

**LIGHTHOUSE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**LIGHTHOUSE  
COMMUNITY DEVELOPMENT DISTRICT  
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**LIGHTHOUSE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Developer contribution	97,416	15,166	82,250	97,416	\$ 142,331
Total revenues	<u>97,416</u>	<u>15,166</u>	<u>82,250</u>	<u>97,416</u>	<u>142,331</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	1,938	2,153	4,091	4,306
Management/accounting/recording**	40,000	12,000	16,000	28,000	48,000
Legal	25,000	935	5,000	5,935	25,000
Engineering	2,000	35	70	105	2,000
Engineer's report	-	-	-	-	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit*	5,500	-	2,900	2,900	4,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,167	-	333	333	2,000
DSF Accounting*	-	-	917	917	5,500
Trustee*	-	-	-	-	4,800
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	7,500	1,995	5,505	7,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	1,500	795	705	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	145	145	145
Total professional & administrative	<u>97,416</u>	<u>18,223</u>	<u>41,283</u>	<u>59,506</u>	<u>117,331</u>
<b>Field operations</b>					
Marina/seawall	-	-	-	-	10,000
Property insurance	-	-	-	-	15,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,000</u>
Total expenditures	<u>97,416</u>	<u>18,223</u>	<u>41,283</u>	<u>59,506</u>	<u>142,331</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,057)	40,967	37,910	-
Fund balance - beginning (unaudited)	<u>-</u>	<u>(1,283)</u>	<u>(4,340)</u>	<u>(1,283)</u>	<u>36,627</u>
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(4,340)	36,627	36,627	36,627
Fund balance - ending	<u>\$ -</u>	<u>\$ (4,340)</u>	<u>\$ 36,627</u>	<u>\$ 36,627</u>	<u>\$ 36,627</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.

**LIGHTHOUSE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,306
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
<b>Wrathell, Hunt and Associates, LLC</b> (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	2,000
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.	
Engineer's report	5,000
To comply with annual goals & objectives reporting.	
Engineering - stormwater reporting	5,000
To comply with statutory requirements of 20 year stormwater needs analysis reporting every five years.	
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.	
Trustee*	4,800
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.	
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	145
Marina/seawall	10,000
Property insurance	15,000
Total expenditures	<u><u>\$ 142,331</u></u>