

ASSESSMENT DETAIL

	2018-19	2019-20	DIFF
	BUDGET	BUDGET	BUDGET
GENERAL OPERATIONS			
ADMINISTRATION	186	189	2
COMPLIANCE / PERMITS / INSPECT	(4)	(4)	(1)
GENERAL MAINTENANCE	95	114	19
PUBLIC WORKS	165	192	27
FIRE / EMS	72	82	10
POLICE	154	161	7
RECREATION / PARKS	65	66	0
SUB-TOTAL	735	799	65
AMENITY OPERATIONS			
RACQUET SPORTS	1	1	(1)
AQUATICS	(14)	(2)	12
GOLF OPERATIONS/MAINT/TERN	14	12	(2)
BEACH CLUB	(12)	(12)	(0)
BEACH PARKING	(35)	(40)	(6)
YACHT CLUB	12	12	(0)
MARINAS	(22)	(22)	0
SUB-TOTAL	(55)	(52)	3
RESERVES			
REPLACEMENT	198	220	22
OPERATING DEFICIT	71	40	(31)
ROADS	0	47	47
BULKHEADS	0	19	19
SUB-TOTAL	270	327	57
OTHER			
NEW CAPITAL	2	1	(1)
DEBT SERVICE INTEREST	0	3	3
SUB-TOTAL	2	4	2
NON-WATER LOTS	951	1,078	127
BULKHEAD DIFFERENTIAL	465	465	0
WATERFRONT LOTS	1,416	1,543	127

- Embedded throughout the department and amenity budgets is a payroll study adjustment of approximately \$128K, 2% merit pool, and 10% benefits inflation

- Deferred maintenance of \$160K is included within the General Maintenance budget

**OPA
OPERATING DEFICIT RECOVERY PLAN OVER 3 YEARS**

	FY19	FY20	FY21	FY22
BEGINNING BALANCE PER AUDITED FINANCIALS	(1,611,331)	(1,011,114)	(674,076)	(337,038)
DEFICIT RECOVERY CONTRIBUTION	600,217	337,038	337,038	337,038
YEAR END DEFICIT	(1,011,114)	(674,076)	(337,038)	0
FY OPERATING FUND RESULT	0	0	0	0
FY YEAR END BALANCE	(1,011,114)	(674,076)	(337,038)	0
ASSESSMENT AMOUNT TO OPERATING DEFICIT	\$ 71	\$ 40	\$ 40	\$ 40

**CAPITAL SUMMARY
BUDGET 2020**

DESCRIPTION	REF #	STAFF	GENERAL FUND	REPLACEMENT RESERVE	ROADS RESERVE
ADMINISTRATION					
ERP SYSTEM SOFTWARE		600,000		600,000	
PUBLIC WORKS					
ROAD PROGRAM	(1)	1,253,000			1,253,000
2007 FORD F150 TRUCK	(2)	24,000		24,000	
RICOH COLOR COPIER	(3)	12,367		12,367	
CATHELL ROAD LANDSCAPING	(4)	28,554		28,554	
NORTHGATE IRRIGATION & LANDSCAPING	(5)	28,800		28,800	
POLICE					
BUILDING RENOVATION	(6)	800,000		800,000	
VEHICLE	(7)	35,000		35,000	
SOFTWARE	(8)	6,500	6,500		
RECREATION/PARKS					
HARD COURT RESURFACING S&R TENNIS	(9)	100,000		100,000	
WHITE HORSE PLAYGROUND EQPT	(10)	150,000		150,000	
WORKOUT EQPT/WHP	(11)	10,000		10,000	
REDO GYM FLOOR FOR PICKLEBALL	(12)	18,000		18,000	
REPLACE FLOOR EAST ROOM	(13)	7,300		7,300	
CRABBING PIER	(14)	135,000		135,000	
AQUATICS					
SPORTS CORE ADDITION	(15)	200,000			
HANDICAPPED CHAIR	(16)	8,000		8,000	
POOL FURNITURE - OASIS POOL	(17)	18,000		18,000	
SC SLIDING GLASS DOORS	(18)	40,000		40,000	
FURNITURE (UMBRELLAS)	(19)	14,500		14,500	
VACCUM FOR POOL	(20)	5,300		5,300	
SC POOL DECKING	(21)	64,000		64,000	
SC ROOF SHINGLES	(22)	30,000		30,000	
GOLF MAINT					
TURFCO TOPDRESSER	(23)	40,000		40,000	
TORO PRO SWEEP	(24)	20,000		20,000	
CUSHMAN HEAVY UTILITY VEHICLE	(25)	35,000		35,000	
COUNTRY CLUB					
RENOVATION	(26)	1,600,000		1,600,000	
CART BARN		120,000		120,000	
BEACH CLUB					
DECKING REPLACEMENT	(27)	77,228		77,228	
ANSUL KITCHEN FIRE SUPPRESSION	(28)	24,311		24,311	
HOOD SYSTEM	(29)	20,317		20,317	
RESURFACE PARKING LOT	(30)	29,480		29,480	
FENCE	(31)	52,000		52,000	
YACHT CLUB					
SEAL & STRIPE ASPHALT	(32)	20,000		20,000	
BOLLARD LIGHTING	(33)	8,000		8,000	
WOOD SAIL SIGN	(34)	10,922		10,922	
TENNIS					
WIND SCREENS	(35)	10,000		10,000	
TOTAL		5,655,579	6,500	4,196,079	1,253,000

DRAINAGE PLAN

Current budget includes a total of \$116,937 for drainage.

