



FY 2027 BUDGET WORKSHOP #3

June 24, 2026

BUDGET WORKSHOP #3 AGENDA

- I. Revenues Budget – Preliminary FY 2027
- II. Ad Valorem Tax Revenue Analysis – Preliminary FY 2027
- III. Strategic Plan Financial Presentation

Revenues Budget – Preliminary FY 2027

CITY OF MADEIRA BEACH

FY 2027 Revenue Budget Analysis

All Funds — FY24 & FY25 Actual, FY26 Budget & Year-to-Date, and FY27 Proposed Revenues, by Account

FY27 figures presented here are PROPOSED estimates. The Board of Commissioners will formally adopt the FY27 budget through public hearings in September 2026.

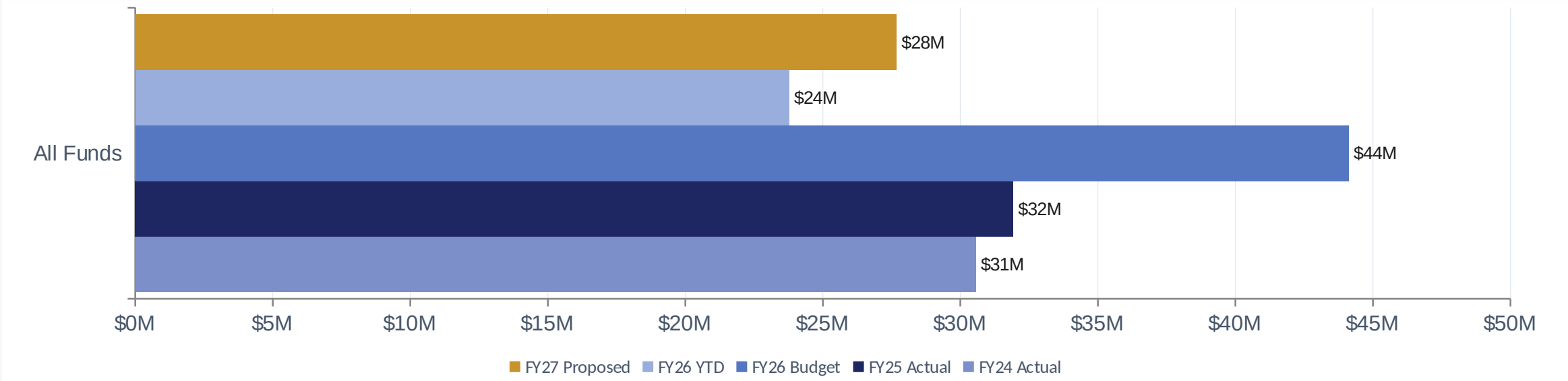
Prepared for the Board of Commissioners

Source: Aclarian ERP — Next Year Revenue Budget Forms, FY2027, All Funds

All Funds — Total Revenue Snapshot

Combined revenue across all 10 city funds

Fiscal Year	Revenue (\$M)	Status
FY24 ACTUAL	\$30.56M	Closed fiscal year
FY25 ACTUAL	\$31.92M	Closed fiscal year
FY26 BUDGET	\$44.12M	Adopted/revised
FY26 YTD	\$23.77M	In progress
FY27 PROPOSED	\$27.68M	Not yet adopted



FY27 figures are PROPOSED — not yet adopted. Adoption occurs September 2026.

Revenue Summary by Fund

FY24 & FY25 Actual, FY26 Budget & YTD, and FY27 Proposed — by fund

Fund	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
General Fund	\$15,022,789	\$20,780,903	\$23,909,685	\$16,633,492	\$15,842,076
Marina Fund	\$1,524,907	\$1,532,363	\$2,005,800	\$1,174,620	\$1,725,300
Stormwater Fund	\$2,449,937	\$1,307,660	\$5,604,745	\$440,162	\$2,519,983
Parking Fund	\$3,387,236	\$3,033,614	\$4,339,610	\$2,418,451	\$3,256,800
Sanitation Fund	\$2,191,782	\$2,349,436	\$2,071,470	\$1,254,228	\$2,059,959
Archibald Park Fund	\$3,703,550	\$1,425,582	\$2,218,900	\$390,694	\$577,000
Local Option Sales Tax Fund	\$783,976	\$787,478	\$1,650,000	\$565,345	\$753,000
Building Fund	\$1,151,097	\$418,309	\$1,900,050	\$512,286	\$850,685
Impact Fee Fund	\$243,948	\$189,987	\$320,046	\$315,006	\$0
Gas Tax Fund	\$99,073	\$97,006	\$96,500	\$65,603	\$95,000

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General Fund — Revenue Detail (1 of 5)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
001.1300.341302	Public Records Request Fees	\$0	\$512	\$100	\$241	\$150
001.1000.347908	Misc Store Income-Taxable	\$21,634	\$14,819	\$20,000	\$4,932	\$15,000
001.1000.347910	Purchases Store	(\$21,902)	(\$21,619)	(\$15,000)	(\$546)	(\$5,000)
001.1000.369900	Other Miscellaneous Revenues	\$0	\$150	\$0	\$6	\$0
001.1050.316000	Local Business Tax Receipts	\$79,912	\$67,064	\$80,000	\$33,838	\$41,000
001.1050.322901	Plan Review	\$3,500	\$17,900	\$3,000	\$30,000	\$42,000
001.1050.329501	Applications/Fees	\$18,925	\$26,343	\$25,000	\$12,325	\$5,000
001.1050.331392	Fema Grant Revenues	\$34,128	\$23,093	\$0	\$0	\$0
001.1050.335150	Alcoholic Beverage License Tax	\$18,106	\$22,501	\$10,000	\$6,239	\$6,000
001.1050.341300	Zoning Adjustment Applications	\$0	\$1,900	\$2,000	\$7,050	\$11,200
001.4000.322900	Fire Plan Review Fees	\$4,333	\$3,831	\$2,500	\$4,016	\$4,000
001.4000.329101	Fire Inspection Fees	\$8,680	\$14,900	\$15,000	\$44,800	\$50,000
001.4000.335210	Firefighters Supplemental Income	\$0	\$4,140	\$5,500	\$2,070	\$6,000
001.4000.338000	Pinellas County	\$0	\$822,825	\$4,440,000	\$2,796,066	\$3,000,000
001.4000.342200	Redington Beach Fire Contract	\$298,944	\$310,602	\$317,700	\$238,310	\$323,340
001.4000.342400	Pinellas County EMS	\$625,104	\$747,183	\$810,000	\$544,523	\$851,331
001.4000.369900	Other Miscellaneous Revenues	\$35,507	\$24,113	\$15,000	\$36,868	\$20,000
001.4000.369906	Insurance Proceeds	\$4,099	\$38,643	\$0	\$3,505	\$0

