



MEMORANDUM

To: Captiva Erosion Prevention District

From: Paul Winkeljohn, District Manager

Subj: Proposed FY 2027 Budget

Date: September 8, 2026

Attached is the draft Budget for the CEPD fiscal year 2027 for your consideration. We prepared this budget with the ad valorem and non ad valorem assessment levels set in special budget meetings in recent weeks.

The Board established its ad valorem level accepting the "the roll back rate". This amount set at .3517 mills generating \$650,249 reflecting no increase over prior year.

A non ad valorem special assessment was approved on 8/31 for a \$10 million amount with a 7 year repayment plan, aligned with the restoration projected life span. The amount of this assessment was determined following an extensive cash flow analysis coupled with a full review of the 2021/2022 assessment Apportionment plan. The annual assessment amount is determined as \$1,764,294.32.

The Board is not limited to making changes to the expense lines at a later meeting by adopting this budget. The only limit is we may not increase the ad valorem and non ad valorem levels which have been set and evaluated at great length.

Together these revenue amounts combined with the 2021/2022 assessment, grants, and fees establishes appropriate revenues with the subsequent expenses. Staff is recommending these amounts be approved and the corresponding expenses as contracted or historically expected.

Budget Summary

Captiva Erosion Prevention District - September 30, 2027

General Fund (Proposed Millage per \$1,000) 0.3517

ESTIMATED REVENUES

	General Fund	Capital Projects	Total All Funds
Ad Valorem Taxes	650,294	-	650,294
Special Assessments - Capital Improvement	-	2,580,510	2,580,510
Local Government Funding Request - Physical Environment	-	262,491	262,491
State Grant - Physical Environment	-	191,864	191,864
Interlocal Agreement Grant - Physical Environment	-	-	-
State Grant - FWC	-	250,000	250,000
Charges for Services	-	425,000	425,000
Interest	100	500,000	500,100
Other Miscellaneous Revenues	7,900	-	7,900
TOTAL SOURCES	658,294	4,209,865	4,868,159
Transfers In	-	355,793	355,793
Notes Issued	-	-	-
Fund Balances/Reserves/Net Assets	-	2,623,889	2,623,889
TOTAL REVENUES, TRANSFERS & BALANCES	658,294	7,189,547	7,847,841

EXPENDITURES

	General Fund	Capital Projects	Total All Funds
General Government	302,501	521,795	824,296
Physical Environment	-	1,105,106	1,105,106
Capital Outlay	-	-	-
Debt Services	-	5,562,646	5,562,646
TOTAL EXPENDITURES	302,501	7,189,547	7,492,048
Transfers Out	355,793	-	355,793
Fund Balances/Reserves/Net Assets	-	-	-
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	658,294	7,189,547	7,847,841

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as public record.

Source: CEPD_Budget_Summary_FY2026-2027_Draft.docx

Amounts are presented in whole dollars; formulas use underlying budget workpaper amounts including cents.

CEPD - GENERAL
Proposed 26/27 Budget

Captiva Erosion Prevention District	ACTUALS	ACTUALS	ACTUALS	ACTUALS	Proposed 26/27
General Administrative Budget	FY24	FY25	TY26 TO 7/31	Annualized FY26	Budget
Revenue					
4000 TAX REVENUES					
4005 Ad Valorem Taxes	457,972.74	613,161.09	622,407.68	650,294.00	650,294.00
Total for 4000 TAX REVENUES	457,972.74	613,161.09	622,407.68	650,294.00	650,294.00
4100 Interest Income	25,715.20	13,881.24	630.36		100.00
4200 OTHER INCOME					
4205 Estoppel Letter Fees	8,763.34	5,540.48	8,000.00	9,600.00	7,400.00
4295 Misc Other Income			482.19		500.00
Total for 4200 OTHER INCOME	8,763.34	5,540.48	8,482.19	9,600.00	7,900.00
OLD - Uncategorized Income - DO NOT USE			\$0.00	\$0.00	\$0.00
Total for Income	492,451.28	632,582.81	631,520.23	659,894.00	658,294.00
Gross Revenue	492,451.28	632,582.81	631,520.23	659,894.00	658,294.00
Expenses					
5000 ADMINISTRATIVE EXPENSES					
5005 Bank Service Charges	896.33	417.97	57.75	69.30	86.93
5010 Board Meeting Expenses		788.15			
Electric (deleted)	4,961.10	2,122.35			
Total for 5014 Utilities (deleted)	4,961.10	2,122.35	\$0.00	\$0.00	\$0.00
5015 Advertising / Legal Notices / Public Communications	6,359.28	5,586.12	4,026.57	4,831.88	5,000.00
5020 Copier Lease		741.05	1,310.70	1,572.84	1,600.00
5025 Insurance	13,758.00	21,227.50	11,499.50	13,799.40	8,114.19
5030 Dues & Subscriptions	10,479.00	16,902.03	8,575.00	10,290.00	14,000.00
5035 Office Supplies & Expenses	15,218.92	13,694.37	3,278.91	3,934.69	5,000.00
5040 Rent / Office Lease Expense	7,105.29	28,048.14	14,756.27	17,707.52	18,250.00
5045 Postage & Delivery		108.44	126.84	152.21	200.00
5050 Telephone / Communications	4,968.81	4,517.41	3,463.60	4,156.32	4,300.00
5055 Travel & Conferences	5,975.90	7,256.89	3,063.59	3,676.31	6,000.00
5060 IT Support / Computer Maintenance	2,779.36	14,473.55	3,405.50	6,340.00	6,340.00
5065 Website Maintenance			115.95		
5070 Repairs & Maintenance	5,533.75	-3,291.63	768.00		1,000.00
5075 Small Tools, Equipment & Field Supplies		2,722.03	101.54		250.00
5085 Credit Card Interest / Finance Charges		459.85			0
Total for 5000 ADMINISTRATIVE EXPENSES	78,035.74	115,774.22	54,549.72	66,530.48	70,141.12