\$ 31,500	Materials
\$ 85,437	Labor

Recommended Budget includes a total of \$914,732; an increase of \$797,795

\$ 31,500	Materials
\$118,232	Labor
\$ 20,000	Engineering (Planning & Design: Short & Long Term)
\$125,000	Contracted Labor (Preventative Maintenance)
\$620,000	Major under-road pipes (paid from Road Reserve)

Ocean Pines has eighty miles of roads which equals 160 miles of road side ditches. Add in the drainage ditches that run between and behind properties, and the larger drainage channels, and we have over 300 miles of drainage to maintain. We simply do not have the manpower and ability to address all of this in a timely manner to “catch-up” and get us back to a good base-line to be able to maintain our drainage system to meet the needs of the Association nor the specific needs of the residential property owners.

With these problems in mind, the following proposal was developed to address the major consideration of drainage in Ocean Pines.

The additional planned expenditures for drainage cover four areas.

First is internal payroll. We currently have a payroll budget of \$85,000 that is dedicated to drainage. We plan to increase that by \$33,000. That brings our total internal labor to \$118,000.

Secondly is funding for engineering at \$20,000. This money will be spent on engineering services for all sorts of projects – problem sites, drainage specific plans; pipe replacement not related to those that go under roads; strategic assistance.

The third spend area is for an additional outsourced labor force to address the long standing need to meet our preventative maintenance drainage needs. The plan would be to divide up the community into four drainage areas. Each week of the month, the contractor crew would work in one of the four sections to make sure the drainage areas are clear and ready to flow/drain as designed. For example, Area 1 would be from the North Gate to White Horse Park. The first week of the program they would start just inside the gate and address every drainage area along Bramblewood and the area identified on the map as Section 7. They work in that area for a week; then move to Area 2, from White Horse Park to the Rt 90 underpass. Same approach applies as they move to the southside for Areas 3 & 4. The following first

Monday of the next month, the crew will be back in Area 1 where they left off three weeks before. For those times we have 5th weeks, the crew can be assigned the certain critical areas that we know need more attention. The proposed budget includes \$125,000 for this outsourced labor force.

The fourth area of increased funding is for pipe replacement that goes under the roads. As this is the case for these pipes, the funding for them can come from the Road Reserve. This next year we propose to replace three major pipes to the tune of \$620,000, including engineering.

The total spend on drainage currently is \$117,000. The four areas mentioned above total \$798,000. This brings the association's total proposed spend on drainage to \$915,000.

Road Plan 2019-2020

Road Paving \$633,000

Admiral Avenue	Ivanhoe Court
Allendale Court	Juneway Lane
Beach Court	Laporte Court
Bimini Lane	Newport Drive
Brookton Lane	Raft Road North
Burr Hill Drive	Raft Road South
Clubhouse Road East	Tail of the Fox Drive, North
Clubhouse Road West	Tail of the Fox Drive, South
Drawbridge Road	Weeping Willow Court
Fossi Grange	Willow Way
Garrett Drive	

Road Plan 2019-2020

Drainage Pipes \$620,000

- Engineering & Permitting
- Cathell Road & Ocean Parkway
- Borderlinks Condominium
- Mumfords Way

Bulkhead Plan 2019-2020

16 Widows Watch	3 Beach Ct	52 Wood Duck	26 Wood Duck
3 Carriage Lane	15 Beach Ct	21 Goldeneye Ct	61 Wood Duck
319 Ocean Parkway	5 Riverside Ct	23 Goldeneye Ct	63 Wood Duck
321 Ocean Parkway	15 Riverside Ct	24 Goldeneye Ct	71 Wood Duck
86 Teal Circle	54 Clubhouse Dr	22 Goldeneye Ct	73 Wood Duck
29 Moonshell	58 Clubhouse Dr	16 Goldeneye Ct	75 Wood Duck
31 Moonshell	59 Wood Duck	14 Goldeneye Ct	77 Wood Duck
41 Moonshell	65 Wood Duck	12 Goldeneye Ct	79 Wood Duck
43 Moonshell	67 Wood Duck	8 Goldeneye Ct	81 Wood Duck
45 Moonshell	69 Wood Duck	6 Goldeneye Ct	85 Wood Duck
47 Moonshell	83 Wood Duck	4 Goldeneye Ct	28 Moonshell
48 Moonshell	66 Wood Duck	2 Goldeneye Ct	1, 7, 9 Beach Ct
11 Waters Edge Ct	60 Wood Duck	42 Wood Duck	11, 13, 17 Beach Ct
13 Waters Edge Ct	56 Wood Duck	34 Wood Duck	