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General Fund — Revenue Detail (2 of 5)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
001.4000.369907	CPR Training Revenue	\$0	\$0	\$250	\$0	\$250
001.8000.335380	State Appropriations - Physical Environment	\$58,662	\$37,409	\$1,375,000	\$0	\$0
001.1400.311000	Ad Valorem Taxes	\$5,254,855	\$5,605,601	\$5,460,000	\$5,266,209	\$5,480,000
001.1400.311001	Ad Valorem Taxes - Delinquent	\$132,490	\$214,245	\$1,000	\$0	\$0
001.1400.314100	Utility Service Tax - Electric	\$838,098	\$724,630	\$750,000	\$401,004	\$760,000
001.1400.314300	Utility Service Tax - Water	\$133,443	\$106,469	\$80,000	\$62,268	\$85,000
001.1400.314800	Utility Service Tax - Propane	\$29,656	\$20,672	\$23,000	\$14,399	\$20,000
001.1400.315200	Communications Services Tax	\$214,456	\$244,502	\$220,000	\$163,767	\$225,000
001.1400.323100	Progress Energy Franchise	\$641,086	\$536,612	\$560,000	\$286,862	\$560,000
001.1400.323400	Peoples Gas Systems Franchise	\$8,168	\$7,173	\$6,000	\$5,138	\$6,500
001.1400.329102	Rental Inspection Fees	\$17,709	\$2,170	\$25,000	\$3,640	\$5,000
001.1400.331392	Fema Grant Revenues	\$0	\$4,581,740	\$0	\$357,359	\$478,600
001.1400.332000	ARPA NEU Grant Proceeds	\$2,154,172	\$0	\$0	\$0	\$0
001.1400.335125	State Revenue Sharing	\$177,652	\$177,530	\$175,000	\$117,274	\$178,000
001.1400.335180	Half Cent Sales Tax Revenue	\$314,556	\$320,400	\$340,000	\$208,265	\$305,000
001.1400.335210	Firefighters Supplemental Income	\$6,813	\$3,920	\$0	\$0	\$21,351
001.1400.335450	Fuel Tax Refund	\$4,179	\$3,590	\$5,000	\$1,198	\$5,500
001.1400.338000	Pinellas County	\$710,831	\$381,505	\$0	\$0	\$0

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General Fund — Revenue Detail (3 of 5)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
001.1400.341301	Election Qualifying Fees	\$0	\$259	\$250	\$233	\$250
001.1400.344900	FDOT Maintenance Agreements	\$49,844	\$51,340	\$52,881	\$52,879	\$52,879
001.1400.347400	Special Event Fee	\$179,531	\$197,643	\$0	\$0	\$0
001.1400.354000	Fines & Forfeitures	\$7,125	\$3,577	\$5,000	\$2,699	\$2,500
001.1400.354002	Code Enforcement Fines	\$88,649	\$22,597	\$20,000	\$137,083	\$25,000
001.1400.361100	Interest Earnings	\$1,233,161	\$906,383	\$900,000	\$164,419	\$548,000
001.1400.361101	Interest - Tax Collector	\$25	\$26	\$50	\$285	\$75
001.1400.361102	Interest Payment from Marina	\$5,385	\$4,011	\$2,619	\$56,172	\$3,000
001.1400.362000	Rent	\$138,195	\$143,683	\$149,427	\$112,070	\$155,400
001.1400.362001	Facility Rental- Cost Recovery	\$3,135	\$17,260	\$0	\$400	\$500
001.1400.362002	Facility Rentals	\$15,450	\$9,400	\$0	\$5,481	\$0
001.1400.362005	Bell South Cell Tower	\$71,250	\$61,250	\$51,000	\$41,688	\$50,250
001.1400.362007	Lease Revenue	\$190,933	\$199,396	\$0	\$0	\$0
001.1400.362008	Rentals & Leases - Contra Revenue	(\$200,404)	\$205,930	\$0	\$0	\$0
001.1400.364000	Sale/Disposition of Capital Assets	\$0	\$5,350	\$0	\$0	\$0
001.1400.366000	Donations	\$32,345	\$300	\$0	\$770	\$0
001.1400.366001	Donations - Fire Department	\$0	\$1,903	\$0	\$960	\$500
001.1400.366004	Local Grants & Contributions	\$0	\$50,000	\$0	\$50,000	\$50,000

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General Fund — Revenue Detail (4 of 5)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
001.1400.369300	Lawsuit Settlement	\$0	\$575,000	\$0	\$0	\$0
001.1400.369900	Other Miscellaneous Revenues	\$230,595	\$5,371	\$300	\$2,838	\$500
001.1400.369903	Refund Prior Year Expenses	\$0	\$498	\$0	\$0	\$0
001.1400.369904	Sales Tax Collection Allowance	\$244	\$139	\$200	\$27	\$200
001.1400.369905	Indebtedness Searches	\$8,856	\$14,600	\$11,000	\$10,250	\$11,500
001.1400.369906	Insurance Proceeds	\$0	\$1,328,749	\$0	\$22,279	\$0
001.1400.369908	Civil Review Fees	\$91	\$50	\$200	\$0	\$0
001.1400.369909	Purchase Card Rebate	\$5,256	\$7,614	\$6,000	\$3,552	\$5,500
001.1400.369910	Credit Card Convenience Fee	\$5,620	\$1,445	\$2,000	\$2,062	\$2,500
001.1400.380001	Fund Balance/Net Position Carryover Used	\$0	\$0	\$5,585,009	\$0	\$0
001.1400.382000	Administrative Services Alloc	\$839,900	\$1,677,000	\$1,830,700	\$1,830,700	\$1,994,800
001.1400.384000	Debt Proceeds	\$0	\$0	\$0	\$3,148,500	\$0
001.5000.347400	Special Event Fee	\$0	\$0	\$175,000	\$43,551	\$65,000
001.5000.347501	Recreation Programs	\$50,133	\$27,733	\$45,000	\$32,988	\$38,000
001.5000.347502	After School Program	\$67,911	\$54,398	\$105,000	\$95,948	\$110,000
001.5000.347503	Summer Program	\$80,379	\$74,394	\$95,000	\$87,665	\$97,000
001.5000.347504	Field Rentals	\$39,199	\$16,783	\$40,000	\$22,512	\$41,000
001.5000.347505	Sponsorships	\$6,786	\$650	\$50,000	\$6,060	\$50,000

