



# Tri-Par 2024-25 Budget Presentation

1. Assessment History and 2024-25 budget comparison
2. 5-year capital plan
3. 2024-25 Equipment Outlay
4. 2024-2025 Proposed Budget
5. 5 Year estimated budget forecast

- **Tri-Par Assessment annual budget comparison**

- **\$1584 (2023-2024)**

- Tri-Par Operations / Capital Outlay Costs (Compare 2023-24 actual to 2024-25 proposed)

• Payroll	3.5%	Increase	used 2023 inflation rate.
• Legal	50%	decrease	Used history to determine budget.
• Tv/Internet	4.49%	increase	Contract with Frontier vs 2023 Comcast.
• Utilities	6.98%	increase	Based on budget history.
• Insurance	5.11%	increase	Too early to quote.
• Maintenance	1.09%	increase	Big decrease in spa maintenance with new spa.
• Office Expense	7.69%	decrease	New phone system savings.
• Capital	0%	flat	

- **Annual Assessment History**

		ANNUAL					
ANNUAL ASSESSMENT:		AMOUNT	INCREASE				%
	2016-2017	852	0				
	2017-2018	890	38				4.5
	2018-2019	1,000	110				12.4
	2019-2020	1,040	40				4.0
	2020-2021	1,265	225				21.6
	2021-2022	1,282	17				1.3
	2022-2023	1,322	40				3.1
	2023-2024	1,584	262				19.8
	2024-2025	1,584	0				0

Capital Outlay Building - Proposed		Account # 5850								
		Est. Cost	2023-24	2024-25	2025-26	2026-27	2027-2028	2028-2029	Deferred	Notes
			Current	Proposed	Unfunded	Unfunded	Unfunded	Unfunded	Unfunded	
Parking Lots	Repairs Only	\$60,000	\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$200,000	
Perimeter Fence		\$76,000	\$0	\$6,000	\$10,000	\$0	\$10,000	\$0	\$50,000	
Re Configure Solar Area			\$0							
	Landscape Architect	\$3,000	\$3,000		\$3,000					Moved to Spa/Solar area 2023
	Small Tiki	\$20,000	\$15,000			\$20,000				Moved to Spa/Solar area 2023
	Lounge Area	\$18,000	\$18,000							Moved to Spa/Solar area 2023
	Materials	\$15,000	\$15,000							Moved to Spa/Solar area 2023
Desoto/301 Entrance	Desoto	\$15,000	\$24,000		\$15,000					Moved to Calumet 2023
	301/Washington	\$15,000			\$15,000					
Add 2 Pickleball Courts		\$0							\$75,000	
Kitchen Make-Over	Kitchen	\$35,000		\$9,000		\$15,000	\$9,500		\$0	
AC Units	Rec Hall (2)	\$21,000		\$13,500		\$7,500				
Common Areas more Golf Cart Friendly		\$16,507		\$16,507			\$0			
Hurricane Shutters	All Buildings	\$10,000						\$ 10,000		
Window & Door Replacement	All Buildings	\$42,500			\$7,500	\$10,000	\$15,000	\$ 10,000		
Pool piping/Pump House		\$250,000			\$10,000		\$20,000	\$ 20,000	\$200,000	
Replacee Celing/Lights at Rec Hall	Rec Hall	\$10,000				\$10,000				
	TOTALS	\$607,007	\$75,000	\$60,007	\$75,500	\$77,500	\$69,500	\$55,000	\$525,000	

	<b>Tri-Par Estates Park &amp; Recreation District</b>	
	2024-2025	
	<b>Capital Outlay Equipment - Account # 5810</b>	
		Approx
	<b>Item</b>	<b>Cost</b>
	<b>Mower Motor</b>	\$ 3,000.00
	<b>Pool Heater</b>	\$ 4,200.00
	<b>Fountain Replacement</b>	\$ 4,000.00
	<b>AED Replacement</b>	\$ 1,500.00
	<b>Plantings for Desoto</b>	\$ 6,800.00
	<b>Total</b>	<b>\$ 19,500.00</b>

