\$ 14,372	0.36%
3.	Medicare	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 280	\$ 3,361	0.09%
4.	Retirement Contributions	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 65,918	1.67%
5.	Life & Health Insurance	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 59,620	1.51%
6.	Contractual Services-Other	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 200	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 1,000	0.03%
7.	Legal	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 9,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 9,000	\$ 8,000	\$ 8,000	\$ 98,000	2.49%
8.	Consultants	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 20,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 137,500	3.49%
9.	Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020	\$ -	\$ 7,020	\$ -	\$ -	\$ -	\$ 14,040	0.36%
10.	Miscellaneous	\$ 250	\$ 200	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 150	\$ 2,500	0.06%
11.	Accounting/Auditing		\$ 18,973		\$ 6,324		\$ 1,000		\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 29,297	0.74%
12.	Merchant Services	\$ 82	\$ 82	\$ 82	\$ 82	\$ 82	\$ 1,498	\$ 82	\$ 82	\$ 82	\$ 82	\$ 82	\$ 82	\$ 2,400	0.06%
13.	Arthropod Control	\$ 550	\$ 200	\$ 75	\$ 475	\$ 75	\$ 1,007	\$ 550	\$ 200	\$ 150	\$ 475	\$ 75	\$ 200	\$ 4,032	0.10%
14.	Cleaning	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000	0.38%
15.	Travel Expense	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.08%
16.	Communications	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 7,260	0.18%
17.	Postage	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 104	\$ 103	\$ 103	\$ 1,240	0.03%
18.	Utilities: Electric	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 19,428	0.49%
19.	Utilities: Water/Sewer	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 2,672	\$ 32,064	0.81%
20.	Equipment Rental	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 10,000	0.25%
21.	Insurance & Bonds	\$ 31,872	\$ -	\$ 500	\$ 31,872	\$ -	\$ 500	\$ 31,872	\$ -	\$ -	\$ 31,872	\$ -	\$ 500	\$ 128,988	3.28%
22.	Equipment Service Contracts	\$ 949	\$ 1,090	\$ 1,240	\$ 809	\$ 690	\$ 590	\$ 1,049	\$ 798	\$ 590	\$ 429	\$ 590	\$ 690	\$ 9,514	0.24%
23.	Equipment Repair	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 1,000	0.03%
24.	Maint. & Repair-property	\$ 44,208	\$ 16,208	\$ 20,208	\$ 43,158	\$ 16,206	\$ 20,314	\$ 41,312	\$ 16,314	\$ 22,262	\$ 41,314	\$ 20,312	\$ 20,314	\$ 322,130	8.18%
25.	Capital Improvements	\$ 500,000	\$ 500,000	\$ 558,333	\$ 558,333	\$ 558,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,675,000	67.92%
26.	Printing & Binding	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 1,000	0.03%
27.	Legal Advertising	\$ 120	\$ 70	\$ 170	\$ 70	\$ 120	\$ 120	\$ 70	\$ 120	\$ 200	\$ 120	\$ 200	\$ 120	\$ 1,500	0.04%
28.	Marketing	\$ 250	\$ 500	\$ 300	\$ 250	\$ 550	\$ 250	\$ 250	\$ 500	\$ 500	\$ 250	\$ 500	\$ 500	\$ 4,600	0.12%
29.	Public Relations	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 1,000	0.03%
30.	Maintenance Supplies	\$ 800	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 10,000	0.25%
31.	Contingency/Claims	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 10,000	0.25%
32.	Office Supplies	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	0.06%
33.	Auto Expense	\$ 250			\$ 250			\$ 250			\$ 250			\$ 1,000	0.03%
34.	Gas & Lubricants	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.08%
35.	Janitorial Supplies	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.08%
36.	Dues, Subscriptions & Prof.Dev.	\$ 1,405	\$ 50	\$ 2,417		\$ 250	\$ 140	\$ 2,417	\$ 2,650		\$ 650	\$ 2,417		\$ 12,396	0.31%
37.	<b>Total Operational Expenditures</b>	<b>\$ 641,901</b>	<b>\$ 596,436</b>	<b>\$ 642,389</b>	<b>\$ 703,288</b>	<b>\$ 636,821</b>	<b>\$ 94,933</b>	<b>\$ 146,537</b>	<b>\$ 80,928</b>	<b>\$ 90,018</b>	<b>\$ 139,407</b>	<b>\$ 83,340</b>	<b>\$ 82,370</b>	<b>\$ 3,938,365</b>	100.00%
38.	Operational Reserve Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,739,997	\$ 2,739,997	
	<b>TOTALS</b>	<b>\$ 641,901</b>	<b>\$ 596,436</b>	<b>\$ 642,389</b>	<b>\$ 703,288</b>	<b>\$ 636,821</b>	<b>\$ 94,933</b>	<b>\$ 146,537</b>	<b>\$ 80,928</b>	<b>\$ 90,018</b>	<b>\$ 139,407</b>	<b>\$ 83,340</b>	<b>\$ 2,822,367</b>	<b>\$ 6,678,363</b>	<b>100.00%</b>

