

**HERONS GLEN RECREATION DISTRICT REGULAR BOARD MEETING
WITH THE FINANCE ADVISORY COMMITTEE (Mid-Year Review)**

Monday, April 29, 2024, @ 9:00 AM – Card Room C/Zoom

Zoom Details: <https://us02web.zoom.us/j/9687107160>

Meeting ID: 968 710 7160 – Passcode: HgrdMeet1

AGENDA

BOARD MEMBERS	PRESENT	FINANCE COMMITTEE	PRESENT
Chair Howard Young		David Brendsel	
Vice-Chair Peter Overs		Jeffrey Buxton	
Treasurer Jayne Schwarz		Paul Chipman	
Secretary Bill Kulkoski		Rita Lehman	
Assistant Sec/Treas Karen Mars		Aurthur Lippens	
OTHERS		Finance Vice-Chair Larry Pedersen	
GM J.B. Belknap		Finance Chair Dennis Popp	
Controller Lynn Brew		Richard Kline (ALT)	
District Counsel Tom Hart			
Assistant GM Karon Bennett		RESIDENTS	

- I. **CALL TO ORDER** - Chair Young
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski
- III. **ROLL CALL** – Karon Bennett
- IV. **MANAGEMENT REPORT**
 - A. March 2024 Financial Results J.B. Belknap
 - B. Mid-Year Financial Review of Operations Lynn Brew/J.B. Belknap
J.B. Belknap/Lynn Brew
- V. **FINANCE ADVISORY COMMITTEE COMMENTS** Dennis Popp
- VI. **NEXT FINANCE COMMITTEE MEETING FOR THE NEW TERM** (New Committee Organization)
 - Card Room C/Zoom Monday, May 6, 2024 at 1:00 PM
- VII. **CLOSE MID-YEAR REVIEW**
- VIII. **CALL TO ORDER REGULAR BOARD MEETING**
- IX. **APPROVAL OF BOARD MINUTES** – Regular Board Meeting on April 22, 2024
- X. **DISTRICT COUNSEL’S REPORT** - Thomas Hart, Esq.
 - Resolution 2024-03 – Golf Maintenance Building
- XI. **COMMITTEE REPORTS & RECOMMENDATIONS**
 - Audit Committee – Supervisor Schwarz
 - Auditor Selection Committee – Supervisor Schwarz
 - Facilities & Amenities Committee – No meeting.
 - Finance Committee – Dennis Popp
 - Golf Committee – Bruce Johnson/Bob Herbstritt
 - Handicap Committee Charter – Vice Chair Overs
 - Handicap Charter
 - Long-Range Planning Committee - Fred Gignac
 - Problem-Solving Committee – Beth Brucker
 - Resident Events Committee – Gary Attalla

(Over)

XII. **GENERAL MANAGER'S REPORT – J.B. Belknap**

A. Update on Bond Projects

XIII. **OLD BUSINESS**

XIV. **NEW BUSINESS**

A. Tennis Association Fees

XV. **RESIDENT COMMENTS**

XVI. **UPCOMING MEETINGS**

- Monday, May 6, 2024 - Golf Committee - 9:00 a.m. - Card Room C/Zoom
- Monday, May 6, 2024 – Finance Committee - 1:00 p.m. - Card Room C/Zoom
- Monday, May 6, 2024 – Resident Events Committee - 1:00 p.m. – Activities A
- Monday, May 20, 2024 - Board of Supervisors - 9:00 a.m. - Card Room C/Zoom
- Monday, June 6, 2024 - Golf Committee - 9:00 a.m. - Card Room C/Zoom
- Monday, June 10, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Tuesday, June 11, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Wednesday, June 12, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- May cancel if business complete:
 - Thursday, June 13, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Friday, June 14, 2024 - Board of Supervisors - 9:00 a.m. - Card Room C/Zoom

XVII. **ADJOURNMENT**

HERONS GLEN RECREATION DISTRICT REGULAR BOARD MEETING
WITH THE FINANCE ADVISORY COMMITTEE (Mid-Year Review)
 Monday, April 29, 2024, @ 9:00 AM – Card Room C/Zoom
MINUTES

