

Vivid Shores
Community Development District

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

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	192,000
Developer Contribution	0
Debt Assessments	1,198,681
Interest Income	240
TOTAL REVENUES	\$ 1,390,921
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	2,400
Payroll Taxes (Employer)	192
Management	36,000
Legal	20,000
Assessment Roll	5,000
Audit Fees	4,500
Arbitrage Rebate Fee	650
Insurance	7,600
Legal Advertisements	10,000
Miscellaneous	1,028
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,500
Dissemination Services	3,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 100,845
Maintenance Expenditures	
Engineering/Inspections	4,000
Landscaping	3,750
Perimeter Wall	0
Off-Site Road Maintenance/Reserve	0
Lake Bank Maintenance	3,500
Preserve Maintenance	70,000
Total Maintenance Expenditures	\$ 81,250
Total O&M Expenditures	\$ 182,095
REVENUES LESS EXPENDITURES	\$ 1,208,826
Bond Payments	(1,137,835)
BALANCE	\$ 70,991
County Appraiser & Tax Collector Fee	(15,994)
Discounts For Early Payments	(54,997)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VIVID SHORES 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				
O&M (Operation & Maintenance) Assessments	0	0	192,000	Expenditures Less Interest & Carryover/.9484
Developer Contribution	19,700	182,095	0	Developer Contribution
Debt Assessments	0	0	1,198,681	Bond Payments/.9484
Interest Income	0	200	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 19,700	\$ 182,295	\$ 1,390,921	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	2,400	2,400	Supervisor Fees
Payroll Taxes (Employer)	0	192	192	8% Of Supervisor Fees
Management	0	36,000	36,000	Twelve Months X \$3,000
Legal	11,527	24,000	20,000	\$4,000 Decrease From 2025/2026 Budget
Assessment Roll	0	5,000	5,000	Fee For 2026 (11-1-26) Assessment Roll
Audit Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Arbitrage Rebate Fee	0	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	0	6,500	7,600	FY 25/26 Expenditure Was \$6,649
Legal Advertisements	276	24,000	10,000	\$14,000 Decrease From 2025/2026 Budget
Miscellaneous	0	2,500	1,028	\$1,472 Decrease From 2025/2026 Budget
Postage	0	300	300	No Change From 2025/2026 Budget
Office Supplies	0	1,200	1,000	\$200 Decrease From 2025/2026 Budget
Dues & Subscriptions	75	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	3,000	3,000	Twelve Months X \$250
Trustee Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	0	3,500	Required By Bond Underwriter
Continuing Disclosure Fee	0	0	1,000	Commences In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 11,878	\$ 105,267	\$ 100,845	
Maintenance Expenditures				
Engineering/Inspections	0	15,400	4,000	Engineering/Inspections
Landscaping	0	30,828	3,750	Landscaping
Perimeter Wall	0	0	0	Perimeter Wall
Off-Site Road Maintenance/Reserve	0	0	0	Off-Site Road Maintenance/Reserve
Lake Bank Maintenance	0	15,400	3,500	Lake Bank Maintenance
Preserve Maintenance	0	15,400	70,000	Preserve Maintenance
Total Maintenance Expenditures	\$ -	\$ 77,028	\$ 81,250	
Total O&M Expenditures	\$ 11,878	\$ 182,295	\$ 182,095	
REVENUES LESS EXPENDITURES	\$ 7,822	\$ -	\$ 1,208,826	
Bond Payments	0	0	(1,137,835)	2027 Principal & Interest Payments
BALANCE	\$ 7,822	\$ -	\$ 70,991	
County Appraiser & Tax Collector Fee	0	0	(15,994)	One Percent Of Total Assessment Roll + Per Parcel Collection Fee
Discounts For Early Payments	0	0	(54,997)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 7,822	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2025)

VIVID SHORES 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	0	0	1,000	Projected Interest For 2026/2027
NAV Tax Collection	0	0	1,137,835	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ -	\$ -	\$ 1,138,835	
EXPENDITURES				
Principal Payments	0	0	255,000	Principal Payment Due In 2027
Interest Payments	0	0	882,685	Interest Payment Due In 2027
Bond Redemption	0	0	1,150	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 1,138,835	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: Capitalized Interest Set-up Through May 2026.

Series 2025 Bond Information

Original Par Amount = \$16,765,000 Annual Principal Payments Due = May 1st

Interest Rate = 4.000% - 5.625% Annual Interest Payments Due = May 1st & November 1st

Issue Date = December 2025

Maturity Date = May 2056

Par Amount As Of 1/1/26 = \$16,765,000

**VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For 52' Single Family Unit	\$ -	\$ -	\$ 500.00
<u>Debt For 52' Single Family Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,464.86</u>
Total For 52' Single Family Unit	\$ -	\$ -	\$ 2,964.86
O & M For 66' Single Family Unit	\$ -	\$ -	\$ 500.00
<u>Debt For 66' Single Family Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,128.48</u>
Total For 66' Single Family Unit	\$ -	\$ -	\$ 3,628.48
O & M For 76' Single Family Unit	\$ -	\$ -	\$ 500.00
<u>Debt For 76' Single Family Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,602.49</u>
Total For 76' Single Family Unit	\$ -	\$ -	\$ 4,102.49
O & M For 90+' Single Family Unit	\$ -	\$ -	\$ 500.00
<u>Debt For 90+' Single Family Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,266.11</u>
Total For 90+' Single Family Unit	\$ -	\$ -	\$ 4,766.11

* Assessments Include the Following:

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

Community Information (2025 Bond):

52' Single Family Units: 112
 66' Single Family Units: 188
 76' Single Family Units: 36
90+' Single Family Units: 48
 Total: 384 Units