			24-25 Budget	23-24 Approved	22-23 Actuals	Comments
<b>Income</b>			1,584	1,584	1,322	
	ASSESSMENT	872.5	1,382,040	1,382,040	1,153,445	
	Early payment discount	3.6%	(49,753)	(49,753)	(37,208)	
<b>4090 - NET ASSESSMENT RECEIPTS</b>			<b>1,332,287</b>	1,332,287	1,116,237	
	4014 - STORAGE LOT		10,000	10,000	12,347	Need to discuss increase
	4025 - FOB SALES / BACKGROUND FEES		12,000	12,000	15,505	
	4030 - MISCELLANEOUS		6,000	6,000	16,085	
	4040 - INTEREST EARNINGS		3,500	2,000	11,265	
<b>Total Income</b>			<b>1,363,787</b>	1,362,287	1,171,439	
<b>Expense</b>						
<b>5100 - PAYROLL EXPENSES</b>						
	5110 - WAGES - DEPT 1 ADMINISTRATION		197,068	190,404	187,709	
	5120 - WAGES - DEPT 2 MAINTENANCE		132,844	128,352	127,643	
	5130 - PAYROLL TAX EXPENSE		25,569	24,704	28,151	
<b>Total 5100 - PAYROLL EXPENSES</b>			<b>355,481</b>	343,460	343,503	3.5% (2023 inflation rate)
	5210 - LEGAL		20,000	40,000	13,230	
	5220 - ACCOUNTING		8,000	7,500	8,243	
	5250 - TV / INTERNET					
	5260 - TV / INTERNET		600,488	573,390	371,424	Per contract
	5270 - REFUNDS - TV / INTERNET		8,560	8,334	5,587	
<b>Total 5250 - TV / INTERNET</b>			<b>609,048</b>	581,724	377,011	
<b>5300 - UTILITIES</b>						
	5310 - FPL - MAINTENANCE		1,200	850	1,188	
	5312 - FPL - OUTSIDE & SIGN		1,200	1,100	342	
	5314 - FPL - REC HALL & FOUNTAIN		3,100	3,000	3,047	
	5316 - FPL - STORAGE LOT		1,000	1,250	348	
	5318 - FPL - STREET LIGHTS		32,000	30,000	28,664	
	5320 - FPL - LAUNDRY		1,500	1,100	1,683	
	5322 - FPL - CLUBHOUSE/POOL		22,000	21,500	21,184	
	5330 - SCPU - CLUBHOUSE		4,550	4,350	3,467	
	5332 - SCPU - LAUNDRY		3,500	3,320	3,007	
	5334 - SCPU - POOL		4,400	4,380	2,144	
	5340 - TECO - LAUNDRY		1,000	915	529	
	5350 - TECO - POOL		7,000	5,500	7,087	
	5352 - TECO - SHOWERS		1,000	1,000	661	
	5360 - REFUSE PICK UP		8,000	6,800	9,105	
<b>Total 5300 - UTILITIES</b>			<b>91,450</b>	85,065	82,457	
<b>5400 - INSURANCE</b>						
	5410 - GENERAL INSURANCE & FLOOD		32,000	30,100	28,026	Unknown
	5420 - WORKERS COMPENSATION		5,200	5,200	4,779	
<b>Total 5400 - INSURANCE</b>			<b>37,200</b>	35,300	32,805	

<b>5450 - TAXES</b>						
	5460 - TAXES & LICENSES		3,000	3,000	850	
	5470 - SARASOTA COUNTY COMMISSION		12,000	12,000	11,186	
<b>Total 5450 - TAXES</b>			<b>15,000</b>	15,000	12,036	
<b>5500 - MAINTENANCE</b>						
	5520 - MAINTENANCE, BLDGS/GROUNDS		31,000	30,000	27,821	
	5522 - OUTSIDE CONTRACT SERVICES		21,000	21,000	14,441	
	5526 - LANDSCAPING / BEAUTIFICATION		5,000	5,200	2,451	
	5530 - HOUSEKEEPING SUPPLIES		3,600	3,650	2,765	
	5550 - LAUNDRY MAINTENANCE		1,000	1,050	-	
	5560 - POOL MAINTENANCE		18,000	16,000	4,202	
	5570 - POOL/SPA CONTRACT		1,500	3,200	16,594	
	5580 - FOB SYSTEM EXPENSE		1,000	1,000	-	
	5585 - A/V/TV/Camera MAINTENANCE		19,000	18,900	10,198	
<b>Total 5500 - MAINTENANCE</b>			<b>101,100</b>	100,000	78,470	
<b>5600 - OFFICE EXPENSE</b>						
	5620 - OFFICE SUPPLIES		9,000	9,000	9,626	
	5630 - TELEPHONE		2,800	5,000	6,076	New system savings
	5660 - ADMINISTRATIVE EXPENSE		12,000	12,000	17,825	
	5670 - COPIER EXPENSE		2,200	2,000	3,193	
<b>Total 5600 - OFFICE EXPENSE</b>			<b>26,000</b>	28,000	36,720	
	5710 - RECREATION EXPENSE		20,000	20,000	18,700	
	5720 - HEALTH & WELFARE EXPENSE		1,000	1,500	607	
	5810 - CAPITAL, EQUIPMENT		19,500	19,500	12,589	
	5850 - CAPITAL, BUILDINGS		60,007	75,000	64,456	
	5860 - TO BUILD RESERVES		-	10,000	-	
	5910 - CONTINGENCIES			238	-	
<b>Total Expense</b>			<b>1,363,787</b>	1,362,287	1,080,825	
<b>Net Income</b>			<b>(0.30)</b>	-	90,614	