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General Fund — Revenue Detail (5 of 5)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
001.5000.347506	MB Little League	\$10,000	\$5,000	\$10,000	\$6,400	\$11,000
001.5000.347507	Adult Leagues	\$0	\$12,432	\$0	\$0	\$0
001.5000.347508	Youth Leagues	\$35,401	\$11,670	\$5,000	\$34,561	\$10,000
001.5000.362001	Facility Rental- Cost Recovery	\$0	\$0	\$2,000	\$1,200	\$1,500
001.5000.362002	Facility Rentals	\$0	\$0	\$15,000	\$5,631	\$15,000
	FUND TOTAL	\$15,022,789	\$20,780,903	\$23,909,685	\$16,633,492	\$15,842,076

Marina Fund — Revenue Detail (1 of 2)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
405.9300.334392	FDEP Resilience Grant	\$0	\$100,000	\$0	\$0	\$0
405.9300.347500	ATM Service Charge	\$157	\$592	\$600	\$420	\$600
405.9300.347901	Unleaded Fuel Sales	\$2,447,295	\$1,977,498	\$3,000,000	\$1,470,266	\$2,500,000
405.9300.347902	Diesel Sales	\$105,081	\$159,888	\$200,000	\$121,743	\$200,000
405.9300.347903	Diesel - Commerical	\$352,384	\$256,707	\$500,000	\$121,088	\$300,000
405.9300.347904	Purchases Fuel	(\$2,185,371)	(\$1,737,224)	(\$2,500,000)	(\$1,069,869)	(\$2,000,000)
405.9300.347905	Propane Sales	\$2,046	\$1,701	\$3,500	\$1,203	\$3,000
405.9300.347906	Propane - Exempt	\$219	\$196	\$500	\$173	\$200
405.9300.347907	Purchases Propane	(\$1,673)	(\$1,509)	(\$2,500)	(\$930)	(\$2,000)
405.9300.347908	Misc Store Income-Taxable	\$293,704	\$284,719	\$350,000	\$208,571	\$350,000
405.9300.347909	Misc Store Income-Non Taxable	\$2,901	\$2,763	\$2,500	\$2,300	\$2,500
405.9300.347910	Purchases Store	(\$196,330)	(\$172,301)	(\$250,000)	(\$142,380)	(\$250,000)
405.9300.347911	Dry Storage Fees	\$135,915	\$133,817	\$160,000	\$104,016	\$170,000
405.9300.347912	Transient Rentals	\$86,797	\$89,169	\$120,000	\$58,328	\$120,000
405.9300.347913	Marina Slip Rent	\$264,605	\$261,094	\$250,000	\$213,748	\$290,000
405.9300.347914	Annual Fishing Tournament	\$31,163	\$37,966	\$20,000	\$41,115	\$25,000
405.9300.347917	Boat Ramp Parking	\$7,419	\$12,238	\$10,000	\$7,211	\$15,000
405.9300.361100	Interest Earnings	\$180,295	\$164,788	\$140,000	\$35,997	\$0

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Marina Fund — Revenue Detail (2 of 2)

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
405.9300.364000	Sale/Disposition of Capital Assets	(\$7,415)	(\$42,051)	\$0	\$0	\$0
405.9300.369900	Other Miscellaneous Revenues	\$0	\$106	\$0	\$0	\$0
405.9300.369904	Sales Tax Collection Allowance	\$360	\$360	\$0	\$270	\$0
405.9300.369912	Boat Ramp Fees	\$0	\$789	\$200	\$900	\$0
405.9300.369913	Commission - Laundry Equipment	\$873	\$1,059	\$1,000	\$451	\$1,000
405.9300.389201	Federal Grant - Clean Vessel	\$4,482	\$0	\$0	\$0	\$0
	FUND TOTAL	\$1,524,907	\$1,532,363	\$2,005,800	\$1,174,620	\$1,725,300

Stormwater Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
404.9200.334391	Stormwater Grant	\$32,127	\$8,683	\$600,000	\$0	\$100,000
404.9200.338000	Pinellas County	\$0	\$581,255	\$2,735,000	\$30,592	\$30,592
404.9200.343700	Stormwater Service	\$693,243	\$680,497	\$675,000	\$365,093	\$709,996
404.9200.361100	Interest Earnings	\$229,567	\$194,015	\$98,595	\$44,476	\$151,395
404.9200.364000	Sale/Disposition of Capital Assets	\$0	(\$156,994)	\$0	\$0	\$0
404.9200.369900	Other Miscellaneous Revenues	\$0	\$204	\$0	\$0	\$0
404.9200.381001	Transfer from General Fund	\$1,495,000	\$0	\$1,496,150	\$0	\$1,528,000
	FUND TOTAL	\$2,449,937	\$1,307,660	\$5,604,745	\$440,162	\$2,519,983

Parking Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
407.6500.344501	John's Pass Village	\$443,180	\$479,638	\$520,500	\$362,403	\$500,000
407.6500.344502	City/South Beach	\$712,848	\$769,500	\$920,000	\$517,332	\$865,000
407.6500.344503	Non-Resident Parking Permits	\$2,976	\$1,120	\$3,000	\$525	\$1,500
407.6500.344504	Village Blvd. Parking	\$1,250,784	\$1,047,122	\$1,725,000	\$834,149	\$750,000
407.6500.344505	Misc. Lot Parking	\$287,930	\$279,939	\$471,500	\$143,353	\$450,000
407.6500.344508	Business Parking Permit	\$17,974	\$7,032	\$17,250	\$10,990	\$15,000
407.6500.354001	Parking Fines	\$547,818	\$267,317	\$550,000	\$523,694	\$525,000
407.6500.361100	Interest Earnings	\$123,124	\$175,410	\$132,000	\$25,734	\$150,000
407.6500.364000	Sale/Disposition of Capital Assets	\$0	(\$7,665)	\$0	\$0	\$0
407.6500.369900	Sales Tax Collection Allowance	\$242	\$0	\$0	\$0	\$0
407.6500.369904	Sales Tax Collection Allowance	\$360	\$341	\$360	\$270	\$300
407.6500.369906	Insurance Proceeds	\$0	\$13,860	\$0	\$0	\$0
	FUND TOTAL	\$3,387,236	\$3,033,614	\$4,339,610	\$2,418,451	\$3,256,800

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Sanitation Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
402.7000.343400	Sanitation Charges	\$2,287,549	\$2,152,882	\$1,900,000	\$1,201,261	\$1,950,000
402.7000.343401	Recycling Service Fee	\$39,889	\$34,387	\$35,000	\$26,891	\$35,500
402.7000.343402	Late Fees	\$77	\$0	\$0	\$0	\$0
402.7000.361100	Interest Earnings	\$87,002	\$94,107	\$95,945	\$26,076	\$74,459
402.7000.362006	Container Rent	\$3,329	\$3,244	\$0	\$0	\$0
402.7000.364000	Sale/Disposition of Capital Assets	(\$228,929)	(\$580)	\$0	\$0	\$0
402.7000.369900	Other Miscellaneous Revenues	\$0	\$24	\$0	\$0	\$0
402.7000.369903	Refund Prior Year Expenses	\$6	\$0	\$0	\$0	\$0
402.7000.380001	Fund Balance/Net Position Carryover Used	\$0	\$0	\$40,525	\$0	\$0
402.7000.381007	Transfer from Parking Fund	\$0	\$62,496	\$0	\$0	\$0
402.7000.389401	Pinellas County Recycling Grnt	\$2,860	\$2,876	\$0	\$0	\$0
	FUND TOTAL	\$2,191,782	\$2,349,436	\$2,071,470	\$1,254,228	\$2,059,959

