

**MINUTES
HARBOUR HEIGHTS WATERWAY
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)**

**ADVISORY BOARD REGULAR MEETING
THURSDAY, JULY 17, 2025**

**2:00 p.m. – 4:10 p.m.
Punta Gorda Library
401 Shreve St, Punta Gorda, Florida**

Members Present: David Stone, Vice Chair
Tom Mettner
Lee Phillips
Members Absent: Jeff Good, Apologies Received
County Staff: Erica LeMaster, Community Liaison
DeWayne Nodine, Projects Manager
Guests: Sign in sheet attached

Call to Order / Roll Call:

The meeting was called to order at 2:00 p.m. A roll call was taken, and a quorum was established.

Changes to the Agenda / Motion to Approve Changes:

None

Citizen Input on Agenda Items (3 Minute Limit):

- Residents voiced frustration over the proposed \$775 annual assessment proposed. Calling it a sudden and unjustified jump without adequate public notice or online documentation. Commissioners delayed the rate increase for one year, asking for reevaluation in 2027.
- Many citizens argued dredging is ineffective unless the root causes of siltation and debris are fixed.
- Repeated concern that private property owners along canals with failing seawalls or poor erosion control contribute most of the sediment.
- Multiple speakers noted stormwater runoff from streets, storm drains, and the Deep Creek Elementary School parking lot collapse as major contributors of debris. Arguing that county stormwater systems and the school district should share the cost, since silt enters canals through public infrastructure.
- Several attendees questioned why only waterfront homeowners fund maintenance when drainage runoff originate from the entire community. Suggested shifting costs or enforcement toward property owners who violate shoreline maintenance standards or obstruct waterways.
- Citizens asked for updates on Federal Emergency Management Agency (FEMA) reimbursement applications and whether the Federal Department of Environmental Protection (FDEP) or the Army Corps of Engineers have been contacted regarding negligent property owners and requested that FEMA status and possible state/federal funding be expedited and publicized.

Approval of the Minutes:

The April 17, and April 23 2025, minutes were unanimously approved as written. There was a correction to the February 6, 2025 minutes regarding the wording on officer nominations. This was corrected and the minutes were unanimously approved.

Unfinished Business:

- a. Dredge Project: Mr. Nodine provided an update that the FEMA claim is active but slow moving. After Hurricane Ian, an engineering report estimated 1,900 cubic yards of sediment eligible for up to \$418,000 in FEMA reimbursement. A new May 2025 survey will update those estimates for additional claims after Hurricane Milton. No dredging contract or engineering firm hired yet. An estimated cost of \$1.4 million for dredging to a 4-foot depth (based on \$178 per cubic yard). Dredging deeper (5 feet) would exceed \$3 million. Costs have risen sharply from ~\$40 per cubic yard pre-2020 to \$150-\$180 today. The primary causes for this increase are inflation, limited contractors, higher insurance, and storm-related workload.
- b. Update: Navigational Trimming – DeSoto Waterway: Annual surveying (\$25-30k) and navigational trimming (\$50k) line items were discussed. Discussion that these should be done every other year to save money was had. Staff agreed to revisit this at the next meeting and possibly adjust for FY2027.

New Business:

- a. Financial Reports: The fiscal year (FY) 2025 quarter three actual expenditure and activity maintenance reports were provided for review. The FY26/27 planned budget was provided. The MSBU currently collects \$300 per ERU (Equivalent Residential Unit) per year. There are approximately 368 ERUs, generating and estimated \$110,000 per year. Reserves currently are about \$578,000 (96% of target).

Citizen Input on MSTU items (3 Minute Limit):

- Question raised about property owners who haven't paid tax fees and foreclosure timing. Staff noted collection follows the property tax process (tax certificates and eventual lien sales), but it's slow and governed by state law.
- Questions regarding contracting and bidding. Staff explained Charlotte County must use sealed competitive bidding-cannot contact specific contractors directly. Many small dredging firms do not meet experience or insurance requirements. Residents questioned why bid budgets are disclosed publicly, inflating costs. Staff stated this is required by state procurement rules.

Advisory Board Open Discussion:

- Information was provided to citizens that residents can volunteer for the Advisory Board. Two applications were submitted during the meeting. The Advisory Board operates under Robert's Rules of Order. Meeting schedules are posted on the Charlotte County MSBU website and draft minutes can be emailed upon request but are only posted once approved.
- Mr. Phillips acknowledged lack of communication and took responsibility for not being more proactive. Emphasized that dredging has been postponed too often, warning that continued delay may increase long-term costs. He announced that he will not be seeking reappointment after 15 years of service.

