

**LOUCKS ISLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**LOUCKS ISLAND
COMMUNITY DEVELOPMENT DISTRICT
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**LOUCKS ISLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Landowner contribution	\$ 94,090	\$ 18,460	\$ 28,383	\$ 46,843	\$ 312,090
Total revenues	<u>94,090</u>	<u>18,460</u>	<u>28,383</u>	<u>46,843</u>	<u>312,090</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,722	4,278	6,000	6,000
Management/accounting/recording**	48,000	10,000	14,000	24,000	48,000
Legal	25,000	-	5,000	5,000	25,000
Engineering	2,000	-	2,000	2,000	15,000
Audit*	-	-	-	-	4,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	2,000	-	-	-	2,000
EMMA software service*	-	-	-	-	-
Trustee*	-	-	-	-	-
Telephone	200	84	116	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	368	1,132	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Meeting room rental	300	-	300	300	300
Contingencies/bank charges	1,500	811	689	1,500	1,500
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	65	210	210
Total professional & administrative	<u>94,090</u>	<u>20,193</u>	<u>28,372</u>	<u>48,565</u>	<u>112,090</u>
Field operations					
Miscellaneous	-	-	-	-	200,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>200,000</u>
Total expenditures	<u>94,090</u>	<u>20,193</u>	<u>28,372</u>	<u>48,565</u>	<u>312,090</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,733)	11	(1,722)	-
Fund balance - beginning (unaudited)	(38,290)	1,722	(11)	1,722	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	(38,290)	(11)	-	-	-
Fund balance - ending	<u>\$ (38,290)</u>	<u>\$ (11)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LOUCKS ISLAND
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	15,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	-
Trustee*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	300
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Miscellaneous	200,000
Total expenditures	<u>\$ 312,090</u>