

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
Phone: 407-870-4600 • Fax: 407-870-4010 • www.osceolaschools.net

SCHOOL BOARD MEMBERS

District 1 – Teresa “Terry” Castillo
407-577-5022
District 2 – Kelvin Soto – Chair
407-870-4009
District 3 – Tim Weisheyer – Vice Chair
407-361-0235
District 4 – Clarence Thacker
407-870-4009
District 5 – Ricky Booth
407-870-4009



Superintendent of Schools
Dr. Debra P. Pace

Agenda

Business Advisory Board Meeting
Bill Collins Conference Room
817 Bill Beck Blvd.
Kissimmee, FL 34744

Wednesday, January 22, 2020
7:30 A.M.

1. Approve Minutes of December 11, 2019
2. Review Impact Fee & Sales Tax Report
3. Facilities Update
4. Budget Update
5. Reappointments
6. Next regular meeting: Wednesday, February 26, 2020

BUSINESS ADVISORY BOARD MINUTES
DECEMBER 11, 2019

Members Present: Shawn Hindle, Turner Wallis, Mel Welch, Robert Bass & Clyde Wells

Others/Guests: Sarah Graber, Chairman Kelvin Soto, Marc Clinch, Mark Lockard, Randy Shuttera, Maribel Vallellanes, & Luz Skerrett

Location: Bill Collins Conference Room, 817 Bill Beck Blvd., Kissimmee, FL 34744

Mr. Mel Welch called the meeting to order.

The BAB committee welcomed School Board Chairman Kelvin Soto to the meeting.

Introductions

- **Minutes**

The minutes from the October 23, 2019 meeting were approved with all ayes.

- **Facilities Update**

Mr. Welch recognized Marc Clinch on the outstanding work on the Long Range Planning Intergovernmental Meeting held on December 2, 2019. Mr. Clinch presented and reviewed various Facilities and Maintenance projects. Mr. Lockard and Mr. Clinch provided an update on the progress of the comprehensive renovations at Denn John Middle, Michigan Avenue Elementary and St. Cloud Middle School. In addition, information was provided on the close out phase of Harmony Middle School and NeoCity Academy.

- **Impact Fee and Sales Tax Reports**

Mrs. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of October 31, 2019.

Impact Fee Revenues

Collections approx. **\$31.4M**
Increase of **\$8.8M**

Impact Fee Expenditures

Approx. **\$748,000**
Majority for Poinciana High School's wing addition

Impact Fee Credits

Approx. **\$331,000** outstanding

Infrastructure Sales Surtax Revenue

Collections approx. **\$5.5M**
Increase of **\$124,000**

Infrastructure Sales Surtax Expenditures (1/4 cent)

Approx. spent for FYTD **\$159,000**
Majority for Technology

School Capital Outlay Surtax Revenue

FYTD Collections approx. **\$5.5M**
Increase of **\$269,000**

School Capital Outlay Surtax Expenditures (1/2 cent)

FYTD Expenditures approx.: **\$6.9M**
Majority for Comprehensive Renovations

Mrs. Vallellanes informed the committee that the current Impact Fee Fund Balance is **\$88M**.

- **Budget Update**

Ms. Graber informed the board that the Capital Plan was revised by the School Board on December 10, 2019. There was discussion adding funding for the Transportation West project. Ms. Graber spoke on 3rd calculation projections, and adjustments. She stated the district is looking closely at any shortfall and is preparing, planning, and looking into savings opportunities. Ms. Graber mentioned to the committee the consideration of revising the impact fee forecast in the near given that collections have been significantly higher than forecasted.

There was a brief discussion on the changes in management of the Center for Employee Health.

BUSINESS ADVISORY BOARD MINUTES
DECEMBER 11, 2019

- **Chairman Kelvin Soto**

Chairman Soto thanked and praised the Business Advisory Board Members for their partnership with the district. Mr. Soto stated that each member is another bridge to our community and that he appreciates their support and dedication.

BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4th Wednesday of every month. **The next meeting will be held on Wednesday, January 22, 2020 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ended 11/30/2019**

Current and Three-Year History	Fiscal Year							
	2016 - 2017		2017 - 2018		2018 - 2019		2019 - 2020	
	Revenue	Units*	Revenue	Units*	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 2,474,886	253	\$ 3,197,541	375	\$ 2,385,492	267	\$ 10,863,004	1,123
August	2,874,446	301	2,963,407	313	4,726,773	488	5,697,467	628
September	3,177,159	335	2,987,439	296	7,804,166		7,885,645	797
October	2,536,646	261	2,076,217	216	7,679,304	713	6,971,852	731
November	3,156,311	317	2,942,186	295	9,018,833	952	5,887,585	584
December	2,888,904	319	4,902,215	635	6,132,620	610		
January	2,766,539	278	3,566,327	439	4,893,678	483		
February	3,495,023	390	1,180,911	118	6,609,701	685		
March	3,016,274	328	2,624,898	288	6,213,597	610		
April	4,526,549	595	3,044,872	328	6,268,996	635		
May	3,998,982	503	4,807,734	420	6,613,496	706		
June**	3,400,398	420	6,212,200	645	6,062,604	621		
TOTAL	\$ 38,312,117	4,300	\$ 40,505,947	4,368	\$ 74,409,260	6,770	\$ 37,305,552	3,863

Number of Units Detail				
Type of dwelling	Total	Osceola County	City of Kissimmee	City of St Cloud
Single Family	376	296	2	78
Single Family-S/T rental	18	18		
Single Family-Credits	5			5
Townhomes	124	120		4
Townhomes-S/T rental	12	12		
Condominiums	0			
Multifamily	48	48		
Mobile Homes	1	1		
Total	584	495	11	78

*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County

**Accrual

Budget	
Final Budget: Revenue	\$ 50,000,000

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ended 11/30/2019**

Impact Fee Expenditures: Current and Three-Year History		Fiscal Year			
PROJECT NAME	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	
Debt Service	\$ 5,111,761	\$ -	\$ -	\$ -	
Other:					
Buses		849,052	1,850,948		
Celebration Island Village			709,005	40,856	
Celebration High School Wing Addition					
Celebration High School Space Reconfiguration	693,782				
Celebration K8 Space Reconfiguration					
Chestnut Elementary Space Reconfiguration					
Discovery Intermediate Space Reconfiguration	883,697	633,528			
Harmony High School Wing Addition	89,319				
Horizon Middle School Space Reconfiguration					
Kindred K-8			2,125		
Kissimmee Middle School Space Reconfiguration					
Middle AA - Harmony Area	720,742	7,502,242	26,882,586	513,517	
NeoCity Academy		631,489	13,936,386	1,195,390	
Poinciana High School Wing Addition	4,852,724	1,910,466		268,463	
Sunrise Elementary Space Reconfiguration					
Tohopekaliga High School	23,483,798	50,803,419	8,587,940	71,019	
Westside K-8 Renovation	607,467	702,517			
Subtotal Other:	\$ 31,331,529	\$ 63,032,713	\$ 51,968,990	\$ 2,089,245	
TOTAL	\$ 36,443,290	\$ 63,032,713	\$ 51,968,990	\$ 2,089,245	

**SDOC Business Advisory Board
Outstanding Impact Fee Credits
For the period ended 11/30/2019**

Entity	Amount Issued	Redeemed	Balance
Bellalago/Taylor Morrison-countywide	\$ 7,754,000	\$ 7,622,464	\$ 131,536
Flora Ridge/Mattamy-Bronson Parcel	953,195	782,676	170,519
KOA/Avatar	831,695	818,220	13,475
TOTAL	\$ 10,410,039	\$ 10,094,509	\$ 315,530

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ended 11/30/2019**

Surtax Revenue: Current and Three-Year History	Fiscal Year				
	MONTH	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
July	-	\$ 2,859,082	\$ 3,247,344	\$ 3,306,679	
August	-	2,194,580	2,362,698	2,454,871	
September	-	2,154,461	2,107,519	2,186,346	
October	-	2,664,318	2,906,958	2,945,535	
November	-	2,083,815	2,183,394	2,346,396	
December	-	2,206,964	2,252,301		
January	-	3,339,209	3,545,302		
February	\$ 1,951,205	2,495,202	2,281,362		
March	2,014,520	2,066,220	2,321,866		
April	2,912,640	3,596,735	3,750,979		
May	2,222,938	2,354,643	2,496,898		
June*	2,049,228	2,207,039	2,420,032		
TOTAL		\$ 11,150,531	\$ 30,222,267	\$ 31,876,654	\$ 13,239,827