			23-24	22-23	24-25	25-26	26-27	27-28	27-29
			Approved	Actuals	Budget				
<b>Income</b>			1,584	1,322	1,584	1,655	1,700	1,737	1,817
	ASSESSMENT	872.5	1,382,040	1,153,445	1,382,040	1,443,987	1,483,250	1,515,533	1,585,333
	Early payment discount	3.6%	(49,753)	(37,208)	(49,753)	(51,984)	(53,397)	(54,559)	(57,072)
<b>4090 - NET ASSESSMENT RECEIPTS</b>			1,332,287	1,116,237	1,332,287	1,392,004	1,429,853	1,460,973	1,528,261
4014 - STORAGE LOT			10,000	12,347	10,000	10,500	11,000	11,000	11,000
4025 - FOB SALES / BACKGROUND FEES			12,000	15,505	12,000	12,000	12,000	12,000	12,000
4030 - MISCELLANEOUS			6,000	16,085	6,000	6,200	7,000	7,093	7,200
4040 - INTEREST EARNINGS			2,000	11,265	3,500	3,500	4,100	4,300	4,400
<b>Total Income</b>			1,362,287	1,171,439	1,363,787	1,424,204	1,463,954	1,495,366	1,562,861
<b>Expense</b>									
<b>5100 - PAYROLL EXPENSES</b>									
	5110 - WAGES - DEPT 1 ADMINISTRATION		190,404	187,709	197,068	201,010	205,030	209,130	213,313
	5120 - WAGES - DEPT 2 MAINTENANCE		128,352	127,643	132,844	135,501	138,211	140,975	143,795
	5130 - PAYROLL TAX EXPENSE		24,704	28,151	25,569	26,080	26,602	27,134	27,676
<b>Total 5100 - PAYROLL EXPENSES</b>			343,460	343,503	355,481	362,591	369,843	377,239	384,784
<b>5210 - LEGAL</b>									
	5210 - LEGAL		40,000	13,230	20,000	20,000	22,000	23,500	25,000
<b>5220 - ACCOUNTING</b>									
	5220 - ACCOUNTING		7,500	8,243	8,000	8,200	8,250	8,250	8,300
<b>5250 - TV / INTERNET</b>									
	5260 - TV / INTERNET		573,390	371,424	600,488	626,081	652,715	680,540	709,613
	5270 - REFUNDS - TV / INTERNET		8,334	5,587	8,560	8,940	9,320	9,700	10,125
<b>Total 5250 - TV / INTERNET</b>			581,724	377,011	609,048	635,021	662,035	690,240	719,738
<b>5300 - UTILITIES</b>									
	5310 - FPL - MAINTENANCE		850	1,188	1,200	1,250	1,250	1,300	1,350
	5312 - FPL - OUTSIDE & SIGN		1,100	342	1,200	1,200	1,225	1,225	1,250
	5314 - FPL - REC HALL & FOUNTAIN		3,000	3,047	3,100	3,100	3,200	3,200	3,200
	5316 - FPL - STORAGE LOT		1,250	348	1,000	1,100	1,100	1,125	1,125
	5318 - FPL - STREET LIGHTS		30,000	28,664	32,000	32,960	33,949	34,967	36,016
	5320 - FPL - LAUNDRY		1,100	1,683	1,500	1,600	1,625	1,625	1,650
	5322 - FPL - CLUBHOUSE/POOL		21,500	21,184	22,000	22,550	23,114	23,692	24,284
	5330 - SCPU - CLUBHOUSE		4,350	3,467	4,550	4,550	4,600	4,600	4,625
	5332 - SCPU - LAUNDRY		3,320	3,007	3,500	3,500	3,550	3,550	3,600
	5334 - SCPU - POOL		4,380	2,144	4,400	4,400	4,450	4,450	4,500
	5340 - TECO - LAUNDRY		915	529	1,000	1,000	1,100	1,100	1,125
	5350 - TECO - POOL		5,500	7,087	7,000	7,050	7,100	7,150	7,200
	5352 - TECO - SHOWERS		1,000	661	1,000	1,000	1,125	1,125	1,150
	5360 - REFUSE PICK UP		6,800	9,105	8,000	8,500	9,000	9,000	9,500
<b>Total 5300 - UTILITIES</b>			85,065	82,457	91,450	93,760	96,388	98,109	100,575