CEPD - GENERAL
Proposed 26/27 Budget

Captiva Erosion Prenservation District	ACTUALS	ACTUALS	ACTUALS	ACTUALS	Proposed 26/27 Budget
General Administrative Budget	FY24	FY25	TY26 TO 7/31	Annualized FY26	
Total for 5090 SOFTWARE & CLOUD SUBSCRIPTIONS	\$0.00	\$0.00	10,466.77	12,560.12	12,560.12
5100 PAYROLL EXPENSES					
5105 Gross Wages	139,341.90	82,769.29	73,129.42	87,755.30	50,000.00
5110 Payroll Taxes	10,451.49	6,295.07	6,252.75	7,503.30	4,000.00
5115 Payroll Service Fees	2,842.09	3,392.43	3,014.15	3,616.98	4,000.00
5120 Employee Reimbursements / Non-Taxable Reimb		10,058.20	17,605.85	21,127.02	2,500.00
Total for 5100 PAYROLL EXPENSES	152,635.48	102,514.99	100,002.17	120,002.60	60,500.00
5125 ADMINISTRATIVE SUPPORT / CONTRACT LABOR					
5130 Contract Administrative Support			10,486.87		
5135 Administrative Assistant		2,547.60			
Total for 5125 ADMINISTRATIVE SUPPORT / CONTRACT LABOR	\$0.00	2,547.60	10,486.87	0.00	0.00
5200 COST OF COLLECTING AD VALOREM					
5205 Property Appraiser Fees	4,605.21	3,077.54	3,749.70		4,000.00
5210 Tax Collector Fees	7,731.57	9,610.42	11,970.90	12,507.24	12,500.00
Total for 5200 COST OF COLLECTING AD VALOREM	12,336.78	12,687.96	15,720.60	12,507.24	16,500.00
5300 PROFESSIONAL FEES		3,000.00			
5305 Accounting			9,113.87	10,936.64	9,000.00
5310 Auditing			9,575.00	11,490.00	14,500.00
5315 Legal Fees - General			16,387.26	19,664.71	50,000.00
5355 Contracted District Management Services					69,300.00
Professional Fees (deleted)	34,678.53	60,388.31			
Total for 5300 PROFESSIONAL FEES	34,678.53	63,388.31	35,076.13	42,091.36	142,800.00
Consulting (deleted)		24,898.27			
Total for Expenses	277,686.53	321,811.35	226,302.26	253,691.80	302,501.25
Net Operating Income	214,764.75	310,771.46	405,217.97	406,202.20	355,792.75
Other Expenses					
6000 TRANSFERS OUT / OTHER FINANCING USES					
6005 Transfer to Capital Fund	584,450.00	216,204.00	93,272.50	111,927.00	355,792.75
Total for 6000 TRANSFERS OUT / OTHER FINANCING USES	584,450.00	216,204.00	93,272.50	111,927.00	355,792.75
7000 DEBT SERVICE / LEASE / DEPRECIATION					
7015 GASB 87 Lease Principal	8,161.04				
7020 GASB 87 Lease Interest	1,173.94				
Total for 7000 DEBT SERVICE / LEASE / DEPRECIATION	9,334.98	\$0.00	\$0.00	\$0.00	\$0.00
7025 Depreciation Expense		4,221.22			
Total for Other Expenses	593,784.98	220,425.22	93,272.50	111,927.00	355,792.75
Net Other Income	-593,784.98	-220,425.22	-93,272.50	-111,927.00	-355,792.75
Net Income	-379,020.23	90,346.24	311,945.47	294,275.20	0.00