BOARD MEMBERS	PRESENT	FINANCE COMMITTEE	PRESENT
Chair Howard Young	X	David Brendsel	X
Vice-Chair Peter Overs	X	Jeffrey Buxton	X
Treasurer Jayne Schwarz	X	Paul Chipman	X
Secretary Bill Kulkoski	X	Rita Lehman	X
Assistant Sec/Treas Karen Mars	X	Aurthur Lippens	Absent
OTHERS		Finance Vice-Chair Larry Pedersen	X
GM J.B. Belknap	X	Finance Chair Dennis Popp	X
Controller Lynn Brew	X	Richard Kline (ALT)	X
District Counsel Tom Hart	X		
Assistant GM Karon Bennett	X	RESIDENTS	6

- I. **CALL TO ORDER** – Vice-Chair Overs opened the meeting at 9:00 AM.
- II. **PLEDGE OF ALLEGIANCE** – Supervisor Kulkoski led the Pledge of Allegiance.
- III. **ROLL CALL** – Karon Bennett took roll call; attendees are listed above.
- IV. **MANAGEMENT REPORT** - J.B. Belknap/Lynn Brew

March 2024 Financial Results and Mid-Year Financial Review of Operations - J.B. Belknap/Lynn Brew led an extensive discussion about our operational performance versus budget for the first half of the year and where they expect the District to end up at the end of the fiscal year versus the total approved budget. One of the largest variances related to wind insurance. During the first four months of the year, there was no wind insurance as the clubhouse roof was being replaced and therefore that insurance was not available. Considering the wind insurance plus lower overall property and casualty insurance premiums vs. budget, the District has a positive variance of \$64K. Attached is the presentation.

- **Administration:** \$ 67,928 favorable variance to budget
- **Food & Beverage/Restaurant:** (\$110,763) unfavorable variance to budget
- **Clubhouse:** (\$11,401) unfavorable variance to budget
- **CLIS:** \$ 25,512 favorable variance to budget
- **Fitness:** \$ 4,023 favorable variance to budget
- **Golf Course Maintenance:** (\$1,734,677) unfavorable variance to budget
- **Pro Shop:** \$ 1,859,517 favorable variance to budget
- **Total Golf Operations:** \$129,187 favorable variance to budget
- **Total All Departments:** \$104,486 favorable variance to budget

- V. **FINANCE ADVISORY COMMITTEE COMMENTS** – Dennis Popp stated that the Bid Oversight Committee recently recommended approval of the bids for the facilities maintenance area and office in an existing section at golf maintenance and the driving range bathroom. Reeves Construction will hold the quotes and prices for 6 months while we wait for the LDO, as the latter requires an LDO to remove the additional structure originally planned and added to the existing cart barn. The contract will be given to Counsel Hart.
- VI. **NEXT FINANCE COMMITTEE MEETING FOR THE NEW TERM** - New Committee Organization will be held in Card Room C/Zoom on Monday, May 6, 2024, at 1:00 PM.

- VII. **CLOSED THE MID-YEAR REVIEW**
- VIII. **CALL TO ORDER REGULAR BOARD MEETING** – Vice-Chair Overs opened the Regular Board Meeting at 10:39 AM.
- IX. **APPROVAL OF BOARD MINUTES** – *Supervisor Mars made a motion to approve the minutes from the Regular Board Meeting on April 22, 2024. Chair Young seconded the motion. **The motion was approved unanimously.***
- X. **DISTRICT COUNSEL’S REPORT** - Counsel Hart presented Resolution 2024-04 – Golf Maintenance Building to the Board: *Supervisor Kulkoski moved to approve Resolution 2024-04, Supervisor Schwarz seconded the motion, noting that this does include the lift station, which is in the Denmark itemization and the Resolution was approved as follows: A RESOLUTION OF THE HERONS GLEN RECREATION DISTRICT APPROVING EXPENDITURES FROM 2020 BOND FUNDS FOR MAINTENANCE BUILDING AND STORAGE PROJECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.*

Discussion ensued on the new Legislation House Bill #13 which states that those serving as Board members may only continue to serve for 12 consecutive years. It also requires the Recreation District to post its Goals and Objectives on the heronsglenc.com website beginning October 1, 2024. By December 1, 2025, and each year thereafter, the District must publish an annual report describing the achievement of goals and objectives. This must include performance standards and measures used in the determination.

