



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 27, 2024
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.venetianparccdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING & PUBLIC HEARING
June 27, 2024
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 25, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)
 - 2. Discussion Regarding Existing Driveway Extensions – Tract Function (Engineer Review)
 - 3. Update Regarding Tree Upkeep Mitigation Project - Phase II (21 Trees)
- I. New Business
 - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule...Page 15
 - 2. Discussion Regarding Refinancing Options (FMSbonds)
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

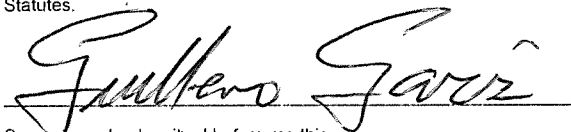
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

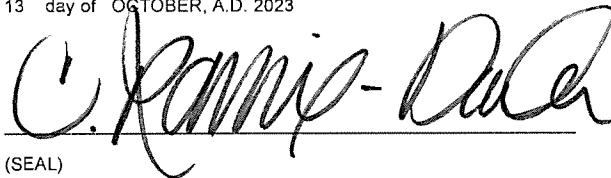
in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

10/13/2023

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

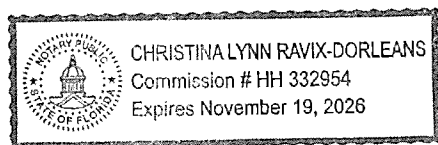


Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me



VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at 6:00 p.m. on the following dates:

October 26, 2023
November 16, 2023
February 22, 2024
April 25, 2024
June 27, 2024
July 25, 2024
September 26, 2024

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnquyen@sdslinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnquyen@sdslinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org

10/13

23-69-0000684560M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 25, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the April 25, 2024, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:02 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the April 25, 2024, Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill (via Microsoft Teams), Vice Chairwoman Rachel Hernandez, Supervisors Ronald Fajardo and Maria Aleman constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel, Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Nguyen informed the Board of Supervisors (the “Board”) that she would like to add the following items to the agenda:

- New Business, Item 1. – Discussion Regarding Asphalt Repairs (SW 155 Ct. & SW 173 St.)
- New Business, Item 2. – Discussion Regarding Dog Park Fence Repairs

The Board acknowledged Ms. Nguyen’s request.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 22, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 22, 2024, Regular Board and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Fajardo, seconded by Ms. Hernandez and passed unanimously approving the minutes of the February 22, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Tree Root Pruning/Tree Relocation

Ms. Nguyen explained that the final phase of this project is to close out the permit with Miami-Dade County. Ms. Nguyen informed the Board that one of the trees recently died and was replanted by the contractor. She explained that the permit cannot be closed until the root system of all the trees have been established. Updates will be provided as they are received.

2. Discussion Regarding Existing Driveway Extensions – Tract Function (Engineer Review)

Ms. Nguyen presented an e-mail from Peter Pellerito, the District Engineer, with his determination of the function of the District owned swales. After reviewing the permitted plans and related documents, Mr. Pellerito determined that the swales do serve a drainage function. Mr. Pellerito explained that the swales receive stormwater runoff from the adjacent road and parcels, then convey the runoff to the catch basins. The catch basins are connected to an exfiltration trench, which provides stormwater storage sized per permit requirements. In his email, he further explained that some stormwater volume is provided by the swales as well. Mr. Pellerito wrote that any proposed driveways would have to include the continuation of stormwater conveyance via a culvert or low point across the driveway.

The Board agreed that they have reviewed every possibility available to them to try to allow the residents/homeowners of the District to legally use the District owned swales for personal use. None of the District's attempts have been positive, as such, the Board instructed Ms. Nguyen to have Mr. Pellerito setup a conference call with Miami-Dade County (the "County") representatives, District Counsel, the District Manager, and the District Chairman, to receive the County's opinion and assistance on the best way to handle this matter.

3. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)

Ms. Nguyen presented a map depicting the locations of the twenty-one (21) trees that Mr. Waddell recommended should be the District's first root mitigation priority. Ms. Nguyen explained that she has started the permit application process for the removal/replacement of these 21 trees. More information on this item will be provided as it becomes available.

4. Update Regarding Park Maintenance (Exercise Equipment Repairs)

Ms. Nguyen informed the Board that the repairs to the exercise equipment at the park on SW 157th Avenue have been completed. Ms. Nguyen reported that the Venetian Parc Homeowners Association, Inc. Manager was informed of the completion.

