

Item	Vendor	Cost
HVAC Controllers	WW Gay	\$5,500.00
Fire Alarm Monitoring	Village Key	\$569.00
Fire Alarm Inspections	Village Key	\$145.00
Sprinkler Inspections	SAFE	\$480.00
Elevators	Skyline	\$2,304.00
Termite control	Massey	\$499.00
Termite (10yr next due 2029)	Massey	\$2,996.00
Pest	Massey	\$720.00
Fire Extinguishers	Cintas Fire	\$1,200.00
Janitorial		\$91,572.00
Groundskeeping services (estimate)		\$7,200
Insurance (Property Premium)	Brown & Brown	\$65,724.86
B&M Premium	Brown & Brown	\$841.82
Flood Premium	Brown & Brown	\$1,562.78
	CAM	\$30,000.00
	Annual Total	\$205,814.46
	Monthly Lease w	\$17,151.21

Option 1: All expenses are managed through the BoCC. The School Board is responsible for the month lease of \$17,151.21 plus utilities. The monthly lease includes a 4% COLA starting on FY26.

Estimated COLA 4%	FY25	FY26	FY27	FY28	FY29	FY30
Monthly Lease w/o Utilities	\$17,151.21	\$17,837.25	\$18,550.74	\$19,292.77	\$20,064.48	\$20,867.06

Estimated	
Utilities	\$120,000.00

Item	Vendor	BoCC	School Board
HVAC Controllers	WW Gay	\$5,500	
Fire Alarm Monitoring	Village Key	\$569	
Fire Alarm Inspections	Village Key	\$145	
Sprinkler Inspections	SAFE	\$480	
Elevators	Skyline	\$2,304	
Termite control	Massey	\$499	
Termite (10yr next due 2029)	Massey	\$2,996	
Pest	Massey	\$720	
Fire Extinguishers	Cintas Fire	\$1,200	
Janitorial			\$91,572.00
Groundskeeping services (estimate)			\$7,200.00
Insurance (Property Premium)	Brown & Brown	\$65,725	
B&M Premium	Brown & Brown	\$842	
Flood Premium	Brown & Brown	\$1,563	
	CAM	\$30,000	
	Annual Total	\$112,542	
	Monthly Lease w	\$9,378.54	N/A

Option 2: All expenses except janitorial and grounds keeping are managed through the BoCC. The School Board is responsible for month lease of \$9378.54 plus utilities. The monthly lease includes a 4% COLA starting on FY26.

Estimated COLA 4%	FY25	FY26	FY27	FY28	FY29	FY30
Monthly Lease w/o Utilities	\$9,378.54	\$9,753.68	\$10,143.83	\$10,549.58	\$10,971.56	\$11,410.43

Estimated	
Utilities	\$120,000.00

Item	Vendor	BoCC	School Board
HVAC Controllers	WW Gay		\$5,500.00
Fire Alarm Monitoring	Village Key		\$569.00
Fire Alarm Inspections	Village Key		\$145.00
Sprinkler Inspections	SAFE		\$480.00
Elevators	Skyline		\$2,304.00
Termite control	Massey		\$499.00
Termite (10yr next due 2029)	Massey	\$2,996.00	
Pest	Massey		\$720.00
Fire Extinguishers	Cintas Fire		\$1,200.00
Janitorial			\$91,572.00
Groundskeeping services (estimate)			\$7,200
Insurance (Property Premium)	Brown & Brown	\$65,724.86	
B&M Premium	Brown & Brown	\$841.82	
Flood Premium	Brown & Brown	\$1,562.78	
	CAM	\$30,000.00	
	Annual Total	\$101,125.46	
	Monthly Lease w	\$8,427.12	N/A

Option 3: BoCC manages expenses related to Termite bond, insurance and CAM. All expenses are managed through the School Board, the monthly lease is expected to be of \$8427.12 plus utilities. The monthly lease includes a 4% COLA starting on FY26.

Estimated COLA 4%	FY25	FY26	FY27	FY28	FY29	FY30
Monthly Lease w/o Utilities	\$8,427.12	\$8,764.21	\$9,114.77	\$9,479.37	\$9,858.54	\$10,252.88

Estimated	
Utilities	\$120,000.00