Captiva Erosion Prevention District

**MEMORANDUM**

To: Captiva Erosion Prevention District

From: Paul Winkeljohn, District Manager

Subj: Proposed FY 2027 Budget

Date: September 8, 2026

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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.

# Captive Erosion Prevention District

## *Adopted Budget*
## *FY 2027*

# CEPD - GENERAL
## Proposed 26/27 Budget

| Captiva Erosion Prenvention District<br>General Administrative Budget | ACTUALS<br>FY24 | ACTUALS<br>FY25 | ACTUALS<br>TY26 TO 7/31 | ACTUALS<br>Annualized FY26 | Proposed 26/27 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 Prenvention District<br>General Administrative Budget | ACTUALS<br>FY24 | ACTUALS<br>FY25 | ACTUALS<br>TY26 TO 7/31 | ACTUALS<br>Annualized FY26 | Proposed 26/27 Budget |
|---|---|---|---|---|---|
| **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<br>Capital Budget FY27 | ACTUALS<br>FY24 | ACTUALS<br>FY25 | ACTUALS<br>TY26 TO 7/31 | ACTUALS<br>Annualized FY26 | CEPD<br>Proposed 26/27<br>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<br>Capital Budget FY27 | ACTUALS<br>FY24 | ACTUALS<br>FY25 | ACTUALS<br>TY26 TO 7/31 | ACTUALS<br>Annualized FY26 | CEPD<br>Proposed 26/27<br>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 Enhanceement 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/CarryFoward*** | | | | | ***2,623,888.68*** |
| ***Total Balance*** | | | | | ***0.00*** |