**EXPENDITURES SPREADSHEET-2024/2025**

Maint. & Repair-property Breakdown (#23)

<i>LINE ITEM</i>	<i>OCT.</i>	<i>NOV.</i>	<i>DEC.</i>	<i>JAN.</i>	<i>FEB.</i>	<i>MARCH</i>	<i>APRIL</i>	<i>MAY</i>	<i>JUNE</i>	<i>JULY</i>	<i>AUG.</i>	<i>SEPT.</i>	<i>TOTALS</i>
Lawn Maintenance	\$ 3,534	\$ 3,534	\$ 3,534	\$ 3,534	\$ 3,534	\$ 3,640	\$ 3,640	\$ 3,640	\$ 3,640	\$ 3,640	\$ 3,640	\$ 3,640	\$ 43,150
Irrigation & Landscape repairs	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 20,000
Pond and Ditch maintenance	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 5,400
Weekly trash and debris removal	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 8,400
Gutter Cleaning (Bi-Annual)	\$ -	\$ -	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ 3,900
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	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 8,280
Security system for Admin. Bldg.	\$ 3,000												\$ 3,000
Port Improvements	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 100,000
<b>TOTALS</b>	<b>\$ 44,208</b>	<b>\$ 16,208</b>	<b>\$ 20,208</b>	<b>\$ 43,158</b>	<b>\$ 16,206</b>	<b>\$ 20,314</b>	<b>\$ 41,312</b>	<b>\$ 16,314</b>	<b>\$ 22,262</b>	<b>\$ 41,314</b>	<b>\$ 20,312</b>	<b>\$ 20,314</b>	<b>\$ 322,130</b>

Capital Improvement Breakdown (#24)

<i>LINE ITEM</i>	<i>OCT.</i>	<i>NOV.</i>	<i>DEC.</i>	<i>JAN.</i>	<i>FEB.</i>	<i>MARCH</i>	<i>APRIL</i>	<i>MAY</i>	<i>JUNE</i>	<i>JULY</i>	<i>AUG.</i>	<i>SEPT.</i>	<i>TOTALS</i>
Port Paving Kastner Parking Lots	\$0	\$0	\$58,333	\$58,333	\$58,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 175,000
1500 Dolgner Building #1	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,250,000
1500 Dolgner Building #2	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,250,000
<b>TOTALS</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 558,333</b>	<b>\$ 558,333</b>	<b>\$ 558,334</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,675,000</b>