XI. **COMMITTEE REPORTS & RECOMMENDATIONS**

Audit Committee – No report.

Auditor Selection Committee – Supervisor Schwarz stated that the establishment of the Auditor Selection Committee and charter were approved at the last meeting. She nominated residents to serve on the committee. *Vice-Chair Overs made a motion to approve Dennis Popp and Nicole Wilkin to serve on the Auditor Selection Committee. Supervisor Kulkoski seconded the motion. **The motion was approved unanimously.***

Facilities & Amenities Committee – No meeting, therefore no report.

Finance Committee – All committee interest was presented above.

Golf Committee – No report.

Golf Handicap Committee – *Vice-Chair Overs made a motion to adopt the Golf Handicap Charter. Supervisor Mars moved to amend the Charter as follows, by adding #5: The committee sunsets and members’ terms expire each year on April 30th. As well as #6: Committee members may apply for re-appointment to the committee. Chair Young seconded the motion as amended. **The amended motion was approved unanimously.***

*Vice-Chair Overs moved to keep the current committee of Patricia Amico, Mike Bickel, Tracy Chipman, Carol Moore, and Peggy Rabb. Supervisor Kulkoski seconded the motion. **The motion was approved unanimously.***

Long-Range Planning Committee – Karon Bennett will provide the Board with the most recent draft to update the Strategic Plan.

Problem-Solving Committee – No meeting.

Resident Events Committee – Gary Attalla had issues with Zoom, but he provided the attached report.

Other Committee Business -- Supervisor Mars will prepare and present a charter for a Clubhouse Decoration Committee at the next Board meeting.

- XII. **GENERAL MANAGER’S REPORT** – GM J.B. Belknap updated the group on the Bond Projects as follows: various ongoing projects and discussions:

Bocce Courts: Repairs are scheduled to start May 15th.

Shade Structures: Options discussed with Dragon Recreation Services included shifting the canopy or installing metal structures, with quotes for each.

Pavers: Accurate Pavers is addressing sunken pavers with assistance from Building Maintenance.

Clubhouse Maintenance and Restrooms: Denmark Construction's proposals for restroom and office renovations were approved, pending a few contract details.

Covers for Storage Container: A quote was received for a metal Quonset hut over shipping containers.

Pickleball: Issues arose with lighting plans; we need coordination with county regulations.

Propane Tank: Generator service and propane status are in order.

Golf Course Maintenance: Floor replacement and improvements are being arranged.

Windows & Doors: Options for replacing leaking and malfunctioning doors are being reviewed, with quotes from various vendors.

Century Link Fiber Installation: Mainscape is monitoring for any damage that may be caused by Century Link.

CLIS Mainscape Meeting: Concerns over staffing support for Mainscape are being addressed, with plans to finish community maintenance by the end of May.

Storage Containers: Agreement framework with Innovar Structures is underway, contingent on LDO modification.

LDO Modification: Progress is expected by Engineer of Record Jim Ink within two weeks for submitting new drawings to the County. Further discussion took place. *Supervisor Kulkoski moved to pay a 6% downpayment to Innovar Structures for engineering documents on the storage containers. Supervisor Schwarz seconded the motion.* Counsel Hart read the contract to the group. Chair Young wants to see the final agreement before the check is sent. Vice-Chair Overs stated that he is not comfortable spending public money without assurances. ***The motion was approved unanimously.***

*Supervisor Mars made a motion to authorize Jim Ink to modify LDO, to include the lift station for the bathrooms at the driving range and needed photo metrics not to exceed \$18K, with a date for submission to the county. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.***

XIII. **OLD BUSINESS** – Repairs are being made in the Fitness Center/Office where the punching bag is. GM Belknap will look at a different location for the bag.