CEPD - CAPITAL
Proposed 26/27 Budget

Captiva Erosion Prevention District	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CEPD
Capital Budget FY27	FY24	FY25	TY26 TO 7/31	Annualized FY26	Proposed 26/27 Budget
Revenue					
4000 SPECIAL ASSESSMENT REVENUES					
4005 Special Assessments	968,387.64	30,150.65	852,276.75	816,215.56	816,215.56
4006					1,764,294.32
Total for 4000 SPECIAL ASSESSMENT REVENUES	968,387.64	30,150.65	852,276.75	816,215.56	2,580,509.88
4100 Interest Income	510,980.51	581,345.59	477,198.00	715,797.00	500,000.00
4200 Other Income	31,685.58		23.08		0.00
4300 INTERGOVERNMENTAL / GRANT REVENUES					
4305 Local Government Contributions / Reimbursements	332,124.27	261,482.00	3,509,912.56		262,490.93
4310 Grant Income - State	27,785.78	7,048,147.95	11,499,896.04		441,864.11
4315 Grant Income - Federal	166,714.70	16,286.36	885,170.28		0.00
Total for 4300 INTERGOVERNMENTAL / GRANT REVENUES	526,624.75	7,325,916.31	15,894,978.88	0.00	704,355.04
4400 PARKING REVENUES					
4405 Parking Lot Revenue	497,430.23	347,417.80	471,766.75	566,120.10	425,000.00
Total for 4400 PARKING REVENUES	497,430.23	347,417.80	471,766.75	566,120.10	425,000.00
Total for Income	2,535,108.71	8,284,830.35	17,696,243.46	2,098,132.66	4,209,864.92
Gross Profit	2,535,108.71	8,284,830.35	17,696,243.46	2,098,132.66	4,209,864.92
Expenses					
5000 ADMINISTRATIVE EXPENSES					
5005 Bank Service Charges	735.43	653.20	18,746.79	22,496.15	25,000.00
5015 Advertising / Legal Notices / Public Communications		1,692.68	766.40	919.68	1,500.00
5025 Insurance	2,886.00	9,296.50	-840.50		13,298.92
5040 Rent / Office Lease Expense	7,105.26	19,048.11	14,756.31	17,707.57	18,250.00
5085 Travel, Milage & Toll Reimbursements			1,175.08		1,600.00
Office (deleted)		1,181.31			0
Total for 5000 ADMINISTRATIVE EXPENSES	10,726.69	31,871.80	34,604.08	41,123.40	59,648.92
5100 PAYROLL EXPENSES					
5105 Gross Wages	207,995.03	159,080.59	167,777.37	201,332.84	210,000.00
5110 Payroll Taxes	15,768.05	11,205.08	12,449.67	14,939.60	20,000.00
5115 Payroll Service Fees	2,841.81	3,275.59	3,014.37	3,617.24	4,000.00
5120 Health Insurance Reimbursements		378.00	3,108.24	3,729.89	2,500.00
Total for 5100 PAYROLL EXPENSES	226,604.89	173,939.26	186,349.65	223,619.58	236,500.00
5200 COST OF COLLECTING SPECIAL ASSESSMENTS	2,101.60	2,149.41			
5205 Property Appraiser Fees			718.00		800.00
5210 Tax Collector Fees			1,321.12		1,500.00
Total for 5200 COST OF COLLECTING SPECIAL ASSESSMENTS	2,101.60	2,149.41	2,039.12	0.00	2,300.00
5300 PROFESSIONAL FEES					
5305 Accounting			9,458.88	11,350.66	9,000.00
5310 Auditing			15,075.00	18,090.00	23,000.00
5315 Legal Fees			8,378.00		50,000.00
5320 Engineering / Technical Consulting	529,355.10	369,626.14	431,567.53	517,881.04	400,000.00
5325 Legislative / Lobbying Services			60,090.00		72,045.00
5330 Environmental / Project Monitoring	26,331.00	116,757.07	\$0.00		\$0.00
5335 Sea Turtle Monitoring		25,743.00	11,760.35		0.00
5340 Shorebird Monitoring			\$0.00		\$0.00
Total for 5330 Environmental / Project Monitoring	26,331.00	142,500.07	11,760.35	0.00	0.00
5345 Landscape Architecture / Design Consulting			24,000.00		0.00
5350 Evan Cutler / Consulting			10,975.63		0.00
5355 Contracted District Management Services					69,300.00
5399 OLD - Professional Fees - DO NOT USE	106,813.53	260,116.25			0
Total for 5300 PROFESSIONAL FEES	662,499.63	772,242.46	571,305.39	547,321.69	623,345.00