Schedule Meetings / Items for Next Agenda:

Future meetings are tentatively scheduled at 2:00 p.m. as follows

- Wednesday October 29, 2025

- Thursday December 4, 2025

The meeting adjourned at 4:10 p.m.

Submitted by Erica Hayes
Public Works Department


Chair Signature


10-29-25
Date

**AGENDA
HARBOUR HEIGHTS WATERWAY
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)**

**ADVISORY BOARD REGULAR MEETING
THURSDAY, JULY 17, 2025**

**2:00 p.m., Punta Gorda Library
401 Shreve Street, Punta Gorda, Florida**

BOARD MEMBERS: Jeff Good, Chair
David Stone, Vice-Chair
Tom Mettner
Lee Phillips

COUNTY STAFF: Erica Hayes, Community Liaison

PURPOSE: Regular Meeting

1. Call to Order / Roll Call
2. Changes to the Agenda / Motion to Approve Changes
3. Citizen Input on Agenda Items (3-Minute Limit)
4. Approval of Minutes: February 6, 2024, April 17, 2025, April 23, 2025
5. Unfinished Business
 - a. Dredge Project
 - b. Update: Navigational Trimming – DeSoto, Balboa, San Salvador
6. New Business
 - a. Financial Reports
7. Citizen Input on MSBU items (3-Minute Limit)
8. Advisory Board Open Discussion
9. Meeting Schedule / Items for Next Agenda
10. Motion to Adjourn

Harbour Heights Waterway
Partial Dredge (\$380k) \$400 Max Rate
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

	Estimate FY2025	\$400.00 Preliminary FY2026	FY26 rate Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$	495,720	\$544,550	\$106,166	\$153,796	\$197,550	\$246,618
	111,629	148,700	147,166	150,256	150,576	150,748
	-	-	-	-	-	-
	\$111,629	\$148,700	\$147,166	\$150,256	\$150,576	\$150,748
	-	487,600	-	-	-	-
	62,799	99,484	99,536	106,503	101,507	103,219
	-	-	-	-	-	-
	-	-	-	-	-	-
	\$62,799	\$587,084	\$99,536	\$106,503	\$101,507	\$103,219
	\$544,550	\$106,166	\$153,796	\$197,550	\$246,618	\$294,148
	89.7%	15.3%	60.7%	65.0%	70.8%	74.0%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$400 FY26
- Rate to be evaluated upon completion of dredge
- Dredging capped at \$380k, plus engineering and labor.
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
 Partial Dredge (\$380k) \$400 Max Rate
 as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
 External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
 Other Operating Expenditures
 Principal Pymts
 Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
\$294,148	\$340,046	\$384,218	\$426,563	\$466,977
150,914	151,075	151,229	151,377	151,519
-	-	-	-	-
\$150,914	\$151,075	\$151,229	\$151,377	\$151,519
-	-	-	-	-
105,016	106,903	108,884	110,964	113,148
-	-	-	-	-
-	-	-	-	-
\$105,016	\$106,903	\$108,884	\$110,964	\$113,148
\$340,046	\$384,218	\$426,563	\$466,977	\$505,347
76.4%	78.2%	79.7%	80.8%	81.7%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$400 FY26
- Rate to be evaluated upon completion of dredge
- Dredging capped at \$380k, plus engineering and labor.
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-3.8 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

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Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

	Estimate FY2025	\$514.00 Preliminary FY2026	FY26 rate Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$	495,720	\$544,550	\$288,913	\$230,093	\$172,218	\$127,233
	111,629	190,537	189,643	193,614	193,205	193,048
	-	612,000	-	-	-	-
	\$111,629	\$802,537	\$189,643	\$193,614	\$193,205	\$193,048
	-	942,520	-	-	-	-
	62,799	100,365	100,417	109,255	102,057	103,769
	-	-	123,000	123,000	123,000	123,000
	-	15,290	25,045	19,234	13,133	6,727
	\$62,799	\$1,058,175	\$248,462	\$251,489	\$238,190	\$233,495
	\$544,550	\$288,913	\$230,093	\$172,218	\$127,233	\$86,785
	89.7%	21.4%	48.1%	40.6%	34.8%	27.1%

Notes:

- Rate increase from \$300 FY25 to \$514 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-3.8 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

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Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

	Projected FY2031	evaluate rate Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
	\$86,785	\$50,762	\$136,090	\$219,735	\$301,592
	192,906	192,780	193,079	193,371	193,658
	-	-	-	-	-
	\$192,906	\$192,780	\$193,079	\$193,371	\$193,658
	-	-	-	-	-
	105,566	107,453	109,434	111,514	113,698
	120,000	-	-	-	-
	3,363	-	-	-	-
	\$228,929	\$107,453	\$109,434	\$111,514	\$113,698
	\$50,762	\$136,090	\$219,735	\$301,592	\$381,551
	18.1%	55.9%	66.8%	73.0%	77.0%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$514 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-3.8 Feet) No Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

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Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

Estimate FY2025	FY26 rate		FY27 rate		Projected FY2028	Projected FY2029	Projected FY2030
	Preliminary FY2026	\$2,080.00	Preliminary FY2027	\$212.00			
\$ 495,720	\$544,550		\$254,800		\$235,410	\$213,778	\$193,366
111,629	765,234		78,693		80,331	80,187	80,116
-	-		-		-	-	-
\$111,629	\$765,234		\$78,693		\$80,331	\$80,187	\$80,116
-	942,520		-		-	-	-
62,799	112,464		98,083		101,964	100,599	102,311
-	-		-		-	-	-
-	-		-		-	-	-
\$62,799	\$1,054,984		\$98,083		\$101,964	\$100,599	\$102,311
\$544,550	\$254,800		\$235,410		\$213,778	\$193,366	\$171,171
89.7%	19.5%		70.6%		67.7%	65.8%	62.6%

Notes:

- Rate increase from \$300 FY25 to \$2,080 FY26
- Rate to be decreased in FY27 upon completion of the dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-3.8 Feet) No Loan
as of 4.18.25

BEGINNING BALANCE

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RESERVE (ENDING FUND BALANCE)

Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
\$171,171	\$147,102	\$121,061	\$92,948	\$62,657
80,038	79,954	79,863	79,764	79,658
-	-	-	-	-
\$80,038	\$79,954	\$79,863	\$79,764	\$79,658
-	-	-	-	-
104,108	105,995	107,976	110,056	112,240
-	-	-	-	-
-	-	-	-	-
\$104,108	\$105,995	\$107,976	\$110,056	\$112,240
\$147,102	\$121,061	\$92,948	\$62,657	\$30,075
58.6%	53.3%	46.3%	36.3%	21.1%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$2,080 FY26
- Rate to be decreased in FY27 upon completion of the dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-4.0 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

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RESERVE (ENDING FUND BALANCE)

Reserve %

	Estimate FY2025	\$775.00 Preliminary FY2026	FY26 rate Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$	495,720	\$544,550	\$381,196	\$299,920	\$221,941	\$166,599
	111,629	286,319	285,748	291,737	291,178	290,985
	-	1,098,000	-	-	-	-
	\$111,629	\$1,384,319	\$285,748	\$291,737	\$291,178	\$290,985
	-	1,417,840	-	-	-	-
	62,799	102,381	102,433	115,557	103,318	105,030
	-	-	219,622	219,622	219,622	219,622
	-	27,453	44,969	34,536	23,581	12,078
	\$62,799	\$1,547,674	\$367,024	\$369,715	\$346,521	\$336,729
	\$544,550	\$381,196	\$299,920	\$221,941	\$166,599	\$120,855
	89.7%	19.8%	45.0%	37.5%	32.5%	26.4%

Notes:

- Rate increase from \$300 FY25 to \$775 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-4.0 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

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Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

	Projected FY2031	evaluate rate Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
	\$120,855	\$79,301	\$261,267	\$441,888	\$621,061
	290,825	290,679	291,316	291,948	292,575
	-	-	-	-	-
	\$290,825	\$290,679	\$291,316	\$291,948	\$292,575
	-	-	-	-	-
	106,827	108,714	110,695	112,775	114,959
	219,512	-	-	-	-
	6,039	-	-	-	-
	\$332,378	\$108,714	\$110,695	\$112,775	\$114,959
	\$79,301	\$261,267	\$441,888	\$621,061	\$798,677
	19.3%	70.6%	80.0%	84.6%	87.4%

Notes:

- Rate increase from \$300 FY25 to \$775 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-4.0 ft) No Loan
as of 4.18.25