XIV. **NEW BUSINESS**

Tennis Association Fees – Vice-Chair Overs reminded the group that the Board agreed during our budget discussions to review the fee charged to the Tennis Association Fees at mid-year to establish an assessment based on actual use of the court by the association for league play. The numbers are as follows:

- Total number of court hours 8 am to 5 pm 365 days per year = 19,710
- Total number of court hours used for league play = 1,291
 - Percentage of court use for league play 6.55%
- Total cost of maintenance O&M and deferred - \$61,000
- 6.55% of maintenance = \$3995.50

*Based on the findings Vice-Chair Overs moved to reduce the fee charged to the Tennis Association this year to \$4,000. Supervisor Schwarz seconded the motion. **The motion was approved unanimously.***

Discussion on Bond Funds and Capital Reserves – Supervisor Schwarz asked for a consensus from the Board on the target number for the reserves before management prepares the next budget. Discussion ensued. Supervisor Schwarz will follow up.

XV. **RESIDENT COMMENTS** - No other comments were made.

XVI. **UPCOMING MEETINGS**

- Monday, May 6, 2024 - Golf Committee - 9:00 a.m. - Card Room C/Zoom
- Monday, May 6, 2024 – Finance Committee - 1:00 p.m. - Card Room C/Zoom
- Monday, May 6, 2024 – Resident Events Committee - 1:00 p.m. – Activities A
- Monday, May 20, 2024 - Board of Supervisors - 9:00 a.m. - Card Room C/Zoom
- Monday, June 6, 2024 - Golf Committee - 9:00 a.m. - Card Room C/Zoom
- Monday, June 10, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Tuesday, June 11, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Wednesday, June 12, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- May cancel if business complete:
 - Thursday, June 13, 2024 – Budget Workshop - 9:00 a.m. - Card Room C/Zoom
- Friday, June 14, 2024 - Board of Supervisors - 9:00 a.m. - Card Room C/Zoom

XVII. **ADJOURNMENT** took place at 10:47 AM.

Submitted By:

Karon Bennett 05/20/2024
Karon Bennett, Assistant GM Date

Approved By HGRD Board:

 05/20/2024
Peter Owers, HGRD Board Vice-Chair Date



Herons Glen: Mid-Year Review 2024

OPERATING PERFORMANCE

Review Mid-Year Operational performance versus budget and where we expect to end up at years end against the total approved budget.


The operational budget is set to “breakeven” (excluding depreciation) each year. It’s the vehicle for delivering services/amenities consumed by the residents enjoying the club. Management budgets to provide operational resources to meet resident expectations.

FY ‘24 Note: 4 months of budgeted Wind Insurance Premiums that were not expended plus lower overall insurance premiums vs. budget resulted in a positive YTD variance of \$64K allocated over all departments.



2024 Mid-Year Operational Financial Performance

Positive/ (Negative) Variance to Budget

	Non-Golf			Golf		
	<i>Mid-Yr.</i>	<i>Forecasted YE</i>		<i>Mid-Yr.</i>	<i>Forecasted YE</i>	
Admin	\$68,000	\$69,000		Pro Shop	\$46,000	\$56,000
F & B	(\$111,000)	(\$83,000)		GCM	\$83,000	\$79,000
Clubhouse	(\$11,000)	(\$13,000)		Total	\$129,000	\$135,000
CLIS	\$26,000	\$33,000				
Fitness Center	\$4,000	\$5,000				
Total	(\$24,000)	\$11,000				

All Departments

Mid-Yr.Surplus

\$104,000

EOY Anticipated Surplus

\$146,000

Non-Golf Operations



ADMIN: \$68K favorable variance to budget

Main drivers of Positive Variance:

- Higher Interest Rates on Operation Funds
- Lower payroll due to delaying hiring PT person
- Lower anticipated Professional Fees



F&B: (\$111K) unfavorable variance to budget

Main drivers of negative variance to budget:

REVENUE: YoY Total Revenue increased 16% (\$134k) & Gross Profit increased 9%. However, revenue projections fell short by 6% (\$59k) compared to budget.