CEPD - CAPITAL
Proposed 26/27 Budget

Captiva Erosion Prevention District	ACTUALS	ACTUALS	ACTUALS	ACTUALS	CEPD
Capital Budget FY27	FY24	FY25	TY26 TO 7/31	Annualized FY26	Proposed 26/27 Budget
5600 PARKING LOT EXPENSES					
5605 Parking Lot Maintenance	39,742.77	51,266.98			
5610 Waste Disposal / Dumpster Services			3,329.26	3,995.11	3,838.08
5615 Portable Toilets	70,741.44	57,664.17	27,631.13	33,157.36	27,228.00
5620 Parking Lot Improvements	48,000.00		8,913.50	10,696.20	50,000.00
5625 Parking Lot Signage	3,240.00	6,124.00	578.91		3,500.00
5635 Parking Lot Equipment Maintenance		21,612.67	5,546.44		35,500.00
5640 Parking Collection Fees	22,874.00	17,214.58	20,250.24	24,300.29	19,614.98
5645 Sales Tax Expense / Adjustments	30,080.60	19,542.93	25,485.87	30,583.04	27,625.00
5650 Beach Ambassador Uniforms			2,975.62	3,570.74	4,000.00
5655 Ambassador Supplies & Equipment			374.04		2,000.00
5685 Storm / Hurricane Parking Lot Repairs		105,000.00			50,000.00
Total for 5600 PARKING LOT EXPENSES	214,678.81	278,425.33	95,085.01	106,302.74	223,306.06
5700 PROJECT / BEACH MAINTENANCE EXPENSES					
5705 Australian Pine Removal			244,046.00		0.00
5710 Iguana Control		62,000.00	115,500.00	138,600.00	75,000.00
5715 Dune Protection Fencing			91,568.00		5,000.00
5720 Beach Maintenance / Sand Management	10,990.00		10,020.96		50,800.00
5725 Beach Renourishment		-8,206.35	23,497,645.91		
5735 Captiva Baside Initiative					100,000.00
5740 Dune Enhancement Project					250,000.00
5745 Beach / Dune Signage			765.45		1,000.00
5785 Storm / Hurricane Beach Clean Up		253,272.20			
Beach Maintenance (deleted)	20,581.93	4,050.00			
Total for Beach Maintenance & Monitoring (deleted)	20,581.93	4,050.00	\$0.00	\$0.00	\$0.00
Total for 5700 PROJECT / BEACH MAINTENANCE EXPENSES	31,571.93	311,115.85	23,959,546.32	138,600.00	481,800.00
Interest Expense (deleted)		\$0.00			
Total for Expenses	1,148,183.55	1,569,744.11	24,848,929.57	1,056,967.42	1,626,899.98
Net Operating Income	1,386,925.16	6,715,086.24	-7,152,686.11	1,041,165.24	2,582,964.94
Other Income					
6000 TRANSFERS IN / OTHER FINANCING SOURCES					
6005 Transfer from General Fund- ANNUAL	584,450.00	216,204.00	93,272.50		355,792.75
Total for 6000 TRANSFERS IN / OTHER FINANCING SOURCES	584,450.00	216,204.00	93,272.50	0.00	355,792.75
8505 Unrealized Gain / Loss on Investments	210,708.25	-49,677.28	-37,326.99		
8510 Realized Gain/ Loss on Investments		72,093.69			
Total for Other Income	795,158.25	238,620.41	55,945.51	0.00	355,792.75
Other Expenses					
7000 DEBT SERVICE / LEASE / DEPRECIATION					
7005 Debt Service - Interest	446,245.82	274,611.79	108,952.21		794,606.20
7010 Debt Service - Principal	2,463,602.65	\$0.00			4,768,040.17
7015 GASB 87 Lease Principal	8,161.04				
7020 GASB 87 Lease Interest	1,173.94				
7025 Depreciation Expense		1,587,086.66			
Total for 7000 DEBT SERVICE / LEASE / DEPRECIATION	2,919,183.45	1,861,698.45	108,952.21	0.00	5,562,646.37
8010 CAPITAL OUTLAY					
8015 Lease Capital Outlay		-1,397.00			
Total for 8010 CAPITAL OUTLAY	\$0.00	-1,397.00	\$0.00	\$0.00	\$0.00
Total for Other Expenses	2,919,183.45	1,860,301.45	108,952.21	0.00	5,562,646.37
Net Other Income	-2,124,025.20	-1,621,681.04	-53,006.70	0.00	-5,206,853.62
Net Income	-737,100.04	5,093,405.20	-7,205,692.81	1,041,165.24	-2,623,888.68
Funds from Transfer/CarryForward					2,623,888.68
Total Balance					0.00