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Archibald Park Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
110.9910.335380	State Appropriations - Physical Environment	\$721,765	\$959,697	\$0	\$0	\$0
110.9910.344507	Archibald Beach Parking Meters	\$595,064	\$383,416	\$550,000	\$371,181	\$550,000
110.9910.347202	Beach Walkover Chair Rentals	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
110.9910.347509	Concession-Snack Shack	\$102,371	\$6,585	\$110,000	\$0	\$0
110.9910.361100	Interest Earnings	\$68,953	\$38,634	\$20,000	\$7,512	\$15,000
110.9910.362007	Lease Revenue	\$72,960	\$13,249	\$2,700	\$0	\$0
110.9910.362008	Rentals & Leases - Contra Revenue	(\$77,564)	\$12,000	\$0	\$0	\$0
110.9910.369900	Other Miscellaneous Revenues	\$8,000	\$0	\$0	\$0	\$0
110.9910.380001	Fund Balance/Net Position Carryover Used	\$0	\$0	\$1,524,200	\$0	\$0
110.9910.381001	Transfer from General Fund	\$2,200,000	\$0	\$0	\$0	\$0
	FUND TOTAL	\$3,703,550	\$1,425,582	\$2,218,900	\$390,694	\$577,000

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Local Option Sales Tax Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
103.1400.380001	Fund Balance/Net Position Carryover Used	\$0	\$0	\$902,000	\$0	\$0
103.9000.312600	7th Cent Sales Tax Revenue	\$653,554	\$667,665	\$663,000	\$508,479	\$665,000
103.9000.361100	Interest Earnings	\$130,422	\$119,813	\$85,000	\$56,866	\$88,000
	FUND TOTAL	\$783,976	\$787,478	\$1,650,000	\$565,345	\$753,000

Building Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
125.5240.322000	Building Permits	\$1,053,826	\$367,107	\$1,000,000	\$459,406	\$750,000
125.5240.322901	Plan Review	\$500	\$500	\$1,000	\$1,928	\$6,245
125.5240.329103	Reinspection Fees	\$0	\$100	\$500	\$2,650	\$4,543
125.5240.329104	Milestone Inspection Fee	\$1,750	\$750	\$1,500	\$250	\$4,125
125.5240.329501	Applications/Fees	\$7,800	\$7,854	\$4,000	\$13,270	\$15,770
125.5240.361100	Interest Earnings	\$65,784	\$29,558	\$20,000	\$8,913	\$31,009
125.5240.369900	Other Miscellaneous Revenues	\$2,110	\$476	\$1,000	\$8,300	\$8,480
125.5240.369906	Insurance Proceeds	\$1,275	\$0	\$0	\$0	\$0
125.5240.369910	Credit Card Convenience Fee	\$18,052	\$11,964	\$15,000	\$17,569	\$30,514
125.5240.380001	Fund Balance/Net Position Carryover Used	\$0	\$0	\$857,050	\$0	\$0
	FUND TOTAL	\$1,151,097	\$418,309	\$1,900,050	\$512,286	\$850,685

FY27 figures are PROPOSED — not yet adopted. Adoption occurs September 2026.

Impact Fee Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
105.4000.324110	Impact Fees - Residential - Public Safety	\$8,372	\$7,067	\$6,278	\$14,259	\$0
105.4000.324120	Impact Fees - Commercial - Public Safety	\$348	\$0	\$6,278	\$0	\$0
105.4000.361100	Interest Earnings	\$587	\$844	\$550	\$388	\$0
105.3100.324310	Impact Fees - Residential - Transportation	\$20,930	\$12,309	\$15,695	\$0	\$0
105.3100.324311	Transportation Residential Impact Fees - Pinellas County	\$19,525	\$6,471	\$10,000	\$8,783	\$0
105.3100.324320	Impact Fees - Commercial - Transportation	\$871	\$0	\$15,695	\$0	\$0
105.3100.324321	Transportation Commercial Impact Fees - Pinellas County	\$6,925	\$3,001	\$6,000	\$0	\$0
105.3100.361100	Interest Earnings	\$2,269	\$3,720	\$2,600	\$3,493	\$0
105.5000.324610	Impact Fees - Residential - Culture/Recreation	\$165,764	\$139,948	\$123,025	\$280,401	\$0
105.5000.324620	Impact Fees - Commercial - Culture/Recreation	\$6,896	\$0	\$123,025	\$0	\$0
105.5000.361100	Interest Earnings	\$11,461	\$16,627	\$10,900	\$7,682	\$0
	FUND TOTAL	\$243,948	\$189,987	\$320,046	\$315,006	\$0

FY27 figures are PROPOSED — not yet adopted. Adoption occurs September 2026.

Gas Tax Fund — Revenue Detail

Every revenue account string — FY24 & FY25 Actual, FY26 Budget & YTD, FY27 Proposed

Account String	Account Name	FY24 Actual	FY25 Actual	FY26 Budget	FY26 YTD	FY27 Proposed
150 . 5410 . 312410	Local Option Gas Tax	\$56,625	\$56,065	\$55,000	\$39,907	\$56,000
150 . 5410 . 335125	State Revenue Sharing	\$38,595	\$38,642	\$39,000	\$24,876	\$38,000
150 . 5410 . 361100	Interest Earnings	\$3,853	\$2,299	\$2,500	\$820	\$1,000
	FUND TOTAL	\$99,073	\$97,006	\$96,500	\$65,603	\$95,000

Summary & Next Steps

1

FY27 figures are proposed, not adopted

All FY27 amounts in this analysis are staff estimates submitted for the budget development process. The Board adopts the final FY27 budget through public TRIM hearings in September 2026.

2

All-funds FY27 proposed revenue: \$27.68M

Compares to \$31.92M FY25 actual and \$44.12M FY26 adopted budget. Each fund's detail pages in this deck show the full account-level trend across five comparison periods.

3

Impact Fee Fund: \$0 proposed is a policy outcome, not a gap

Resolution 2026-06 imposed a moratorium on mobility fee collection, and the Kimley-Horn Impact Fee Evaluation is still pending — impact fee revenue will resume once that process concludes.