Budget	
Final Budget: Forecasted Revenue	\$ 32,891,348

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ended 11/30/2019**

Surtax Revenue: Current and Three-Year History	Fiscal Year			
	MONTH	2016 - 2017	2017 - 2018	2018 - 2019
July	\$ 1,428,859	\$ 1,432,353	\$ 1,626,416	\$ 1,653,542
August	1,046,947	1,101,673	1,187,951	1,229,646
September	947,552	1,081,142	1,051,985	1,094,544
October	1,255,528	1,366,944	1,460,827	1,473,660
November	920,847	1,044,372	1,094,073	1,173,745
December	1,018,097	1,132,027	1,128,780	
January	1,522,982	1,649,693	1,774,559	
February	987,974	1,248,395	1,141,399	
March	1,011,257	1,039,021	1,164,505	
April	1,583,680	1,799,463	1,876,971	
May	1,109,801	1,179,008	1,251,681	
June*	1,026,513	1,107,946	1,213,361	
TOTAL	\$ 13,860,037	\$ 15,182,037	\$ 15,972,508	\$ 6,625,137

Budget	
Final Budget: Forecasted Revenue	\$ 16,445,674

*Accrual

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ended 11/30/2019

Type of Expenditure	Fiscal Year			
	2016-2017	2017-2018	2018-2019	2019-2020
Debt Service	\$ 136,948	\$ 2,117,995	\$ 7,037,194	\$ 650
Comprehensive Renovations:				
Denn John Middle School	20,694	1,318,044	22,605,913	3,941,307
Gateway High School			71,765	-
Michigan Avenue Elementary School	113,645	6,132,009	19,720,411	-
St. Cloud Middle School	24,503	11,319	2,417,580	3,332,862
Subtotal Comprehensive Renovations	\$ 158,842	\$ 7,461,372	\$ 44,815,669	\$ 7,274,169
Other maintenance & renovation projects:				
Carpet Replacements/Flooring:				
Boggy Creek Elementary School	\$ -	\$ -	\$ -	\$ 11,125
Celebration High School		113,225.00	-	-
Central Elementary School	199,992			
Cypress Elementary School	150,000			
Deerwood Elementary School				449,373
Discovery Intermediate School			93,668	54,027
Gateway High School		56,883		
Harmony High School	134,345			
Hickory Tree Elementary School	175,762			
Horizon Middle School	57,471			
Kissimmee Elementary School				
Narcoossee Middle School	85,119	25,400		
Neptune Middle School		325,215		
Parkway Middle School			149,780	139,035
Pleasant Hill Elementary School		320,741		
Poinciana Academy of Fine Arts	152,325	94,691	33,125	
Reedy Creek Elementary School	273,427	343		
Ross E. Jeffries Campus			53,648	
Ventura Elementary School	315,274			
Zenith			20,758	
Chiller Replacements:				
Celebration K-8 School	165,020	688,956		
Celebration High School				72,120
Cypress Elementary School				175,102
Discovery Intermediate School				162,522
Horizon Middle School	286,509	83,172		8,967
Kissimmee Elementary School			188,032	192,671
Kissimmee Middle School	190,700	147,998	66,254	
Liberty High School			84,497	24,423
Poinciana Academy of Fine Arts			302,758	253,541
Poinciana High School		96,113	4,695	10,249
Fencing:				
Boggy Creek Elementary School		3,114	2,221	
Celebration High School		740	833	
Celebration K-8 School			27,030	
Central Elementary School		2,807	8,952	557
Cypress Elementary School				5,354