5. Update Regarding Traffic Sign Repairs & Installation

Ms. Nguyen informed the Board that the traffic sign repairs and installations had been completed.

H. NEW BUSINESS

1. ADD-ON: Discussion Regarding Asphalt Repairs (SW 155 Ct. & SW 173 St.)

Ms. Nguyen presented a handout with an image reflecting damaged asphalt along the edge of the road near the intersection of SW 155 Court and SW 173 Street. Ms. Nguyen noted that the swale area is pitching water to the edge of the pavement. She stated that repairs are necessary to avoid further damage to the asphalt. Ms. Nguyen explained that part of the cause of the damage is due to caregivers parking on the swale while waiting for students to be released from school. She presented some options for the

Board to consider to prevent parking on the swale. These included boulders and the installation of signs. The Board consensus is to install three (3) “NO PARKING ON THE GRASS” signs, similar to the ones owned by Venetian Parc Homeowners Association, Inc.

Ms. Nguyen presented a proposal from Headley Construction Group, Inc. in the amount of \$3,200 for the asphalt repairs and grading of the swale area adjacent to the road. Ms. Nguyen also stated that the grass replacement will be approximately \$300 and the cost of the three signs will be approximately \$450.

The Board discussed the possibility of adding a Type D curb in this area. Taking into consideration the swale function information received from Peter Pellerito, the District Engineer, the Board requested that Ms. Nguyen attain an opinion from Mr. Pellerito on the installation of a Type D curb with modifications to allow for the flow of stormwater. If Mr. Pellerito confirms that a Type D curb can be installed in this area, they would like Mr. Pellerito to provide design plans. The Board consensus is to proceed with the asphalt and swale repairs and discuss the curb after receiving more information from Mr. Pellerito.

A **motion** was made by Mr. Fajardo, seconded by Ms. Aleman and unanimously passed to accept the proposal from Headley Construction Group, Inc. in the amount of \$3,200 for asphalt repairs and grading; further directing the District Manager to proceed with the grass replacement for an amount of approximately \$300, and installation of three (3) signs for an amount of approximately \$450.

2. ADD-ON: Discussion Regarding Dog Park Fence Repairs

Ms. Nguyen explained that during the February 22, 2024 Regular Board Meeting, she indicated that repairs to the dog fence were completed. She stated that additional repairs are need, more specifically to the two entrance gates. Ms. Nguyen presented images of the damage and explained that both the small dogs and large dogs parks are temporarily closed until the repairs have been made. Ms. Nguyen stated that she received an estimate from Falcon Vac Solution, LLC (the contractor who performed the previous repairs to the dog park fence) in the amount of \$800 for the entry gate repairs. A discussion ensued, after which:

A **motion** was made by Mr. Fajardo, seconded by Ms. Aleman and unanimously passed accepting the proposal from Falcon Vac Solutions, LLC in the amount of \$800 for repairs to two dog park entry gates.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualifying Period Announcement: Noon, June 10, 2024 – Noon, June 14, 2024 (Seats 3 and 4)

Ms. Nguyen reminded the Board that the 4-year terms of office for Seat 3 (Ronald Fajardo) and Seat 4 (Carlos Dominguez) were expiring in November 2024. The qualifying period for election and/or re-election has been set for Noon, June 10, 2024 through Noon, June 14, 2024. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections’ Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2028.

2. Statement of Financial Interest 2023 Form 1 Electronic Filing – Filing Deadline: July 1, 2024

Board members were reminded of the importance of electronically completing their individual 2023 Statement of Financial Interests 2023 Form 1. Ms. Nguyen stated that she will resend the email with instructions on how to complete their individual registration process with the Florida Commission on Ethics Electronic Financial Disclosure Management System. The deadline for submittal is July 1, 2024.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until June 27, 2024.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed adjourning the Regular Board Meeting at approximately 7:05 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142069	559593	Print Legal Ad-IPL01764570 - IPL0176457		\$1,282.99	2	44 L

Attention: Laura J. Archer
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

larcher@sdsinc.org

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Special Board Meeting on June 27, 2024, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.venetianparccdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Venetian Parc Community Development District

www.venetianparccdd.org
IPL0176457
Jun 7, 14 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