- 3% of unfavourability from Restaurant/Lounge. New layout providing challenges
- 17% unfavorable from resident & nonresident Banquets
- Revenue Projections will be reduced by \$43k Q3-Q4

LABOR: increased 5% (\$30k) from budget. Kitchen OT was the main driver.

- Labor costs were 66% of sales. Budgeted at 59% of sales.

COST OF SALES : Food 49% actual vs. 45% budget; **Beverage** 30% actual to 28% budget

- Price increases persist-not passing along proportional price increases to residents.
- Continue to purchase quality food.

COURSE CORRECTOINS for Q3-Q4

- Not rehiring a dining room manager until next FY: Anticipated savings of \$26k;
- Control overtime without affecting the resident experience;
- Smaller menu changes once month- more special offerings

Strategic Goal: Increase revenue to cover “Prime costs”-COS & labor. **\$88k short mid-yr.**

CLUBHOUSE MAINTENANCE (\$11,000)

Unfavorable variance to budget

- Payroll negative variance to budget **\$11k**-retention requirements & new facilities.
- Maintenance costs continue to rise

CLIS (\$26,000) Favorable variance to budget

- Mainscape's primary objective continues to be focusing on bond-related tasks including replacing valves and faulty wiring.



Golf Operations

GOLF PRO SHOP (\$45k) favorable variance to budget

Main Drivers:

- Membership: 1% (\$10k) revenue decrease over budget projections. Total memberships favorable to budget: (596 vs. 590) Mix & pro-ration
- Non-Member Green Fees: \$16k favorable. Combination of Member Guest, Resident Non-Member & Public Play.
- Labor \$23k favorable to budget.

GOLF COURSE MAINTENANCE (\$83k) favorable variance to budget. Main Drivers:

- Payroll: \$30k positive variance to budget
- Fertilizer: \$20k positive variance to budget
- Lease Equipment: still backordered: \$15k positive variance to budget





**Herons Glen
Recreation District**

2023-24

Mid-Year Review

Mid-Year Review Summary
Year to Date Actuals 10/01/23 - 03/31/24
6-Month Forecast 04/01/24 - 09/30/24

DEPARTMENT	REVENUE			EXPENSES			End of Year Forecast		
	YTD Actual + 6 Mo Budget	YTD Actual + 6 Mo Forecast	Variance	YTD Actual + 6 Mo Budget	YTD Actual + 6 Mo Forecast	Variance	YTD Actual + 6 Mo Budget	YTD Actual + 6 Mo Forecast	Variance
Admin	1,280,748	1,280,748	-	1,212,820	1,210,972	(1,848)	67,928	69,776	1,848
Restaurant	1,920,362	1,904,367	(15,995)	2,031,125	1,987,587	(43,539)	(110,763)	(83,219)	27,544
Clubhouse	970,639	970,639	-	982,041	983,523	1,482	(11,401)	(12,884)	(1,482)
CLIS	545,680	545,680	-	520,169	512,615	(7,553)	25,512	33,065	7,553
Fitness	89,512	89,512	-	85,489	84,769	(720)	4,023	4,743	720
Total Other Than Golf	\$ 4,806,942	\$ 4,790,947	\$ (15,995)	\$ 4,831,643	\$ 4,779,465	\$ (52,177)	\$ (24,701)	\$ 11,482	\$ 36,183
GCM	-	-	-	1,730,330	1,734,677	4,347	(1,730,330)	(1,734,677)	(4,347)
Pro Shop	2,548,117	2,548,117	-	688,601	678,161	(10,440)	1,859,517	1,869,957	10,440
Total Golf Operations	\$ 2,548,117	\$ 2,548,117	\$ -	\$ 2,418,930	\$ 2,412,837	\$ (6,093)	\$ 129,187	\$ 135,280	\$ 6,093
Total All Departments	\$ 7,355,059	\$ 7,339,064	\$ (15,995)	\$ 7,250,573	\$ 7,192,303	\$ (58,270)	\$ 104,486	\$ 146,762	\$ 42,276