BEGINNING BALANCE

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Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

Estimate FY2025	FY26 rate \$3,770.00 Preliminary FY2026	FY27 rate \$171.00 Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$ 495,720	\$544,550	\$386,628	\$352,970	\$317,427	\$282,213
111,629	1,385,439	64,109	65,430	65,187	65,064
-	-	-	-	-	-
\$111,629	\$1,385,439	\$64,109	\$65,430	\$65,187	\$65,064
-	1,417,840	-	-	-	-
62,799	125,521	97,767	100,974	100,401	102,113
-	-	-	-	-	-
-	-	-	-	-	-
\$62,799	\$1,543,361	\$97,767	\$100,974	\$100,401	\$102,113
\$544,550	\$386,628	\$352,970	\$317,427	\$282,213	\$245,164
89.7%	20.0%	78.3%	75.9%	73.8%	70.6%

Notes:

- Rate increase from \$300 FY25 to \$3,770 FY26
- Rate to be decreased in FY27 upon completion of the dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-4.0 ft) No Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

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OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
\$245,164	\$206,189	\$165,191	\$122,067	\$76,713
64,934	64,798	64,654	64,503	64,345
-	-	-	-	-
\$64,934	\$64,798	\$64,654	\$64,503	\$64,345
-	-	-	-	-
103,910	105,797	107,778	109,858	112,042
-	-	-	-	-
-	-	-	-	-
\$103,910	\$105,797	\$107,778	\$109,858	\$112,042
\$206,189	\$165,191	\$122,067	\$76,713	\$29,015
66.5%	61.0%	53.1%	41.1%	20.6%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$3,770 FY26
- Rate to be decreased in FY27 upon completion of the dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-4.5 ft) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

	Estimate FY2025	\$1,805.00 FY26 rate		Projected FY2028	Projected FY2029	Projected FY2030
		Preliminary FY2026	Preliminary FY2027			
\$	495,720	\$544,550	\$748,602	\$669,550	\$599,396	\$587,086
	111,629	664,314	665,029	678,975	678,452	678,409
	-	2,630,000	-	-	-	-
	\$111,629	\$3,294,314	\$665,029	\$678,975	\$678,452	\$678,409
	-	2,914,180	-	-	-	-
	62,799	110,339	110,391	140,425	108,291	110,003
	-	-	526,000	526,000	526,000	526,000
	-	65,743	107,690	82,705	56,470	28,924
	\$62,799	\$3,090,262	\$744,081	\$749,129	\$690,761	\$664,926
	\$544,550	\$748,602	\$669,550	\$599,396	\$587,086	\$600,569
	89.7%	19.5%	47.4%	44.4%	45.9%	47.5%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$1,805 FY26 for 6 years
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occuring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-4.5 ft) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

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Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

	Projected FY2031	evaluate rate Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
	\$600,569	\$626,763	\$1,191,624	\$1,756,481	\$2,321,234
	678,456	678,548	680,525	682,502	684,478
	-	-	-	-	-
	\$678,456	\$678,548	\$680,525	\$682,502	\$684,478
	-	-	-	-	-
	111,800	113,687	115,668	117,748	119,932
	526,000	-	-	-	-
	14,462	-	-	-	-
	\$652,261	\$113,687	\$115,668	\$117,748	\$119,932
	\$626,763	\$1,191,624	\$1,756,481	\$2,321,234	\$2,885,780
	49.0%	91.3%	93.8%	95.2%	96.0%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$1,805 FY26 for 6 years
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-4.5 Feet) No Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

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External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

Estimate FY2025	FY26 rate Preliminary FY2026	FY27 rate Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$ 495,720	\$544,550	\$374,028	\$341,762	\$307,576	\$273,806
111,629	2,901,087	65,532	66,885	66,651	66,533
-	-	-	-	-	-
\$111,629	\$2,901,087	\$65,532	\$66,885	\$66,651	\$66,533
-	2,914,180	-	-	-	-
62,799	157,429	97,798	101,071	100,421	102,133
-	-	-	-	-	-
-	-	-	-	-	-
\$62,799	\$3,071,609	\$97,798	\$101,071	\$100,421	\$102,133
\$544,550	\$374,028	\$341,762	\$307,576	\$273,806	\$238,207
89.7%	10.9%	77.8%	75.3%	73.2%	70.0%

Notes:

- Rate increase from \$300 FY25 to \$7,900 FY26
- Rate to be decreased in FY27 upon completion of dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway
Maintenance Dredge (-4.5 Feet) No Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Projected FY2031	Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
\$238,207	\$200,686	\$161,147	\$119,488	\$75,603
66,409	66,277	66,139	65,993	65,840
-	-	-	-	-
\$66,409	\$66,277	\$66,139	\$65,993	\$65,840
-	-	-	-	-
103,930	105,817	107,798	109,878	112,062
-	-	-	-	-
-	-	-	-	-
\$103,930	\$105,817	\$107,798	\$109,878	\$112,062
\$200,686	\$161,147	\$119,488	\$75,603	\$29,380
65.9%	60.4%	52.6%	40.8%	20.8%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$7,900 FY26
- Rate to be decreased in FY27 upon completion of dredge
- Survey and navigational trimming occurring every year

Harbour Heights Waterway MSBU

Fund Financial Report

Oct. 1, 2024 - Mar. 31, 2025

	Actual FY2024	Adopted Budget FY2025	YTD Actual FY2025	Encumbered FY2025	Balance FY2025
Beginning Balance	\$413,671	\$438,229	\$495,720		
Revenues					
Assessments & Earnings	139,255	111,629	102,949		
Grant & Subsidy Revenue	-	-	-		
Loans & Borrowing	-	-	-		
Total Revenue	\$139,255	\$111,629	\$102,949		
Expenditures					
Contract Services	-	-	-	-	-
Survey	15,198	25,000	14,275	-	10,725
Navigational Trimming	26,700	50,000	-	-	50,000
Public Works Services	12,043	4,998	3,478	-	1,520
Internal Charges	2,120	483	483	-	-
Purchased Services	1,145	2,318	1,915	-	403
Materials and Supplies	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Debt Services	-	-	-	-	-
Project Costs					
Harbour Heights Maint Dredge	-	279,177	-	-	279,177
Total Expenditures	\$57,205	\$361,976	\$20,151	\$0	\$341,825
Reserves (Ending Fund Balance)	\$495,720	\$187,882	\$578,518		
<i>Reserve %</i>	89.7%	34.2%	96.6%		

Date Prepared: 5/2/2025

Monthly Funding Report

START
DATE:

01/01/2025

END DATE:

03/31/2025

Page 1 of 3

Harbour Heights Waterway Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	91581	Contract Management - Waterways		03/07/2025	0.50	43.21	0.00	0.00	0.00		43.21
	91581	Contract Management - Waterways		03/13/2025	0.25	21.60	0.00	0.00	0.00		21.60
	91581	Contract Management - Waterways		03/18/2025	0.25	21.60	0.00	0.00	0.00		21.60
	Work Order 91581 Total										
					1.00	86.41	0.00	0.00	0.00	0.00	86.41
	Contract Management - Waterways Total										
					1.00	86.41	0.00	0.00	0.00	0.00	86.41
	72664	MSBU Administrative Work		01/06/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72664	MSBU Administrative Work		01/16/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		01/23/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		01/27/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		01/28/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		01/29/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		01/30/2025	0.25	18.48	0.00	0.00	0.00		18.48
	72664	MSBU Administrative Work		01/31/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72664	MSBU Administrative Work		02/03/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72664	MSBU Administrative Work		02/06/2025	2.75	203.23	0.00	0.00	0.00		203.23
	72664	MSBU Administrative Work		02/24/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		02/26/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72664	MSBU Administrative Work		03/05/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		03/06/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72664	MSBU Administrative Work		03/10/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72664	MSBU Administrative Work		03/11/2025	0.50	36.95	0.00	0.00	0.00		36.95

Monthly Funding Report

START
DATE:

01/01/2025

END DATE:

03/31/2025

Page 2 of 3

Harbour Heights Waterway Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	72664	MSBU Administrative Work		03/12/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72664	MSBU Administrative Work		03/28/2025	0.50	36.95	0.00	0.00	0.00		36.95
		Administrative Time Total									
	72664	MSBU Administrative Work		02/06/2025	13.50	997.65	0.00	0.00	0.00		997.70
		MSBU Meeting Total									
				02/06/2025	2.75	203.23	0.00	0.00	0.00		203.23
		MSBU Minutes Total									
	72664	MSBU Administrative Work		02/10/2025	2.75	203.23	0.00	0.00	0.00		203.23
		MSBU Minutes Total									
				02/10/2025	2.25	166.28	0.00	0.00	0.00		166.28
		MSBU Minutes Total									
	72664	MSBU Administrative Work		01/31/2025	2.25	166.28	0.00	0.00	0.00		166.28
	72664	MSBU Administrative Work		02/04/2025	2.50	216.03	0.00	0.00	0.00		216.03
	72664	MSBU Administrative Work		02/06/2025	1.00	86.41	0.00	0.00	0.00		86.41
	72664	MSBU Administrative Work		02/07/2025	3.25	280.83	0.00	0.00	0.00		280.83
	72664	MSBU Administrative Work		02/07/2025	1.25	108.01	0.00	0.00	0.00		108.01
	72664	MSBU Administrative Work		02/10/2025	0.50	43.21	0.00	0.00	0.00		43.21
	Work Order 72664 Total										
					27.00	2,101.64	0.00	0.00	0.00	0.00	2,101.70
	MSBU Administrative Work Total										
					27.00	2,101.64	0.00	0.00	0.00	0.00	2,101.70
	Harbour Heights Waterway Unit Total										
					28.00	2,188.05	0.00	0.00	0.00		2,188.11

Monthly Funding Report

START
DATE:

01/01/2025

END DATE:

03/31/2025

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
Grand totals for all MSBUS reported											
					28.00	2,188.05	0.00	0.00	0.00	0.00	2,188.11

Harbour Heights Waterway MSBU

Preliminary 2 Year Budget

FY2026 & FY2027

Estimated ERU's and Cost per ERU

Vacant and Occupied

Estimated ERU's

Cost per ERU

FY2026		FY2027	
	386.300		386.300
\$	775.00	\$	775.00
\$	300.00		
\$	400.00		

Current FY25 Rate

Current Maximum Rate

Beginning Balance

Revenues

Assessments & Earnings

Assessments

Interest

Less 5% Reserve - FS 129.01(2)b

Grant & Subsidy Revenue

Loans & Borrowing

Debt Proceeds

Total Revenue

Preliminary Budget FY2026	Preliminary Budget FY2027
\$ 544,551	\$ 381,876
299,383	299,383
1,906	1,337
(14,970)	(14,970)
1,098,000	-
\$ 1,384,319	\$ 285,750
-	-
-	-
30,000	30,000
50,000	50,000

Expenditures

Contract Services

Other Contractual Svcs

Drainage

Contract Services; other

Survey

Navigational Trimming

	Preliminary Budget FY2026	Preliminary Budget FY2027
Public Works Services		
<i>Equip Repl Charges-PubWrks</i>	416	416
<i>Operating Exp-PubWrks</i>	14,929	14,929
Internal Charges		
<i>Central/Indirect Svcs</i>	1,048	1,100
Purchased Services		
<i>Postage</i>	-	-
<i>Printing & Binding</i>	-	-
<i>Advertising-Legal</i>	-	-
<i>Collection Fee-Tax Collector</i>	5,988	5,988
Materials and Supplies		
Capital Outlay		
Debt Services		
<i>Principal</i>	-	220,000
<i>Interest</i>	27,453	44,969
Project Costs		
<i>Harbour Heights Maint. Dredge</i>		
<i>Engineering</i>	100,000	-
<i>Dredging</i>	1,292,000	-
<i>Labor</i>	25,160	-
Total Expenditures	1,546,994	367,402
Reserves (Ending Fund Balance)	\$ 381,876	\$ 300,224
<i>Reserve %</i>	19.8%	45.0%

Version Date 4/28/2025

Budget Report

Activity Description: All

Harbour Heights Waterway Unit

Budget Year: 2026

	Budget Details						
Activity Description	Work Quantity	Unit of Measure	Labor Cost	Materials Cost	Equipment Cost	Contractor Cost	Total
MSBU Administrative Work	100	HOURS	\$7,897.00		\$416.00		\$8,313.00
Project Management	75	LABOR	\$7,031.75				\$7,031.75
Harbour Heights Waterway Unit Total			\$14,928.75		\$416.00		\$15,344.75

Budget Report

Activity Description: All

Harbour Heights Waterway Unit

Budget Year: 2027

		Budget Details					
Activity Description	Work Quantity	Unit of Measure	Labor Cost	Materials Cost	Equipment Cost	Contractor Cost	Total
MSBU Administrative Work	100	HOURS	\$7,897.00		\$416.00		\$8,313.00
Project Management	75	LABOR	\$7,031.75				\$7,031.75
Harbour Heights Waterway Unit Total			\$14,928.75		\$416.00		\$15,344.75