Type of Expenditure	Fiscal Year			
	2016-2017	2017-2018	2018-2019	2019-2020
Gateway High School			12,815	
Harmony Community School			33,086	
Harmony High School		2,645	12,083	
Hickory Tree Elementary School			24,664	
Highlands Elementary		1,852	57,099	16,449
Horizon Middle School			16,820	
Lakeview Elementary School		1,756	53	
Liberty High School	8,198		16,194	
Narcoossee Middle School		3,072	2,160	
Neptune Middle School		48,596		
Osceola County School for the Arts	19,245			
Poinciana High School			15,558	
Reedy Creek Elementary School			25,703	
Ross E. Jeffries Campus			42,173	375
St. Cloud High School		10,900	107	
Sunrise Elementary School		6,568		
Westside K-8			36,355	
Zenith			4,787	
Fire Alarms:				
Partin Settlement Elementary School	31,298			
Poinciana Academy of Fine Arts	7,015	23,776		
HVAC Repairs/Replacements:				
Celebration High School		148,219	56,322	
Celebration K-8 School			162,939	
Cypress Elementary School				7,894
Deerwood Elementary School				7,758
Discovery Intermediate School		281,578		
Harmony Community	23,497			
Harmony High School			3,162	4,478
Hickory Tree Elementary School	14,455			
Horizon Middle School				410
Kissimmee Elementary School		119,882	20,586	
Kissimmee Middle School			66,487	410
Liberty High School			117,555	15,209
Narcoossee Middle School			100,827	
Neptune Middle School		8,793	3,002	
oTECH		7,482	60,133	
Ross E. Jeffries Campus	8,840	6,040	1,371	23,822
Painting and/or other repairs:				
ALCO			7,616	10,915
Boggy Creek Elementary School	3,715			
Celebration High School			18,685	184,120
Celebration K-8 School	153,714	3,553	21,296	15,247
Central Elementary School	35,120	55,858		
Chestnut Elementary School		22,930		
Cypress Elementary School		25,761		
Deerwood Elementary School			52,714	
Discovery Intermediate School		99,037	114,620	
Flora Ridge Elementary School	29,806			
Gateway High School		12,971	757	
Harmony Community School		39,935		

Type of Expenditure	Fiscal Year			
	2016-2017	2017-2018	2018-2019	2019-2020
Harmony High School	247,400	66,648	17,710	
Hickory Tree Elementary School	17,133	72,440	21,668	
Horizon Middle School	54,287	56,091	18,138	
Kissimme Elementary School		32,467		
Kissimmee Middle School	27,270	50,630	217,910	
KOA Elementary		45,486		
Lakeview Elementary School	2,091	1,613		
Liberty High School	71,922	136,128	18,685	
Narcoossee Elementary School		44,500		
Narcoossee Middle School		129,279	21,828	64,586
Neptune Elementary School	50,269	33,755		
Neptune Middle School	33,559	8,700		
New Beginnings		24,187		
Osceola High School			18,685	
Osceola County School for the Arts			89,688	
Parkway Middle School	5,224	22,905		44,462
Partin Settlement Elementary School		1,649		
Pleasant Hill Elementary School		80,632		
Poinciana Academy of Fine Arts	46,424	23,284		
Poinciana High School			13,333	83,648
Reedy Creek Elementary School			32,012	
Ross E. Jeffries Campus		6,495		
St. Cloud Elementary School	9,988	26,774		67,113
Sunrise Elementary School		74,684		
Ventura Elementary School		123,984		
Westside K-8			86,808	
Parking Lot Resurface / Bus Loop / Concrete/Drainage:				
Boggy Creek Elementary School		80,052		
Chestnut Elementary		6,818		
Deerwood Elementary School				19,712
Discovery Intermediate School				
Harmony Community School				2,351
Hickory Tree Elementary School				3,168
Horizon Middle School				2,169
Liberty High School				11,258
oTECH				50
Poinciana Elementary			19,655	
Thacker Avenue Elementary			6,648	
Transportation		93,864		
Renovations:				
Gateway High School	5,194	23,461		
Roofing/Gutters/Covered walkways:				
Celebration K-8 School	31,923	945,999		
Chestnut Elementary			107,400	
Deerwood Elementary School	9,068	107,771		
Gateway High School		19,880		
Hickory Tree Elementary School		883		
Kissimmee Elementary School			500	
Neptune Middle School			191,628	100,508
Partin Settlement Elementary School			117,000	
Poinciana Elementary School			13,075	3,210
Sunrise Elementary School			109,800	
St Cloud Elementary				59,597
Safety & Security Equipment		193,808	701,003	25,668
Security Modifications and improvements		129,378	28,153	1,300
Technology Infrastructure	1,422,045	838,476	1,522,770	382,235
Subtotal Other	\$ 4,554,644	\$ 6,393,323	\$ 5,518,077	\$ 2,717,188
TOTAL	\$ 4,850,434	\$ 15,972,690	\$ 57,370,940	\$ 9,992,007

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ended 11/30/2019**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2016-2017	2017-2018	2018-2019	2019-2020	
Debt Service	\$ 6,938,488	\$ 6,529,728	\$ 6,551,233	\$ 1,370	
Other:					
Athletic Facilities	\$ 10,665	\$ 6,939	\$ 889	\$ -	
Buildings	183,968	33,477			
Buses		1,970,730	219,747		
Chiller Replacements	54,421	544,772			
Communications	4,355				
Land Purchase	3,400				
Remodeling	154,604	960,535	859,574	1,609	
Renovations	5,926				
Rent/Purchase Portables				965	
Retrofit	162,942				
Student Computers			249,600	118,973	
Site improvements			12,324		
Technology		888	160,573		
White Fleet		86,400	551,097	148,158	
Subtotal Other:	\$ 580,281	\$ 3,603,741	\$ 2,053,804	\$ 269,705	
TOTAL	\$ 7,518,769	\$ 10,133,469	\$ 8,605,037	\$ 271,075	

Facilities Update

Business Advisory Board
January 22, 2020



Every Child, Every Chance, Every Day!



