

Venice Grand Oaks
Community Development District

Proposed Budget
FY2026 - FY2027



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Venice Grand Oaks
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget FY2026*	Proposed Budget FY2027
<u>Revenues</u>		
Developer Contributions	\$ 64,002	\$ 388,628
Total Revenues	\$ 64,002	\$ 388,628
<u>Expenditures</u>		
<i>General & Administrative</i>		
Supervisor Fees	\$ 6,000	\$ 12,000
FICA Expenditures	\$ 459	\$ 918
Engineering	\$ 7,500	\$ 15,000
Attorney	\$ 12,500	\$ 25,000
Dissemination	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 4,500
Arbitrage	\$ -	\$ 450
Audit Fees	\$ -	\$ 4,000
Management Fees	\$ 20,000	\$ 40,000
Information Technology	\$ 900	\$ 1,800
Website Maintenance **	\$ 2,350	\$ 1,200
Telephone	\$ 150	\$ 300
Postage & Delivery	\$ 500	\$ 1,000
Insurance	\$ 2,500	\$ 5,000
Copies	\$ 500	\$ 1,000
Legal Advertising	\$ 7,500	\$ 15,000
Contingencies	\$ 2,500	\$ 5,000
Office Supplies	\$ 313	\$ 625
Travel Per Diem	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ -	\$ 175
General and Administrative Expenditures	\$ 64,002	\$ 138,628
<i>Field Operations</i>		
Contingencies	\$ -	\$ 250,000
Total Field Expenditures	\$ -	\$ 250,000
Total Expenditures	\$ 64,002	\$ 388,628
Excess Revenues/(Expenditures)	\$ -	\$ -

* This budget is prorated for April 2026

**Budget amount includes a one-time website creation fee.

Venice Grand Oaks

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General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the anticipated bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated bond series.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

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Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District’s general liability and public official’s liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingencies

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Operations:

Contingencies

Represents funds allocated for unforeseen field-related expenses that are incurred during the fiscal year.