Capital Maintenance Schedule
Public Works - MSBU/TU Dredging
2026-2027

Project Costs (in thousands)

<u>Project Name</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>TOTAL</u>
Alligator Creek - Entrance Channel	2,306	71	54	37	19	9	2,496
Buena Vista/Edgewater North WW Maintenance Dredging	110	-	-	-	-	-	110
Don Pedro/Knight/Palm Island Re-nourishment	257	-	-	-	-	-	257
Don Pedro/Knight Island Renourishment FY26	-	263	3,164	284	251	261	4,223
Gulf Cove WW Dredging	167	-	4,132	150	128	105	4,683
Harbour Heights WW Maintenance Dredging	1,445	45	35	24	12	6	1,566
Manasota Key Beach Nourishment FY20	430	-	-	-	-	-	430
Manasota Key Beach Nourishment FY26	-	368	4,001	308	320	333	5,330
Manchester Waterway Maintenance Dredging	850	-	-	-	-	-	850
NWPC Exterior Dredging	2,126	-	-	-	-	-	2,126
Pirate Harbor Maintenance Dredging	513	13	10	7	3	1	547
South Gulf Cove WW Maintenance Dredging	1,817	-	-	-	-	-	1,817
Stump Pass Maintenance Dredging FY26	766	44	45	-	-	-	855
Stump Pass Maintenance Dredging FY29	-	-	95	4,436	47	48	4,626
TOTAL	10,786	803	11,535	5,246	781	763	29,915

Charlotte County

Harbour Heights Waterway
Maintenance Dredge (-4.0 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

Reserve %

	Estimate FY2025	\$775.00 Preliminary FY2026	FY26 rate Preliminary FY2027	Projected FY2028	Projected FY2029	Projected FY2030
\$	495,720	\$544,550	\$381,196	\$299,920	\$221,941	\$166,599
	111,629	286,319	285,748	291,737	291,178	290,985
	-	1,098,000	-	-	-	-
	\$111,629	\$1,384,319	\$285,748	\$291,737	\$291,178	\$290,985
	-	1,417,840	-	-	-	-
	62,799	102,381	102,433	115,557	103,318	105,030
	-	-	219,622	219,622	219,622	219,622
	-	27,453	44,969	34,536	23,581	12,078
	\$62,799	\$1,547,674	\$367,024	\$369,715	\$346,521	\$336,729
	\$544,550	\$381,196	\$299,920	\$221,941	\$166,599	\$120,855
	89.7%	19.8%	45.0%	37.5%	32.5%	26.4%

Notes:

- Rate increase from \$300 FY25 to \$775 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26

Harbour Heights Waterway
Maintenance Dredge (-4.0 Feet) 5yr Loan
as of 4.18.25

BEGINNING BALANCE

OPERATING REVENUES

Assessments & Earnings
External Borrowing

Total Revenue

OPERATING EXPENDITURES

Dredging
Other Operating Expenditures
Principal Pymts
Interest Pymts

Total Expenditures

RESERVE (ENDING FUND BALANCE)

	Projected FY2031	evaluate rate Projected FY2032	Projected FY2033	Projected FY2034	Projected FY2035
	\$120,855	\$79,301	\$261,267	\$441,888	\$621,061
	290,825	290,679	291,316	291,948	292,575
	-	-	-	-	-
	\$290,825	\$290,679	\$291,316	\$291,948	\$292,575
	-	-	-	-	-
	106,827	108,714	110,695	112,775	114,959
	219,512	-	-	-	-
	6,039	-	-	-	-
	\$332,378	\$108,714	\$110,695	\$112,775	\$114,959
	\$79,301	\$261,267	\$441,888	\$621,061	\$798,677
	19.3%	70.6%	80.0%	84.6%	87.4%

Reserve %

Notes:

- Rate increase from \$300 FY25 to \$775 FY26
- Projection is based on an 5 year dredging loan
- Rate to be evaluated in FY32
- Survey and navigational trimming occurring every year
- \$250,000 reserves applied to borrowing in FY26



**Harbour Heights Waterway
Municipal Service Benefit Unit**

**Advisory Board Meeting Attendance
Thursday, July 17, 2025**

**Location: Punta Gorda Library
401 Shreve Street, Punta Gorda, Florida**

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BECOMES PUBLIC RECORD**

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