Facilities Update

Agenda

- Planning Department Update
 - ES Redistricting
 - Canoe Creek Academy Update
- Design & Construction Department Update
 - Projects in Planning \$72,106,222
 - Projects in Design \$188,338,486
 - Projects in Construction \$124,126,376
 - Current Program \$384,571,084
- Major Project Updates

Redistricting

Hickory Tree Elementary will exceed its student capacity during the 20/21 SY without the installation of additional portables, additional co-teach units and/or to be relieved by redistricting. On January 7, 2020, the School Board resumed ownership of Canoe Creek Academy. The acquisition of this facility provides the District with an opportunity to provide relief to Hickory Tree Elementary. Additionally, staff will balance the student population at St. Cloud Elementary and Michigan Avenue Elementary.

Schools Impacted by Districtwide Redistricting

- Harmony Community School
- Hickory Tree Elementary
- Michigan Avenue Elementary
- St. Cloud Elementary
- Harmony Middle

Districtwide Redistricting Meetings

- January 29, 2020
- February 12, 2020
- February 26, 2020

Public Hearing

- March 3, 2020

Effective

- 2020/2021 School Year

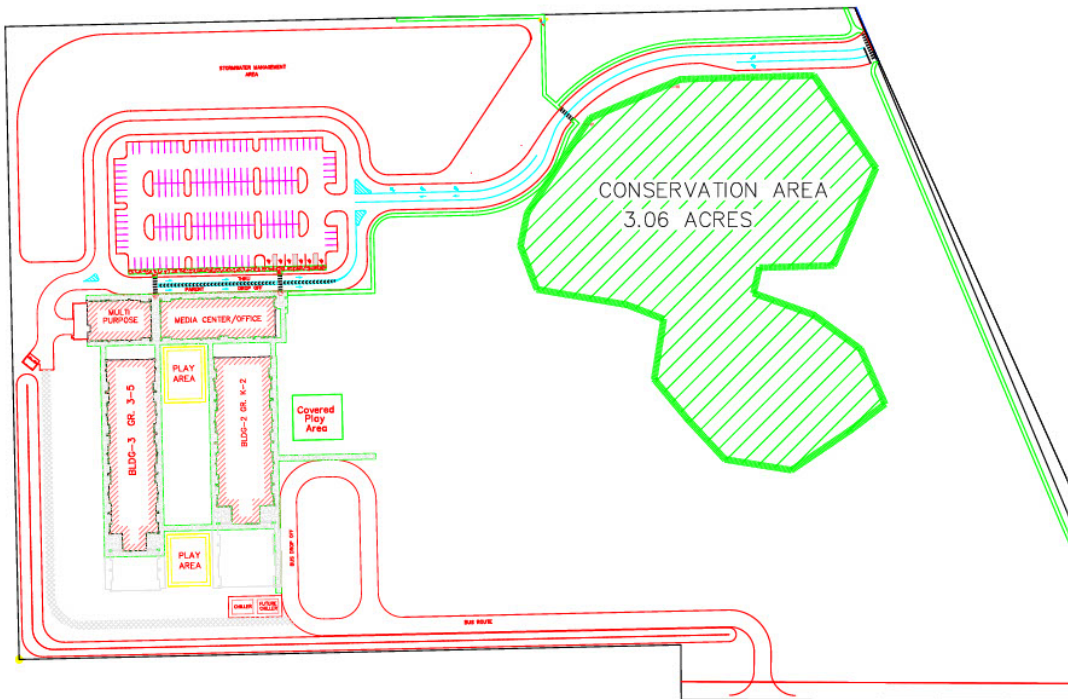
Canoe Creek Academy



Canoe Creek Charter Academy

\$7,360,540

YEAR 1 (K5 or K6) - Required Modifications to Open Year 1 as a K-5 or K-6
 660 Total – 660 existing functional capacity = 0 New Student Stations