4

Statewide property tax reform does not affect the FY27 budget

HJR 1F, the homestead exemption expansion on the November 2026 ballot, would phase in a \$150,000 exemption increase starting FY2028 if approved by voters — not FY2027. Ad Valorem Taxes in this proposed FY27 budget (\$5,480,000 in the General Fund) are unaffected by this potential legislation; any impact would first appear in the FY2028 budget cycle.

Ad Valorem Tax Revenue Analysis – Preliminary FY 2027

AD VALOREM TAX REVENUE ANALYSIS - PROJECTION FOR FY 2027

	Millage Rate	2026-27 Taxable Value Estimate (as of 6/17/26)	FY 2026-27 Projected Ad Valorem Revenues	Homestead Exemption Difference
\$50,000 Homestead Exemption	2.7500	\$ 2,040,647,473	\$ 5,331,192	
\$150,000 Homestead Exemption	2.7500	\$ 1,931,932,930	\$ 5,047,175	\$ 284,017
\$250,000 Homestead Exemption	2.7500	\$ 1,837,641,038	\$ 4,800,837	\$ 530,354

Historical Ad Valorem Tax Collections

Account	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026*
Millage Rate	2.7500	2.7500	2.7500	2.7500	2.7500	2.7500
Ad Valorem Taxes Collected	3,700,818	4,028,179	4,642,054	5,254,855	5,605,601	5,266,209

* NOTE: Balances obtained through 6/17/26

City of Madeira Beach Property Tax Analysis - Homestead Vs Non-Homestead

Non-Homestead Properties Only							
Parcel Type	Assessed Value	School Taxable Value	Municipal Taxable Value	Taxable Value - \$150k Homestead Exemption	Taxable Value - \$250k Homestead Exemption	# of Parcels	Average Property Tax Per Parcel - 2.75 Mills
Single Family Home	256,704,816	264,655,436	256,342,348	256,342,348	256,342,348	454	\$ 9,272
Condominium	657,508,968	675,424,944	656,892,694	656,892,694	656,892,694	1,050	\$ 10,257
Condo Conversion	76,695,247	78,071,822	76,685,247	76,685,247	76,685,247	306	\$ 4,093
Duplex-Triplex-Fourplex	101,880,424	106,338,583	101,865,424	101,865,424	101,865,424	217	\$ 7,742
Condo Hotel and Motel	115,537,255	120,154,167	115,532,255	115,532,255	115,532,255	305	\$ 6,238
All Other	471,636,757	354,631,727	345,981,128	345,981,128	345,981,128	547	\$ 10,357
Homestead Properties Only							
Parcel Type	Assessed Value	School Taxable Value	Municipal Taxable Value	Taxable Value - \$150k Homestead Exemption	Taxable Value - \$250k Homestead Exemption	# of Parcels	Average Property Tax Per Parcel - 2.75 Mills
Single Family Home	343,460,226	313,115,713	295,621,629	232,642,359	177,326,249	671	\$ 7,119
Condominium	146,286,634	137,737,329	130,470,999	104,115,192	79,392,752	270	\$ 7,798
Condo Conversion	13,937,751	10,833,674	8,978,641	3,762,280	1,311,800	70	\$ 2,183
Duplex-Triplex-Fourplex	25,466,197	23,419,889	21,271,770	15,303,351	10,135,316	64	\$ 5,451
Condo Hotel and Motel	408,231	308,231	256,787	94,874	-	4	\$ 1,090
All Other	36,406,389	33,542,727	30,748,551	22,715,778	16,175,825	89	\$ 5,646
Homestead & Non-Homestead Properties							
Parcel Type	Assessed Value	School Taxable Value	Municipal Taxable Value	Taxable Value - \$150k Homestead Exemption	Taxable Value - \$250k Homestead Exemption	# of Parcels	Average Property Tax Per Parcel - 2.75 Mills
Single Family Home	600,165,042	577,771,149	551,963,977	488,984,707	433,668,597	1,125	\$ 7,892
Condominium	803,795,602	813,162,273	787,363,693	761,007,886	736,285,446	1,320	\$ 9,546
Condo Conversion	90,632,998	88,905,496	85,663,888	80,447,527	77,997,047	376	\$ 3,653
Duplex-Triplex-Fourplex	127,346,621	129,758,472	123,137,194	117,168,775	112,000,740	281	\$ 7,067
Condo Hotel and Motel	115,945,486	120,462,398	115,789,042	115,627,129	115,532,255	309	\$ 6,014
All Other	508,043,146	388,174,454	376,729,679	368,696,906	362,156,953	636	\$ 9,472

City of Madeira Beach Property Tax Analysis - Homestead Exemption Taxpayer Impact

Taxing Authority	FY 2023-2024 Millage Rate	FY 2024-2025 Millage Rate	FY 2025-2026 Millage Rate
County General Fund	4.7398	4.5947	4.5423
County Health Department	0.0713	0.0713	0.0713
Pinellas County EMS	0.8418	0.8050	0.8050
School - State Law	3.1900	3.0740	3.0450
School - Local Board	2.7480	2.7480	3.2480
City of Madeira Beach	2.7500	2.7500	2.7500
SW Florida Water Management District	0.2043	0.1909	0.1831
Pinellas County Planning Council	0.0210	0.0200	0.0175
Juvenile Welfare Board	0.8250	0.8250	0.8250
Pinellas Suncoast Transit Authority	0.7500	0.7342	0.7300
TOTAL:	16.1412	15.8131	16.2172

Property Tax Payment Comparison - Homesteaded Properties

Single Family Home	Assessed Value	School Taxable Value	Municipal Taxable Value	Taxable Value - \$150k Homestead Exemption	Taxable Value - \$250k Homestead Exemption	# of Parcels	Property Tax Bill - October 2026	Property Tax Bill - October 2027	Property Tax Bill - October 2028
Homestead Home A	225,000	225,000	175,000	75,000	-	1	\$ 3,153	\$ 2,160	\$ 1,416
Homestead Home B	375,000	375,000	325,000	225,000	125,000	1	\$ 5,585	\$ 4,593	\$ 3,600
Homestead Home C	650,000	650,000	600,000	500,000	400,000	1	\$ 10,045	\$ 9,053	\$ 8,060
Homestead Home D	1,200,000	1,200,000	1,150,000	1,050,000	950,000	1	\$ 18,964	\$ 17,972	\$ 16,980
Homestead Home E	2,500,000	2,500,000	2,450,000	2,350,000	2,250,000	1	\$ 40,047	\$ 39,054	\$ 38,062

