

Venice Grand Oaks
Community Development District

Adopted Budget
FY2026 - FY2027



Table of Contents

1

General Fund

2-4

General Fund Narrative

Venice Grand Oaks

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2026*	Adopted Budget FY2027
<u>Revenues</u>		
Developer Contributions	\$ 64,002	\$ 388,628
Total Revenues	\$ 64,002	\$ 388,628
<u>Expenditures</u>		
<i><u>General & Administrative</u></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><u>Field Operations</u></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

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

Represents funding to be provided by the Developer under a funding agreement to cover General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

Represents general engineering services provided by Absolute Engineering, Inc., including attendance and preparation for monthly Board meetings, invoice review, and various projects as directed by the Board of Supervisors and District Manager.

Attorney

Represents general legal services provided by Kilinski Van Wyk, PLLC., including but not limited to attendance and preparation for meetings, preparation and review of agreements, resolutions, and other legal matters as directed by the Board of Supervisors and the District Manager.

Dissemination

Represents costs associated with the compliance of the Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including continuing disclosure and reporting requirements for the District's bond issuances. The District has contracted with Governmental Management Services – Central Florida, LLC to provide these services.

Trustee Fees

Represents costs associated with trustee services for the District's anticipated Bonds, provided by U.S. Bank, including administration of bond funds, processing of payments, and compliance with trust indenture requirements.

Management Fees

Represents costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including but not limited to recording and transcription of Board meetings, administrative services, budget preparation, financial reporting, and coordination of the annual audit.

Venice Grand Oaks

Community Development District

General Fund Narrative

Information Technology

Represents various cost of information technology with Governmental Management Services–Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

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

Represents costs associated with telephone, fax, and related communication services utilized for District administrative operations and official communications.

Postage & Delivery

Represents costs associated with mailing services for checks, Board meeting materials, correspondence, legal notices, overnight deliveries, and other District administrative documents.

Insurance

Represents costs associated with the District’s general liability, public officials liability, and other insurance coverages provided by Florida Insurance Alliance (FIA), which specializes in insurance programs for governmental entities.

Copies

Represents costs associated with copying and printing services for District operations, including Board meeting materials, correspondence, reports, and other administrative documents.

Legal Advertising

Represents costs associated with advertising required notices for Board meetings, public hearings, and other official District actions in a newspaper of general circulation.

Contingencies

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Represents costs associated with office supplies purchased during the fiscal year, including paper, minute books, file folders, labels, paper clips, and other administrative materials used in District operations.

Travel Per Diem

Represents costs associated with travel expense reimbursements for Board Supervisors and authorized personnel related to attendance at meetings, conferences, training sessions, and other official District activities.

Venice Grand Oaks
Community Development District
General Fund Narrative

Dues, Licenses & Subscriptions

Represents the annual special district fee of \$175 paid to the Florida Department of Commerce, as required by Florida Statutes, to maintain the District's active status and compliance with state reporting requirements.

Field Operations:

Contingencies

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