2023-24 Mid-Year Review Notes and Departmental Assumptions

Dept 00 – Administration

Expenses: Forecasting Expenses will decrease by \$1,848 vs amount budgeted over the next six months

- **Payroll Benefits** – Increased \$3,979 - Based on first six months du to 401k match being higher than expected
- **Insurance (Allocation)** – Decreased \$9,600 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Resident Discount – Food (Calculation)** – Decreased \$162 (Resident sales 82.80% YTD)
- **Resident Discount – Beverage (Calculation)** – Decreased \$698 (Resident sales 80.64% YTD)
- **Bank Charges** – Increased \$1,633 - Based on first six months
- **Office Equipment** – Increased \$3,000 - New office setup for incoming part-time acct staff

Forecasting an increase of the positive variance to budget by \$1,848 over the next six months

Dept 10 – Food & Beverage

Revenue: Forecasting Revenue will decrease by \$43,539 vs amount budgeted over the next six months

- **Food Sales – Dining Room & Lounge** - Decreased \$8,783 or 3% in sales Apr through Sep - Based on first six months
- **Beverage Revenue – Dining Room & Lounge** – Decreased \$4,242 or 3% in sales Apr through Sep - Based on first six months
- **Banquet Food & Beverage – Residents** – Decreased \$1,312 or 3% in sales Apr through Sep - Based on first six months
- **Banquet Sales – Outside** – Decreased \$1,658 - Based on first six months

Expenses: Forecasting Expenses will decrease by \$ 55,032 vs amount budgeted over the next six months

- **Cost of Sales, Food (Calculation)** – Increased \$4,261 - Recalculated accordingly based on year-to-date percentage of 48.7%
- **Cost of Sales, Beverage (Calculation)** – Increased \$897- Recalculated accordingly based on year-to-date percentage of 30.2%
- **Payroll, Kitchen, OT** – Increased \$5,000 in April - Based on actuals month to date
- **Payroll, Service** – Decreased \$26,502 – Not rehiring a Dining Room Manager for the remainder of the fiscal year
- **Payroll Taxes & Fees (Calculation)** – Decreased \$3,144 - Due to changes in payroll and revenue for purposes of the 18% gratuity
- **Payroll Benefits** – Decreased \$10,551 – Only 8 employees taking the insurance with a budget of 11
- **H-2B Additional Expenses** – Decreased \$3,800 – Not responsible for H-2B travel up north
- **Insurance (Allocation)** – Decreased \$6,400 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Supplies** – Decreased \$3,000 – Planning on preparing for the season starting in Oct

Forecasting a decrease of the negative variance to budget by \$27,544 over the next six months

Dept 70 – Clubhouse Maintenance

Expenses: Forecasting Expenses will increase by \$1,482 vs amount budgeted over the next six months

- **Payroll** – Increased \$11,517 – 10% increase due to retention requirements

2023-24 Mid-Year Review Notes and Departmental Assumptions

- **Payroll, O.T.** – Increased \$2,400 – Doubled due to new bocce courts
- **Payroll Taxes & Fees (*Calculation*)** – Increased \$1,668 - based on increase in payroll
- **Payroll Benefits** – Decreased \$3,957 – Only 4 employees taking insurance, budgeted for 5
- **Cleaning Supplies** – Decreased \$1,218 – finding savings opportunities with other vendors
- **Equipment Rental** – Decreased \$2,250 – most rentals covered by the bond
- **Small Equipment Sound** - Decreased \$1,815 – ballroom bond
- **Insurance (Allocation)** – Decreased \$14,400 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Lease** - Decreased \$1,300 – Reclass of fitness center ice machine lease Nov23-Mar24
- **Maintenance & Repairs** – Increased \$5,716 – 15% increase based on first 6 months' actuals
- **Service Contracts** – Increased \$5,120 – 21.74% increase in outside cleaning company

Forecasting an increase of the negative variance to budget by \$1,482 over the next six months

Dept 76 – CLIS

Expenses: Forecasting Expenses will decrease by \$7,553 vs amount budgeted over the next six months