Strategic Plan Presentation Materials

ARCHIBALD FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Charges For Services	563,780	681,672	754,446	709,435	388,831	3,098,164
Miscellaneous Revenues	14,542	20,569	32,147	72,350	39,873	179,481
Total:	578,322	702,242	786,593	781,785	428,704	3,277,645
COST OF OPERATIONS						
Personnel Services	210,624	238,120	260,998	291,978	333,326	1,335,045
Operating Expenditures/Expenses *	201,175	168,882	375,101	316,401	299,496	1,361,054
Debt Service	-	5,517	5,517	4,138	-	15,171
OH Allocation & Debt Service Transfers Out	102,000	83,180	52,617	60,900	97,300	395,997
Total:	513,798	495,698	694,233	673,416	730,122	3,107,268
Excess (Deficiency) of Revenues over Expenditures	64,523	206,543	92,360	108,369	(301,418)	170,377

* Excludes repair costs incurred in FY 2025 resulting from damage inflicted by Hurricane Helene

BUILDING FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Permits, Fees, & Special Assessments	987,908	1,154,095	788,298	1,063,876	376,311	4,370,487
Miscellaneous Revenues	33,345	24,627	58,316	87,221	41,998	245,508
Total:	1,021,254	1,178,722	846,614	1,151,097	418,309	4,615,995
COST OF OPERATIONS						
Personnel Services	324,180	416,926	452,563	607,076	618,010	2,418,755
Operating Expenditures/Expenses	92,810	107,352	129,771	106,522	378,803	815,259
Transfers Out	137,900	79,630	169,172	202,600	272,200	861,502
Total:	554,890	603,909	751,506	916,198	1,269,013	4,095,516
Excess (Deficiency) of Revenues over Expenditures	466,364	574,813	95,108	234,899	(850,704)	520,480

DEBT SERVICE FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	
Miscellaneous Revenues	11,442	11,694	20,005	24,910	21,512	89,563
Transfers In	644,274	575,000	297,950	298,925	299,125	2,115,274
Total:	655,717	586,694	317,955	323,835	320,637	2,204,837
COST OF OPERATIONS						
Debt Service	644,274	639,924	297,950	298,925	299,125	2,180,198
Total:	644,274	639,924	297,950	298,925	299,125	2,180,198
Excess (Deficiency) of Revenues over Expenditures	11,442	(53,230)	20,005	24,910	21,512	24,639

GAS TAX FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	
Taxes	54,816	58,313	57,377	56,625	56,065	283,196
Intergovernmental Revenue (Recurring)	47,262	46,328	43,351	38,595	38,642	214,177
Miscellaneous Revenues	2,258	2,370	4,132	3,853	2,299	14,913
Total:	104,335	107,012	104,859	99,073	97,006	512,286
COST OF OPERATIONS						
Operating Expenditures/Expenses	91,971	108,047	123,193	119,083	117,890	560,184
Total:	91,971	108,047	123,193	119,083	117,890	560,184
Excess (Deficiency) of Revenues over Expenditures	12,364	(1,035)	(18,334)	(20,009)	(20,884)	(47,899)

GENERAL FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Taxes	4,986,113	5,455,511	6,063,737	6,682,911	6,983,183	30,171,455
Permits, Fees, & Special Assessments	597,044	733,318	728,056	702,400	608,928	3,369,746
Intergovernmental Revenue (Recurring)	521,043	555,032	541,740	521,305	485,897	2,625,017
Charges For Services	3,411,022	4,169,026	1,423,328	1,442,964	1,505,699	11,952,038
Judgements, Fines, & Forfeits	44,688	261,408	28,567	95,773	26,173	456,609
Miscellaneous Revenues	680,259	807,778	1,314,059	1,779,743	3,183,455	7,765,294
Transfer In - Administrative OH Allocation	517,300	405,690	487,162	839,900	1,677,000	3,927,052
Total:	10,757,468	12,387,763	10,586,649	12,064,996	14,470,335	60,267,211
COST OF OPERATIONS						
Personnel Services	3,578,200	3,840,207	4,172,144	5,600,570	6,302,946	23,494,068
Operating Expenditures/Expenses *	3,962,112	4,197,517	4,319,845	4,982,675	5,136,571	22,598,720
Debt Service	-	29,963	36,482	24,397	15,360	106,202
Grants And Aids	165,932	83,529	78,034	103,241	112,355	543,091
Transfers Out **	1,818,274	2,073,092	1,792,992	1,793,266	1,794,064	9,271,689
Total:	9,524,519	10,224,308	10,399,498	12,504,150	13,361,296	56,013,770
Excess (Deficiency) of Revenues over Expenditures	1,232,950	2,163,455	187,152	(439,154)	1,109,039	4,253,441

* Excludes 1) Gulf Blvd undergrounding 2) John's Pass dredging costs incurred 3) hurricane-related remediation costs incurred in FY 2025 4) Redington fire station construction costs incurred in FY 2025

** Excludes transfers to Archibald Fund for beach groin renourishment project; includes Stormwater debt service payments for all fiscal years

IMPACT FEE FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	
Permits, Fees, & Special Assessments			113,004	229,631	168,796	511,430
Miscellaneous Revenues			4,607	14,317	21,191	40,115
Total:	-	-	117,611	243,948	189,987	551,546
COST OF OPERATIONS - NONE						
Excess (Deficiency) of Revenues over Expenditures	-	-	117,611	243,948	189,987	551,546

LOCAL OPTION SALES TAX FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	
Taxes	544,874	632,401	664,103	653,554	667,665	3,162,597
Miscellaneous Revenues	51,503	54,540	95,004	130,422	119,812	451,281
Total:	596,377	686,941	759,107	783,976	787,477	3,613,878
COST OF OPERATIONS						
Operating Expenditures/Expenses	-	-	4,158	-	-	4,158
Capital Outlay	661,268	882,886	155,063	750,295	125,391	2,574,902
Total:	661,268	882,886	159,221	750,295	125,391	2,579,060
Excess (Deficiency) of Revenues over Expenditures	(64,891)	(195,945)	599,886	33,681	662,086	1,034,818

MARINA FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Charges For Services	1,152,264	1,298,273	1,391,263	1,346,312	1,307,312	6,495,425
Miscellaneous Revenues	49,913	53,218	126,410	178,595	164,788	572,923
Total:	1,202,177	1,351,491	1,517,673	1,524,907	1,472,100	7,068,348
COST OF OPERATIONS						
Personnel Services	322,862	294,578	336,522	410,991	491,281	1,856,235
Operating Expenditures/Expenses	219,670	235,153	250,921	262,000	341,869	1,309,614
Debt Service	9,383	8,070	6,738	5,385	4,011	33,586
OH Allocation Transfers Out	181,100	140,090	113,813	130,000	186,800	751,803
Total:	733,014	677,892	707,994	808,376	1,023,961	3,951,237
Excess (Deficiency) of Revenues over Expenditures	469,162	673,599	809,679	716,531	448,139	3,117,111