New Components

➤ Facilities	\$ 211,390
➤ IT	\$ 199,000
➤ Maintenance	\$ 506,770
➤ S.N.S.	\$ 232,640
➤ SSEM	\$ 225,000
➤ <u>Project Reserve</u>	<u>\$ 349,740</u>
Subtotal	\$ 1,515,540

Outstanding Principal	\$ 5,845,000
TOTAL Year 1 Costs	\$ 7,360,540

Canoe Creek Charter Academy

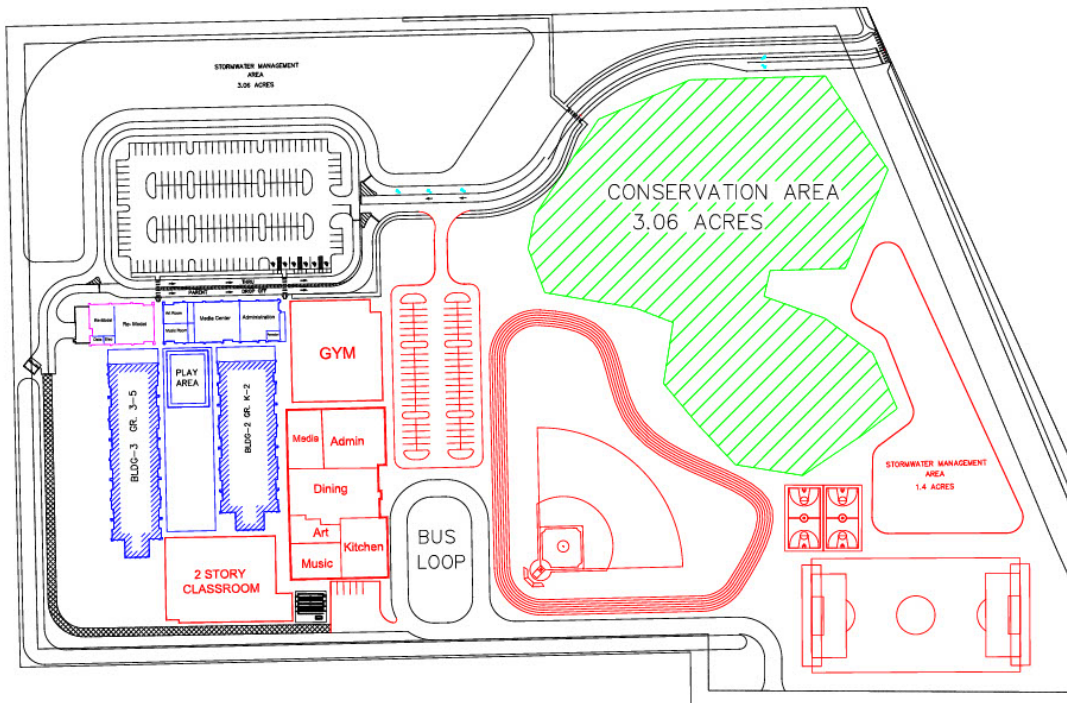
\$30,021,000

YEAR 2 (K8) - Increase to a functional capacity of 1,200 TOTAL student stations
 1,200 Total – 660 existing functional capacity = 540 New Student Stations

➤ In comparison, the project budget for a new K8 with 1,415 student stations (i.e., Kindred K8) is \$40,300,000

- New Includes New Kitchen and Dining
- Re-Model Re-Purpose Existing Kitchen and Multi-Purpose Space (Dining)
- Existing

New Components



- 1 story ADMIN building
 - Administrative Offices
 - Media Center
 - Music Room
 - Art Room
 - Kitchen (1,200 Students)
 - Dining (1,200 Students)
- 2 story classroom building -24 Classrooms
- 1 story Gymnasium
- Visitor Parking
- Softball Field
- Track
- Basketball Courts
- Soccer Field
- Additional Retention

Projects in Planning

<u>Project</u>	<u>Budget</u>	<u>Proposed Opening</u>
Cyclical Projects (3 each)	\$97,470	2020
DSCV Gutter Replacement	\$175,000	2020
NCMS Gutter Replacement	\$175,000	2020
GWHS Comprehensive Renovation	TBD	TBD – Pending Castaldi
HRHS Ball Field Stairs	\$46,801	2020
Hickory Tree Area ES	\$26,916,559	2023-2024
K-8 Kindred “AA”	\$42,779,358	2022-2023
PNHS Track and Field Repairs	\$1,770,236	2020
Security Fencing and Gates (3 each)	\$145,798	2020
TOTAL	\$72,106,222	