<b>5400 · INSURANCE</b>								
5410 · GENERAL INSURANCE & FLOOD	30,100	28,026	32,000	33,920	35,955	38,113	40,399	
5420 · WORKERS COMPENSATION	5,200	4,779	5,200	5,512	5,843	6,193	6,565	
<b>Total 5400 · INSURANCE</b>	<b>35,300</b>	<b>32,805</b>	<b>37,200</b>	<b>39,432</b>	<b>41,798</b>	<b>44,306</b>	<b>46,964</b>	
<b>5450 · TAXES</b>								
5460 · TAXES & LICENSES	3,000	850	3,000	3,000	3,000	3,050	3,050	
5470 · SARASOTA COUNTY COMMISSION (1.5%)	12,000	11,186	12,000	12,180	12,371	12,556	12,745	
<b>Total 5450 · TAXES</b>	<b>15,000</b>	<b>12,036</b>	<b>15,000</b>	<b>15,180</b>	<b>15,371</b>	<b>15,606</b>	<b>15,795</b>	
<b>5500 · MAINTENANCE</b>								
5520 · MAINTENANCE, BLDGS/GROUNDS	30,000	27,821	31,000	32,000	32,000	33,000	33,000	
5522 · OUTSIDE CONTRACT SERVICES	21,000	14,441	21,000	20,400	21,000	22,000	23,000	
5526 · LANDSCAPING / BEAUTIFICATION	5,200	2,451	5,000	6,000	6,500	7,000	7,400	
5530 · HOUSEKEEPING SUPPLIES	3,650	2,765	3,600	3,720	3,850	3,816	3,804	
5550 · LAUNDRY MAINTENANCE	1,050	-	1,000	1,000	1,320	1,500	1,300	
5560 · POOL MAINTENANCE	16,000	4,202	18,000	18,500	19,000	19,000	19,500	
5570 · POOL/SPA CONTRACT	3,200	16,594	1,500	2,000	2,000	2,100	2,200	
5580 · FOB SYSTEM EXPENSE	1,000	-	1,000	1,000	1,200	1,250	1,250	
5585 - A/V/TV/Camera MAINTENANCE	18,900	10,198	19,000	19,000	19,000	19,500	19,500	
<b>Total 5500 · MAINTENANCE</b>	<b>100,000</b>	<b>78,470</b>	<b>101,100</b>	<b>103,620</b>	<b>105,870</b>	<b>109,166</b>	<b>110,954</b>	
<b>5600 · OFFICE EXPENSE</b>								
5620 · OFFICE SUPPLIES	9,000	9,626	9,000	9,500	9,500	9,750	9,750	
5630 · TELEPHONE	5,000	6,076	2,800	3,000	3,000	3,100	3,100	
5660 · ADMINISTRATIVE EXPENSE	12,000	17,825	12,000	13,000	13,500	14,000	14,500	
5670 · COPIER EXPENSE	2,000	3,193	2,200	2,300	2,350	2,400	2,450	
<b>Total 5600 · OFFICE EXPENSE</b>	<b>28,000</b>	<b>36,720</b>	<b>26,000</b>	<b>27,800</b>	<b>28,300</b>	<b>29,250</b>	<b>29,800</b>	
5710 · RECREATION EXPENSE	20,000	18,700	20,000	22,000	22,500	22,500	22,750	
5720 · HEALTH & WELFARE EXPENSE	1,500	607	1,000	1,100	1,100	1,200	1,200	
5810 · CAPITAL, EQUIPMENT	19,500	12,589	19,500	20,000	21,000	21,000	22,000	
5850 · CAPITAL, BUILDINGS	75,000	64,456	60,007	75,500	69,500	55,000	75,000	
5860 · TO BUILD RESERVES	10,000	-	-	-	-	-	-	
5910 · CONTINGENCIES	238	-	-	-	-	-	-	
<b>Total Expense</b>	<b>1,362,287</b>	<b>1,080,825</b>	<b>1,363,787</b>	<b>1,424,204</b>	<b>1,463,954</b>	<b>1,495,366</b>	<b>1,562,861</b>	
<b>Net Income</b>	<b>-</b>	<b>90,614</b>	<b>-</b>	<b>(0.00)</b>	<b>0.00</b>	<b>(0.00)</b>	<b>0.00</b>	