PARKING FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Charges For Services	-	-	2,877,801	2,715,691	2,584,351	8,177,844
Judgements, Fines, & Forfeits	-	-	625,205	547,818	267,317	1,440,341
Miscellaneous Revenues	-	-	42,651	123,727	189,611	355,989
Total:	-	-	3,545,658	3,387,236	3,041,279	9,974,173
COST OF OPERATIONS						
Personnel Services	-	-	231,965	275,350	268,813	776,127
Operating Expenditures/Expenses	-	-	390,981	445,203	293,751	1,129,934
Transfers Out	-	-	1,800,000	274,000	950,896	3,024,896
Total:	-	-	2,422,945	994,553	1,513,460	4,930,958
Excess (Deficiency) of Revenues over Expenditures	-	-	1,122,713	2,392,683	1,527,819	5,043,215

SANITATION FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Charges For Services	1,377,902	1,854,441	2,093,710	2,327,514	2,187,269	9,840,835
Miscellaneous Revenues	75,508	36,692	60,308	90,337	100,251	363,097
Total:	1,453,410	1,891,133	2,154,018	2,417,851	2,287,520	10,203,932
COST OF OPERATIONS						
Personnel Services	492,687	528,431	588,501	955,093	484,180	3,048,891
Operating Expenditures/Expenses	771,608	803,575	1,018,383	894,624	999,271	4,487,461
Transfers Out	40,700	48,020	81,774	92,100	139,400	401,994
Total:	1,304,995	1,380,025	1,688,658	1,941,817	1,622,851	7,938,346
Excess (Deficiency) of Revenues over Expenditures	148,415	511,108	465,360	476,034	664,669	2,265,586

STORMWATER FUND - MULTI-YEAR OPERATING TREND

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
REVENUES FROM OPERATIONS	Audited	Audited	Audited	Audited	Audited	Total
Charges for Services	691,929	684,822	678,215	693,243	680,497	3,428,705
Miscellaneous Revenues	198,063	159,594	234,622	229,567	194,015	1,015,860
Transfers In (Debt Service)	1,174,000	1,498,092	1,490,000	1,495,000	1,494,939	7,152,031
Total:	2,063,992	2,342,507	2,402,836	2,417,810	2,369,451	11,596,596
COST OF OPERATIONS						
Personnel Services	269,490	288,622	254,086	397,683	295,595	1,505,476
Operating Expenditures/Expenses	110,508	163,237	164,987	191,724	182,586	813,042
Debt Service	1,538,215	1,498,092	1,495,042	1,494,341	1,494,939	7,520,629
Transfers Out	55,600	54,770	69,786	80,300	92,900	353,356
Total:	1,973,813	2,004,721	1,983,901	2,164,048	2,066,020	10,192,503
Excess (Deficiency) of Revenues over Expenditures	90,179	337,786	418,936	253,762	303,431	1,404,093

**Madeira Beach - Preliminary Financing Scenario Analysis
Scenario Summary**

	Bank Loan Financing (15-Year Term)		Bond Issuance (15-Year Term)		Bond Issuance (30-Year Term)	
	\$10 Million	\$20 Million	\$40 Million	\$50 Million	\$40 Million	\$50 Million
Term Length						
Final Maturity	10/1/2041	10/1/2041	10/1/2041	10/1/2041	10/1/2056	10/1/2056
Project Fund	\$10,000,000	\$20,000,000	\$40,000,000	\$50,000,000	\$40,000,000	\$50,000,000
Issuance Costs	\$60,000	\$60,000	\$384,696	\$483,595	\$390,618	\$490,670
Total Loan Amount	\$10,060,000	\$20,060,000	\$40,384,696	\$50,483,595	\$40,390,618	\$50,490,670
All-In True Interest Cost	4.34%	4.29%	3.76%	3.76%	4.58%	4.59%
Average Annual Debt Service	\$920,689	\$1,835,901	\$3,534,767	\$4,418,733	\$2,478,042	\$3,097,642
Total Debt Service	\$13,810,328	\$27,538,513	\$53,021,500	\$66,281,000	\$74,341,250	\$92,929,250

*Borrowing Rate based on estimated current market rates (as of June 9, 2026)

Madeira Beach - Preliminary Financing Scenario Analysis
Bank Loan Financing (15-Years)

Period Ending	\$10 Million Project			\$20 Million Project		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
10/1/2027	493,000	427,550.00	920,550	983,000	852,550	1,835,550
10/1/2028	514,000	406,597.50	920,598	1,025,000	810,773	1,835,773
10/1/2029	536,000	384,752.50	920,753	1,069,000	767,210	1,836,210
10/1/2030	559,000	361,972.50	920,973	1,114,000	721,778	1,835,778
10/1/2031	583,000	338,215.00	921,215	1,162,000	674,433	1,836,433
10/1/2032	607,000	313,437.50	920,438	1,211,000	625,048	1,836,048
10/1/2033	633,000	287,640.00	920,640	1,262,000	573,580	1,835,580
10/1/2034	660,000	260,737.50	920,738	1,316,000	519,945	1,835,945
10/1/2035	688,000	232,687.50	920,688	1,372,000	464,015	1,836,015
10/1/2036	717,000	203,447.50	920,448	1,430,000	405,705	1,835,705
10/1/2037	748,000	172,975.00	920,975	1,491,000	344,930	1,835,930
10/1/2038	779,000	141,185.00	920,185	1,554,000	281,563	1,835,563
10/1/2039	813,000	108,077.50	921,078	1,621,000	215,518	1,836,518
10/1/2040	847,000	73,525.00	920,525	1,689,000	146,625	1,835,625
10/1/2041	883,000	37,527.50	920,528	1,761,000	74,843	1,835,843
	\$10,060,000	\$3,750,328	\$13,810,328	\$20,060,000	\$7,478,513	\$27,538,513
	Sources			Sources		
	Par Amount		10,060,000	Par Amount		20,060,000
	Total Sources		10,060,000	Total Sources		20,060,000
	Uses			Uses		
	Project Fund		10,000,000	Project Fund		20,000,000
	Issuance Costs		60,000	Issuance Costs		60,000
	Total Uses		10,060,000	Total Uses		20,060,000
	First Interest Payment		4/1/2027	First Interest Payment		4/1/2027
	Final Maturity		10/1/2041	Final Maturity		10/1/2041
	All-In True Interest Cost		4.34%	All-In True Interest Cost		4.29%
	Average Annual Debt Service		\$920,689	Average Annual Debt Service		\$1,835,901
	Total Debt Service		\$13,810,328	Total Debt Service		\$27,538,513

Madeira Beach - Preliminary Financing Scenario Analysis
Bond Issuance (15-Years)