Projects in Design

<u>Project</u>	<u>Budget</u>	<u>Construction NTP</u>
SNS Electric Gate Projects (25 each)	\$616,904	2/2/2020
DWES Pre-K Playground	\$90,323	TBD
HTES Kitchen Pass-Through Units	\$39,324	1/31/2020
HRHS Baseball/Softball Storage	\$97,100	2/3/2020
Kitchen Serving Line Projects (4 each)	\$5,890,000	4/1/2019
HRHS Baseball/Softball Storage	97,100	10/28/2019
PNHS Business Academy	\$9,700,000	10/4/2019
PNHS Campus Wide Lighting	\$1,500,000	2020
FCCS Security Upgrade	Internal Funding	5/31/2019
Celebration Island Area ES (ES-A)	\$25,380,061	6/1/2021
OTECH Parking Lot	488,333	5/6/2020
LBHS Space Reconfiguration	\$246,749	5/19/2020
NPMS Rear Bus Loop	\$645,000	TBD – On Hold
WK8S Gate and Sidewalk	\$20,000	7/1/2019
HZMS Air Handler Replacement	2,335,000	2020
KMMS Air Handler Replacement	\$2,335,000	2020
OCHS Building 400 Stair Repair	\$57,592	2/14/2020

TOTAL

\$188,338,486

Projects in Construction

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion Date</u>
Admin 2000 Warehouse Renovation	\$364,517	12/31/2019
BELA Fencing Replacement	\$388,770	4/30/2020
Kitchen Generators (HRHS, LBHS, KMMS)	\$1,408,305	11/27/2019
MAES Comprehensive	\$31,186,354	8/1/2019
DJMS Comprehensive	\$43,085,803	12/17/2019
SCMS Comprehensive	\$32,973,602	10/12/2020
SCES Awning Install	\$134,746	1/06/2020
PAFA Roof Replacement	\$125,000	1/22/2020
PNHS Business Academy	\$9,700,000	7/15/2020
PNHS Gutter Replacement	\$529,355	1/31/2020
PNHS Chiller Replacement	\$2,963,864	5/08/2020
Cafeteria Refresh Projects (10 each)	\$845,000	6/30/2020

Projects in Construction Continued

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion Date</u>
HRHS Parking Lot Repair	\$159,259	8/23/2019
HRHS Stair Install	\$46,801	2/28/2020
Security Fencing Projects (6 each)	\$195,000	Misc. Dates
FCCS Playground Replacement	External	10/31/2019
SNS Roll-Up Door Removal	<u>\$20,000</u>	1/30/2020
TOTAL	\$124,126,376	

Saint Cloud Middle School Comprehensive Renovation



Denn John Middle School Comprehensive Renovation



Denn John Middle School
Comprehensive Renovation Project
12-15-19



PNHS Business Academy



1-800-723-7425
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PNHS Business Academy



Every Child, Every Chance, Every Day!



Comments and Discussion

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ended 12/31/2019**

Current and Three-Year History	Fiscal Year							
	2016 - 2017		2017 - 2018		2018 - 2019		2019 - 2020	
	Revenue	Units*	Revenue	Units*	Revenue	Units*	Revenue	Units*
July	\$ 2,474,886	253	\$ 3,197,541	375	\$ 2,385,492	267	\$ 10,863,004	1,123
August	2,874,446	301	2,963,407	313	4,726,773	488	5,697,467	628
September	3,177,159	335	2,987,439	296	7,804,166		7,885,645	797
October	2,536,646	261	2,076,217	216	7,679,304	713	6,971,852	731
November	3,156,311	317	2,942,186	295	9,018,833	952	5,887,585	584
December	2,888,904	319	4,902,215	635	6,132,620	610	5,088,676	560
January	2,766,539	278	3,566,327	439	4,893,678	483		
February	3,495,023	390	1,180,911	118	6,609,701	685		
March	3,016,274	328	2,624,898	288	6,213,597	610		
April	4,526,549	595	3,044,872	328	6,268,996	635		
May	3,998,982	503	4,807,734	420	6,613,496	706		
June**	3,400,398	420	6,212,200	645	6,062,604	621		
TOTAL	\$ 38,312,117	4,300	\$ 40,505,947	4,368	\$ 74,409,260	6,770	\$ 42,394,228	4,423

