

Venetian Isles
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	95,779
Maintenance Assessments	358,596
Debt Assessments	341,735
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 797,610
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance - Lake Tracts - Herbicides	10,700
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500
General Maintenance - Lake Tracts/Shoreline Restoration	100,000
Drainage Structure Maintenance/Cleaning	40,000
Roadway/Street Improvements - Repairs (Including Signs)	9,000
Storm Drainage/Class V Permit	3,500
Engineers Report/Inspections/Consulting	3,250
Field Operations Management	1,620
Miscellaneous Improvement Projects	7,400
Security Camera MTE/Cable/Monitoring	0
Infrastructure Reserve Fund	15,750
Pressure Cleaning	7,500
Sidewalk Milling/Replacements	7,000
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	8,000
Grounds Maintenance Contingency	63,360
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	44,000
Roadway Resurfacing, Signs & Markings	14,500
TOTAL MAINTENANCE EXPENDITURES	337,080
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	383
Management	36,624
Secretarial	4,200
Legal	17,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,400
Legal Advertisements	2,100
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,800
Office Supplies, Postage & Mailings	1,450
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	94,232
TOTAL EXPENDITURES	\$ 431,312
REVENUES LESS EXPENDITURES	\$ 366,298
Bond Payments	(321,231)
BALANCE	\$ 45,067
County Appraiser & Tax Collector Fee	(15,922)
Discounts For Early Payments	(31,845)
EXCESS/ (SHORTFALL)	\$ (2,700)
Carryover From Prior Year	2,700
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	66,358	95,289	95,779	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	92,362	358,596	358,596	Expenditures/.94
Debt Assessments	344,216	342,869	341,735	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,152	1,200	1,500	Interest Projected At \$125 Per Month
TOTAL REVENUES	\$ 521,088	\$ 797,954	\$ 797,610	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	10,372	10,700	10,700	No Change From 2025/2026 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	2,600	1,500	1,500	No Change From 2025/2026 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	100,000	100,000	No Change From 2025/2026 Budget
Drainage Structure Maintenance/Cleaning	18,286	40,000	40,000	Five Year Project To Clean Whole System
Roadway/Street Improvements - Repairs (Including Signs)	2,890	9,000	9,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Engineers Report/Inspections/Consulting	13,839	3,250	3,250	No Change From 2025/2026 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2025/2026 Budget
Miscellaneous Improvement Projects	7,250	7,400	7,400	No Change From 2025/2026 Budget
Security Camera MTE/Cable/Monitoring	783	0	0	The HOA Will Be Taking Over This Responsibility
Infrastructure Reserve Fund	0	15,750	15,750	No Change From 2025/2026 Budget
Pressure Cleaning	7,207	7,500	7,500	No Change From 2025/2026 Budget
Sidewalk Milling/Replacements	0	7,000	7,000	No Change From 2025/2026 Budget
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	0	8,000	8,000	No Change From 2025/2026 Budget
Grounds Maintenance Contingency	62,500	63,360	63,360	For Mowing
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	0	44,000	44,000	Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)
Roadway Resurfacing, Signs & Markings	0	14,500	14,500	Second Year Of Ten Year Project
TOTAL MAINTENANCE EXPENDITURES	127,347	337,080	337,080	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,800	5,000	5,000	Supervisor Fees
Payroll Taxes	448	383	383	Supervisor Fees *7.65%
Management	34,668	35,664	36,624	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	18,563	15,000	17,000	\$2,000 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,081	8,400	8,400	FY 25/26 Expenditure Was \$7,468
Legal Advertisements	1,829	2,200	2,100	\$100 Decrease From 2025/2026 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	4,036	3,700	3,800	\$100 Increase From 2025/2026 Budget
Office Supplies, Postage & Mailings	2,901	1,350	1,450	\$100 Increase From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,550	3,850	\$300 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	92,367	90,772	94,232	
TOTAL EXPENDITURES	\$ 219,714	\$ 427,852	\$ 431,312	
REVENUES LESS EXPENDITURES	\$ 301,374	\$ 370,102	\$ 366,298	
Bond Payments	(328,471)	(322,297)	(321,231)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (27,097)	\$ 47,805	\$ 45,067	
County Appraiser & Tax Collector Fee	(4,841)	(15,935)	(15,922)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,117)	(31,870)	(31,845)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ (2,700)	
Carryover From Prior Year	0	0	2,700	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,332	1,500	1,500	Projected Interest For 2026/2027
NAV Tax Collection	328,471	322,297	321,231	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 342,803	\$ 323,797	\$ 322,731	
EXPENDITURES				
Principal Payments	285,000	295,000	305,000	Principal Payment Due In 2027
Interest Payments	44,475	28,797	17,731	Interest Payments Due In 2027
Total Expenditures	\$ 329,475	\$ 323,797	\$ 322,731	
Excess/ (Shortfall)	\$ 13,328	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$3,825,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 3.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2013		
Maturity Date =	May 2028		

Par Amount As Of 1/1/26 = \$910,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 113.55	\$ 113.83	\$ 166.30	\$ 167.16
Maintenance	\$ 161.19	\$ 161.19	\$ 625.83	\$ 625.83
<u>Debt</u>	<u>\$ 603.16</u>	<u>\$ 602.83</u>	<u>\$ 600.48</u>	<u>\$ 598.49</u>
Total	\$ 877.90	\$ 877.85	\$ 1,392.61	\$ 1,391.48

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information (O&M):

Total Units	574
Less Lot #30-4916-030-0090	
<u>Transfer To HOA Common Area</u>	<u>1</u>
Billed for O&M	573

Community Information (Debt):

Total Units	574
<u>Prepayments</u>	<u>3</u>
Billed for Debt	571