

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
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**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Landowner contribution	83,182	6,015	77,279	83,294	\$ 110,410
Total revenues	<u>83,182</u>	<u>6,015</u>	<u>77,279</u>	<u>83,294</u>	<u>110,410</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	2,083	5,600	7,683	9,600
Management/accounting/recording**	38,000	8,000	22,000	30,000	48,000
Legal	25,000	3,216	21,784	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	1,167	-	500	500	2,000
Trustee*	-	-	-	-	5,000
Telephone	200	67	133	200	200
Postage	500	227	273	500	500
Printing & binding	500	167	333	500	500
Legal advertising	7,500	-	7,500	7,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,000
Meeting room rental	-	251	595	846	1,020
Contingencies/bank charges	750	-	1,000	1,000	1,750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>83,182</u>	<u>14,011</u>	<u>69,283</u>	<u>83,294</u>	<u>110,410</u>
Total expenditures	<u>83,182</u>	<u>14,011</u>	<u>69,283</u>	<u>83,294</u>	<u>110,410</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(7,996)	7,996	-	-
Fund balance - beginning (unaudited)	-	-	(7,996)	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (7,996)</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.

**KOA BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 9,600
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	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.	
Audit	5,500
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*	5,000
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	1,020
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 110,410</u></u>

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