Number of Units Detail				
Type of dwelling	Total	Osceola County	City of Kissimmee	City of St Cloud
Single Family	286	216	1	69
Single Family-S/T rental	55	55		
Single Family-Credits	2		2	
Townhomes	48	44	4	
Townhomes-S/T rental	0			
Condominiums	20	20		
Multifamily	147	147		
Mobile Homes	2	2		
Total	560	484	7	69

*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County

**Accrual

Budget	
Final Budget: Revenue	\$ 50,000,000

1

Terms of Sale: The Purchase Price** for the Home will be as follows:

Base Price:	\$ 287,999.00
Lot Premium:	\$ 25,500.00
Options Selected at Contract:	\$ 12,080.00
Purchase Incentive(s):	\$ -17,500.00
	\$ 0.00
	\$ 0.00
TOTAL PURCHASE PRICE **:	\$ 308,079.00

1,901 sq ft
 2C GARAGE
 NO POOL
 GATED COMM.

2

PURCHASE PRICE AND PAYMENTS

PURCHASE PRICE:

Base Purchase Price:.....	\$	273,990.00
Add: Homesite Premium:.....	\$	6,000.00
Add: Options, Upgrades and Extras per Change Order Summary:.....	\$	45,309.00
Less Incentives and Other Discretionary Reductions.....	\$	43,778.00
Total Purchase Price:.....	\$	281,521.00

2244 sq ft

NON GATED

3

Pricing Information:

Base Price:	\$299,990.00
Lot Premium:	\$9,000.00
Options Total:	\$38,360.00
Non-Standard Options Total:	\$1,445.00
Elevation:	\$2,900.00
Sales Program:	(\$4,800.00)
Price Adjustment:	\$0.00
Total Purchase Price:	\$346,895.00
Other Sales Program Amount:	\$7,000.00

2162 sq ft
 GATED COMM



Osceola Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2019

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$ 1 - 49,999	53	0.72%	187,783	14,617	8.00%	82	4	0.9
\$ 50,000 - 59,999	20	0.27%	56,475	53,850	95.00%	82	2	1.2
\$ 60,000 - 69,999	40	0.54%	73,447	64,475	88.00%	48	4	1.2
\$ 70,000 - 79,999	69	0.94%	79,488	74,901	94.00%	59	1	0.2
\$ 80,000 - 89,999	88	1.20%	89,836	84,939	95.00%	69	12	1.6
\$ 90,000 - 99,999	93	1.26%	101,956	94,108	92.00%	75	11	1.4
\$ 100,000 - 119,999	217	2.95%	118,383	110,867	94.00%	61	41	2.3
\$ 120,000 - 139,999	346	4.70%	134,567	128,867	96.00%	48	63	2.2
\$ 140,000 - 159,999	461	6.27%	155,041	149,603	96.00%	48	72	1.9
\$ 160,000 - 179,999	641	8.71%	173,822	169,586	98.00%	47	105	2.0
\$ 180,000 - 199,999	696	9.46%	193,595	188,958	98.00%	54	143	2.5
\$ 200,000 - 249,999	2,144	29.14%	229,795	224,494	98.00%	60	443	2.5
\$ 250,000 - 299,999	1,286	17.48%	276,981	270,573	98.00%	65	335	3.1
\$ 300,000 - 349,999	533	7.24%	328,178	320,574	98.00%	77	211	4.8
\$ 350,000 - 399,999	303	4.12%	381,964	371,958	97.00%	76	136	5.4
\$ 400,000 - 499,999	184	2.50%	456,359	443,091	97.00%	82	131	8.5
\$ 500,000 - 599,999	88	1.20%	559,877	541,683	97.00%	107	69	9.4
\$ 600,000 - 699,999	38	0.52%	674,696	647,336	96.00%	138	34	10.7
\$ 700,000 - 799,999	16	0.22%	762,225	739,125	97.00%	70	27	20.3
\$ 800,000 - 899,999	14	0.19%	865,832	833,429	96.00%	92	18	15.4
\$ 900,000 - 999,999	8	0.11%	976,849	945,078	97.00%	69	7	10.5
\$ 1,000,000 - and over	20	0.27%	1,818,595	1,697,113	93.00%	160	52	31.2
Totals	7,358	100.00%	243,774	235,837	97.00%	62	1,921	3.1

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.