**BUDGET COMPARISON  
2023/2024 and 2024/2025**

<b>LINE ITEM</b>	<b>CURRENT YEAR'S PROJECTED ACTUAL</b>	<b>NEXT YEAR'S PROJECTED BUDGET</b>
<b>REVENUES</b>		
Interest Income	\$ 199,422	\$ 171,981
Building Leases	\$ 2,075,802	\$ 2,365,514
Land Leases	\$ 112,329	\$ 112,751
Marinas, LLC	\$ 84,770	\$ 93,251
Water Sales	\$ 22,990	\$ 24,000
Miscellaneous	\$ 2,456	\$ 1,440
Provision for Vacancy	\$ (86,523)	\$ (236,551)
<b>REVENUE TOTALS</b>	<b>\$ 2,411,247</b>	<b>\$ 2,532,386</b>
<b>EXPENSES</b>		
Salaries	\$ 222,773	\$ 231,805
FICA	\$ 13,687	\$ 14,372
Medicare	\$ 3,203	\$ 3,361
Retirement Contributions	\$ 61,574	\$ 65,918
Life & Health Insurance	\$ 53,133	\$ 59,620
Contractual Services-Other	\$ -	\$ 1,000
Legal	\$ 36,058	\$ 98,000
Consultants	\$ 127,580	\$ 137,500
Commissions	\$ -	\$ 14,040
Miscellaneous	\$ 1,862	\$ 2,500
Accounting/Auditing	\$ 29,283	\$ 29,297
Merchant Services	\$ 1,999	\$ 2,400
Arthropod Control	\$ 4,161	\$ 4,032
Cleaning	\$ 14,950	\$ 15,000
Travel Expense	\$ 3,291	\$ 3,000
Communications	\$ 6,092	\$ 7,260
Postage	\$ 1,290	\$ 1,240
Utilities: Electric	\$ 18,384	\$ 19,428
Utilities: Water/Sewer	\$ 28,792	\$ 32,064
Equipment Rental	\$ 5,000	\$ 10,000
Insurance & Bonds	\$ 107,403	\$ 128,988
Equipment Service Contracts	\$ 10,538	\$ 9,514
Equipment Repair	\$ 996	\$ 1,000
Maint. & Repair-property	\$ 115,476	\$ 322,130
Capital Improvements	\$ 1,131,005	\$ 2,675,000
Printing & Binding	\$ 900	\$ 1,000
Legal Advertising	\$ 1,031	\$ 1,500
Marketing	\$ 2,150	\$ 4,600
Public Relations	\$ 675	\$ 1,000
Maintenance Supplies	\$ 1,287	\$ 10,000
Contingency/Claims	\$ 10,000	\$ 10,000
Office Supplies	\$ 4,908	\$ 2,400
Auto Expense	\$ 616	\$ 1,000
Gas & Lubricants	\$ 2,604	\$ 3,000
Janitorial Supplies	\$ 2,346	\$ 3,000
Dues & Subscriptions	\$ 8,659	\$ 12,396
<b>EXPENSE TOTALS</b>	<b>\$ 2,033,707</b>	<b>\$ 3,938,365</b>
<b>NET INCOME</b>	<b>\$ 377,540</b>	<b>\$ (1,405,980)</b>

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

ITEM	FY 2023/2024	FY 2024/2025	FY 2025/2026	FY 2026/2027	FY 2027/2028
1500 Dolgner Site Building 1	\$900,000.00				
1500 Dolgner Site Building 2	\$900,000.00				
Port Paving	\$250,000.00				
<b>FY 2023/2024 CIP Total:</b>	<b>\$2,050,000.00</b>				
1500 Dolgner Site Building 1		\$1,250,000.00			
1500 Dolgner Site Building 2		\$1,250,000.00			
Port Paving Kastner Place Pkg Lots		\$175,000.00			
<b>FY 2024/2025 CIP Total:</b>		<b>\$2,675,000.00</b>			
1500 Dolgner Site Building 3			\$2,500,000.00		
Parking Lot Re-Paving and Maintenance			\$200,000.00		
1440 Dolgner Place Renovations			\$300,000.00		
<b>FY 2025/2026 CIP Total:</b>			<b>\$3,000,000.00</b>		
1430 - 1440 Dolgner Place Paving				\$500,000.00	
Port Re-Roofs				\$500,000.00	
Port Entrance Way Improvements				\$350,000.00	
Schilke Way Property Site Development				\$500,000.00	
<b>FY 2026/2027 CIP Total:</b>				<b>\$1,850,000.00</b>	
Schilke Way Property Building 1					\$1,250,000.00
Kastner Place Re-Paving					\$350,000.00
1681 Fitzpatrick Pt. Site Development					\$1,750,000.00
<b>FY 2027/2028 CIP Total:</b>					<b>\$3,350,000.00</b>

THESE AMOUNTS OF CIP PROJECTS ARE NOT PAY-AS-YOU-GO GIVEN AVAILABLE NET INCOME.