- **Insurance (Allocation)** – Decreased \$6,720 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Effluent Water** – Decreased \$833 – Not using effluent for CLIS at all

Forecasting an increase of the positive variance to budget by \$7,553 over the next six months

Dept 77 – Fitness Center

Expenses: Forecasting Expenses will decrease by \$720 vs amount budgeted over the next six months

- **Insurance (Allocation)** – Decreased \$3,200 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Lease** - Increased \$1,300 - Reclass of fitness center ice machine lease Nov23-Mar24
- **Service Contracts** – Increased \$1,180 - 21.74% increase in outside cleaning company

Forecasting an increase of the positive variance to budget by \$720 over the next six months

Dept 30 – Golf Course Maintenance

Expenses: Forecasting Expenses will increase by \$4,347 vs amount budgeted over the next six months

- **Chemicals** – Moved \$7,620 from first six months' budget – Scheduled to utilize unused funds budgeted in the beginning of the fiscal year
- **Fertilizer** – Moved \$19,800 from first six months' budget – Scheduled to utilize unused funds budgeted in the beginning of the fiscal year
- **Insurance (Allocation)** – Decreased \$10,240 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Lease** – Decreased \$24,833 - FY23 GCM Leased Equipment still has not arrived
- **Maintenance, Equipment** – Increased \$12,000 – Due to the lifecycle of machines, prices on parts and not being able to get replacement equipment

2023-24 Mid-Year Review Notes and Departmental Assumptions

Forecasting a decrease of the positive variance to budget by \$4,347 over the next six months

Dept 60 – Pro Shop

Expenses: Forecasting Expenses will decrease by \$10,440 vs amount budgeted over the next six months

- **Insurance (Allocation)** – Decreased \$13,440 - Property Insurance less than originally budgeted. Reversed insurance savings allocation from non-operating.
- **Maintenance & Repairs** – Moved \$3,000 from first six months' budget – Mandatory oil changes & tune-up kits need to be done before fiscal year end

Forecasting an increase of the positive variance to budget by \$10,440 over the next six months

All Departments

Revenue: Forecasting Revenue will decrease by \$15,995 vs amount budgeted over the next six months

Expenses: Forecasting Expenses will decrease by \$58,270 vs amount budgeted over the next six months

Forecasting an increase of the positive variance to budget by \$42,276 over the next six months

Dept 93

Reversed property insurance savings allocation due to not having wind coverage Oct23-Jan24 from non-operating contingency back to operating insurance \$46,770.96

Capital

- Items expecting to be completed this summer \$20,300
- Items to be carried over into next fiscal year \$206,898
- Calculated carryforward into 2024-2025 Budget Yr \$2,381,385

Deferred

- Projects expected to be completed this summer \$377,141
- Items to be carried over into next fiscal year \$351,257
- Calculated carryforward into 2024-2025 Budget Yr \$704,123

Gary J Attalla

3531 Barnstable Court.

North Fort Myers, FL 33917 603-493-3383

Re: Resident Events Committee
February Update
April 28, 2024

To: HGRD Board of Directors:

Below is the April written report per the Resident Events Committee Charter.

Since the last report the Resident Events Committee has sponsored an Oldies Night that sold out in a few hours with 300+ residents attending. An ice cream truck did very well on March 10.

We have a May Festival scheduled for May 19th and will have an ice cream truck, food truck, music, and cornhole tournament. The Resident Events Committee will sponsor the tournament and fund the prizes, a total of \$100. The restaurant will serve hot dogs and drinks during the competition.

The Farmers' Market is winding down, but some vendors say they will try to keep their same schedule through the summer months. The Assistant GM is working with me to send out an email blast the first of every month, outlining our various events. The HOA has also been sending out a reminder of the Farmers' Market that I think has helped. Starting 4-26 I have asked all the vendors to send me a text at the end of the day with a number 1 thru 5 stating how they did for that day, 5 being the best.

We are exploring sponsoring a puzzle contest during the summer months. So far, we have about 15 residents that have said they are interested.

Sincerely,
Gary Attalla
Resident Events Committee Chair