Period Ending	\$40 Million Project			\$50 Million Project		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
10/1/2027	1,700,000	1,834,500.00	3,534,500	2,125,000	2,293,250	4,418,250
10/1/2028	1,785,000	1,749,500.00	3,534,500	2,230,000	2,187,000	4,417,000
10/1/2029	1,875,000	1,660,250.00	3,535,250	2,345,000	2,075,500	4,420,500
10/1/2030	1,970,000	1,566,500.00	3,536,500	2,460,000	1,958,250	4,418,250
10/1/2031	2,065,000	1,468,000.00	3,533,000	2,585,000	1,835,250	4,420,250
10/1/2032	2,170,000	1,364,750.00	3,534,750	2,715,000	1,706,000	4,421,000
10/1/2033	2,280,000	1,256,250.00	3,536,250	2,850,000	1,570,250	4,420,250
10/1/2034	2,395,000	1,142,250.00	3,537,250	2,990,000	1,427,750	4,417,750
10/1/2035	2,510,000	1,022,500.00	3,532,500	3,140,000	1,278,250	4,418,250
10/1/2036	2,635,000	897,000.00	3,532,000	3,295,000	1,121,250	4,416,250
10/1/2037	2,770,000	765,250.00	3,535,250	3,460,000	956,500	4,416,500
10/1/2038	2,910,000	626,750.00	3,536,750	3,635,000	783,500	4,418,500
10/1/2039	3,055,000	481,250.00	3,536,250	3,815,000	601,750	4,416,750
10/1/2040	3,205,000	328,500.00	3,533,500	4,010,000	411,000	4,421,000
10/1/2041	3,365,000	168,250.00	3,533,250	4,210,000	210,500	4,420,500
	\$36,690,000	\$16,331,500	\$53,021,500	\$45,865,000	\$20,416,000	\$66,281,000
	Sources			Sources		
	Bond Proceeds		40,384,696	Bond Proceeds		50,483,595
	Total Sources		40,384,696	Total Sources		50,483,595
	Uses			Uses		
	Project Fund		40,000,000	Project Fund		50,000,000
	Issuance Costs		384,696	Issuance Costs		483,595
	Total Uses		40,384,696	Total Uses		50,483,595
	First Interest Payment		4/1/2027	First Interest Payment		4/1/2027
	Final Maturity		10/1/2041	Final Maturity		10/1/2041
	All-In True Interest Cost		3.76%	All-In True Interest Cost		3.76%
	Average Annual Debt Service		\$3,534,767	Average Annual Debt Service		\$4,418,733
	Total Debt Service		\$53,021,500	Total Debt Service		\$66,281,000

Madeira Beach - Preliminary Financing Scenario Analysis
Bond Issuance (30-Years)

Period Ending	\$40 Million Project			\$50 Million Project		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
10/1/2027	575,000	1,904,750.00	2,479,750	715,000	2,381,000	3,096,000
10/1/2028	605,000	1,876,000.00	2,481,000	755,000	2,345,250	3,100,250
10/1/2029	635,000	1,845,750.00	2,480,750	790,000	2,307,500	3,097,500
10/1/2030	665,000	1,814,000.00	2,479,000	830,000	2,268,000	3,098,000
10/1/2031	695,000	1,780,750.00	2,475,750	870,000	2,226,500	3,096,500
10/1/2032	730,000	1,746,000.00	2,476,000	915,000	2,183,000	3,098,000
10/1/2033	770,000	1,709,500.00	2,479,500	960,000	2,137,250	3,097,250
10/1/2034	805,000	1,671,000.00	2,476,000	1,010,000	2,089,250	3,099,250
10/1/2035	845,000	1,630,750.00	2,475,750	1,060,000	2,038,750	3,098,750
10/1/2036	890,000	1,588,500.00	2,478,500	1,110,000	1,985,750	3,095,750
10/1/2037	935,000	1,544,000.00	2,479,000	1,170,000	1,930,250	3,100,250
10/1/2038	980,000	1,497,250.00	2,477,250	1,225,000	1,871,750	3,096,750
10/1/2039	1,030,000	1,448,250.00	2,478,250	1,290,000	1,810,500	3,100,500
10/1/2040	1,080,000	1,396,750.00	2,476,750	1,350,000	1,746,000	3,096,000
10/1/2041	1,135,000	1,342,750.00	2,477,750	1,420,000	1,678,500	3,098,500
10/1/2042	1,190,000	1,286,000.00	2,476,000	1,490,000	1,607,500	3,097,500
10/1/2043	1,250,000	1,226,500.00	2,476,500	1,565,000	1,533,000	3,098,000
10/1/2044	1,315,000	1,164,000.00	2,479,000	1,645,000	1,454,750	3,099,750
10/1/2045	1,380,000	1,098,250.00	2,478,250	1,725,000	1,372,500	3,097,500
10/1/2046	1,450,000	1,029,250.00	2,479,250	1,810,000	1,286,250	3,096,250
10/1/2047	1,520,000	956,750.00	2,476,750	1,905,000	1,195,750	3,100,750
10/1/2048	1,600,000	880,750.00	2,480,750	1,995,000	1,100,500	3,095,500
10/1/2049	1,675,000	800,750.00	2,475,750	2,095,000	1,000,750	3,095,750
10/1/2050	1,760,000	717,000.00	2,477,000	2,200,000	896,000	3,096,000
10/1/2051	1,850,000	629,000.00	2,479,000	2,310,000	786,000	3,096,000
10/1/2052	1,940,000	536,500.00	2,476,500	2,425,000	670,500	3,095,500
10/1/2053	2,040,000	439,500.00	2,479,500	2,550,000	549,250	3,099,250
10/1/2054	2,140,000	337,500.00	2,477,500	2,675,000	421,750	3,096,750
10/1/2055	2,250,000	230,500.00	2,480,500	2,810,000	288,000	3,098,000
10/1/2056	2,360,000	118,000.00	2,478,000	2,950,000	147,500	3,097,500
	\$38,095,000	\$36,246,250	\$74,341,250	\$47,620,000	\$45,309,250	\$92,929,250
	Sources			Sources		
	Bond Proceeds		40,390,618	Bond Proceeds		50,490,670
	Total Sources		40,390,618	Total Sources		50,490,670
	Uses			Uses		
	Project Fund		40,000,000	Project Fund		50,000,000
	Issuance Costs		390,618	Issuance Costs		490,670
	Total Uses		40,390,618	Total Uses		50,490,670
	First Interest Payment		4/1/2027	First Interest Payment		4/1/2027
	Final Maturity		10/1/2056	Final Maturity		10/1/2056
	All-In True Interest Cost		4.58%	All-In True Interest Cost		4.59%
	Average Annual Debt Service		\$2,478,042	Average Annual Debt Service		\$3,097,642
	Total Debt Service		\$74,341,250	Total Debt Service		\$92,929,250