
Oak Hammock

— at the University of Florida® —

Date: October 28, 2021
To: All Members of Oak Hammock at the University of Florida
From: Kevin Ahmadi, President and CEO
RE: Fiscal Year 2022 Budget and Monthly Service Fee Adjustments

The Oak Hammock Board of Directors has approved the budget for 2022.
On January 1, 2022, your Monthly Service Fee will increase 3.00%.

As in the previous year, the lengthy process to develop a realistic budget included attendance by Resident Council representatives at each Board Finance Committee where the budget was discussed. There was also communication/input with the Resident Council Finance Committee.

The notable items which contributed to this increase were:

1. Several key operating expenses categories are expected to go up over 6% when compared to the budgeted costs for 2021. Many of these are related to the staffing and inflationary pressures present in the current economic environment.
2. Some factors are related to the continued mitigation of the Covid Pandemic, including purchase of PPE and other supplies, increased cleaning and disinfecting of the community, training costs due to operational changes, additional labor hours for scanning/screening staff for Covid, and structural modifications.
3. There is still moderate turnover activity projected in 2022, with 2021 being a lower-than-average year for unit turnover.
4. Annual debt service (interest expense) is expected to be lower given the anticipated issuance of the Series 2021 and Series 2022 debt. These savings are what has created the opportunity for a lower annual increase.
5. Wages and Benefits are the largest single expenditure in our operations, accounting for roughly 50% of the operating budget and is impacted by recent staffing pressures.
6. The budget includes a payment on the debt of Oak Hammock of over \$1,200,000.
7. There are continued increases in the capital expenditures for 2022 reflecting the need to maintain Oak Hammock as the physical plant ages into the 18th year of operations.
8. The cost of property and liability insurance is projecting a material increase this year, and some uncertainty exists because of ongoing insurance market changes.
9. Utilities are projected to moderately increase, reflecting an increase in rates and usage over our 2021 expenses but a savings from the introduction of our solar system.
10. Non-member occupancy in the Health Pavilion will continue in the skilled nursing units and this helps offset and pay for those operating costs.

At the Town Hall meeting, scheduled for October 29, 2021, live and via Zoom, we will discuss the 2022 Budget as well as the normal quarterly financial update. Copies of that presentation will be available at the front desk if you miss the meeting.

Ancillary Charges - Fee Schedule Effective 1/1/2022

- **FOOD AND BEVERAGE**
Prices available in the dining venues store and bar.
Guest food charges have a 25% surcharge applied.

- **MEAL PLAN CREDIT (*Residents*)** \$276 Single \$552 Couple per month

- **CATERING SERVICES** **TAKE OUT SERVICE**
Each function individually priced No charge

- **MEAL DELIVERY**
Apartments: \$4.00
Club Homes & Villas: \$4.00

- **GUEST ROOMS**
Guest Room Stay: \$72.00 per night plus tax, 3 nights maximum
Rollaway Bed: \$ 6.00 per night plus tax, 3 night maximum

- **BEAUTY & BARBER SERVICES**
Fees available in salon

- **MEMBER BUSINESS CENTER (*Self-Services Available, No Charge*):**
Internet Access with 4 Computers, Copy and Fax Machine

- **HEALTH CENTER**
 - Meals (Life Care I Contract) - The daily meal charge for additional meals while in the Health Center will be \$28 per day.
 - \$4.75 meal credit (against the meal charge) for meals eaten in the independent dining venues while living permanently in the Health Center – all Residents
 - Medical Supplies - \$5.00 per day (no charge if on a Medicare A stay).
Standard supplies only, not including equipment or oxygen.
 - Incontinent supplies - \$8.00 per day (no charge if on a Medicare stay)
 - Independent Resident eating in the Health Pavilion; Flat Rate of Dinner \$12, Lunch \$8.50, Breakfast \$7.50.
 - Life Care II Contract – Weighted average 1st person monthly fee \$5,524.
 - Assisted Living Master Suite is an additional \$23.00 per day.

- **ADDITIONAL HOUSEKEEPING SERVICES (ROUTINE SUPPLIES INCLUDED)**

Housekeeping:	\$17.00 minimum per ½ hour
Laundry	\$40.00 minimum per hour
Moving/Disposal Fee	\$350 minimal fee for disposal and \$34 per hour

Ancillary Charges - Fee Schedule

Effective 1/1/2022

- **EXTRA MAINTENANCE SERVICES (PLUS MATERIALS)**

Regular Basis: \$20.00 minimum per ½ hour

Overtime Basis: \$30.00 minimum per ½ hour

The above hourly rates do not include materials.

Phone Drops - \$160 installed plus \$5 per foot after 20 feet

Data Drops - \$160 installed plus \$5 per foot after 20 feet

Outlet Drops - \$160 installed plus \$5 per foot after 20 feet

Install or remove light fixture - \$100 swag, additional time, and material

Vanity Globe CFL light bulbs - \$10.00 each (No charge fluorescent bulbs in Oak Hammock fixtures)

Standard AC filters – No charge (Any variation/upgrade to be paid by Member).

Upgraded/custom appliances and fixtures are repaired at the member's expense.

Refrigerator water filters – Current market pricing.

- **SCHEDULED TRANSPORTATION**

Transportation service within the community of Gainesville and the University of Florida is provided on a scheduled basis in Oak Hammock vehicles, at no charge for the Residents of Oak Hammock. Scheduled transportation times and destinations are set by Oak Hammock.

- **UNSCHEDULED TRANSPORTATION**

- Local Trips – Arranged 5 days in advance \$10 each way.
Including trips to the Gainesville Airport. An additional \$5 charge will be applied if not arranged 5 days in advance.
- Medical appointments made less than 5 days in advance \$10 each way
- Medical appointments made at least 5 days in advance No Charge
- Cancellations made less than 24 hours in advance \$10 Charge

- **MISCELLANEOUS RESIDENT CHARGES**

Secure Care Pendant	\$200.00	(replacement)
Check in System	\$270.00	
Keys	\$ 12.00	(additional)
Rental Storage Cages	\$ 33.00	(monthly)
Name Tag Replacement	\$ 11.00	
Discounted Shands Parking Valet	\$ 3.00	
Gator1 Card	\$ 15.00	(replacement)

Clinic, Dental, Massage, Audiologist, Acupuncturist all billed at individual operators' rates.