06/07/24, 06/14/24

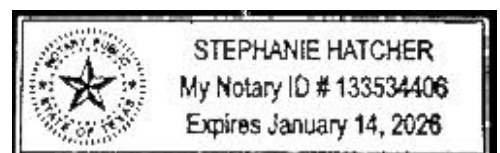
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 14th day of June in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 27th day of June, 2024.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Parc Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA ONE)**
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA TWO)**
- V ASSESSMENT COMPARISON**

FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	82,379
Maintenance Assessments	159,851
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	455,392
Other Revenue (Asphalt)	0
Interest Income	720
TOTAL REVENUES	\$1,156,515
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	30,432
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,500
Insurance	9,400
Legal Advertisements	2,000
Miscellaneous	1,100
Postage	375
Office Supplies	550
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Areas One & Two	1,300
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	350
Continuing Disclosure Fee - Area Two	350
Administrative Contingency	790
TOTAL ADMINISTRATIVE EXPENDITURES	\$80,422
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	35,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	5,200
Street/Roadway Maintenance	5,000
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	15,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
Security	10,000
General Maintenance	3,750
Maintenance Contingency	23,650
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$150,260
TOTAL EXPENDITURES	\$230,682
REVENUES LESS EXPENDITURES	\$925,833
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(428,069)
BALANCE	\$67,082
County Appraiser & Tax Collector Fee	(23,116)
Discounts For Early Payments	(46,232)
EXCESS/ (SHORTFALL)	(\$2,266)
Carryover From Prior Year	2,266
NET EXCESS/ (SHORTFALL)	\$0

DETAILED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	81,898	82,379	82,379	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	162,512	159,851	159,851	Expenditures/.94
Debt Assessments (Area One)	458,175	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	455,394	455,392	455,392	Bond Payments/.94
Other Revenue (Asphalt)	1,785	0	0	Fiscal Year 2022/2023 Revenue
Interest Income	6,221	360	720	Projected At \$60 Per Month
TOTAL REVENUES	\$1,165,985	\$1,156,155	\$1,156,515	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	Supervisor Fees * 7.65%
Management	28,704	29,556	30,432	CPI Adjustment (Capped At 3%)
Legal	11,250	11,000	11,000	No Change From 2023/2024 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,900	4,000	3,500	Accepted Amount For 2023/2024 Audit
Insurance	7,900	8,200	9,400	Fiscal Year 2023/2024 Expenditure Was \$8,874
Legal Advertisements	504	950	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	1,133	1,100	1,100	No Change From 2023/2024 Budget
Postage	322	375	375	No Change From 2023/2024 Budget
Office Supplies	359	550	550	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2023/2024 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2023/2024 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2023/2024 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2023/2024 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2023/2024 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$75,247	\$77,796	\$80,422	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	58,211	35,000	35,000	No Change From 2023/2024 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2023/2024 Budget
Community Entrance Signage Maintenance	4,760	5,200	5,200	No Change From 2023/2024 Budget
Street/Roadway Maintenance	0	5,000	5,000	No Change From 2023/2024 Budget
Electric Power Service/Misc	3,517	3,200	3,200	No Change From 2023/2024 Budget
Engineering/Annual Report/Inspections	8,233	3,500	3,500	No Change From 2023/2024 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	12,319	15,000	15,000	No Change From 2023/2024 Budget
HOA Contribution (Palm Tree Fertilization)	5,849	5,850	5,850	No Change From 2023/2024 Budget
Tree Upkeep	16,377	33,770	33,770	No Change From 2023/2024 Budget
Security	0	10,000	10,000	No Change From 2023/2024 Budget
General Maintenance	0	3,750	3,750	No Change From 2023/2024 Budget
Maintenance Contingency	7,273	23,650	23,650	No Change From 2023/2024 Budget
Storm Preparedness	0	5,020	5,020	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$117,859	\$150,260	\$150,260	
TOTAL EXPENDITURES	\$193,106	\$228,056	\$230,682	
REVENUES LESS EXPENDITURES	\$972,879	\$928,099	\$925,833	
Bond Payments - Area One	(437,031)	(430,682)	(430,682)	2025 P & I Payments Less Earned Interest
Bond Payments - Area Two	(434,378)	(428,069)	(428,069)	2025 P & I Payments Less Earned Interest
BALANCE	\$101,470	\$69,348	\$67,082	
County Appraiser & Tax Collector Fee	(11,149)	(23,116)	(23,116)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(42,205)	(46,232)	(46,232)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$48,116	\$0	(\$2,266)	
Carryover From Prior Year	0	0	2,266	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$48,116	\$0	\$0	

DETAILED FINAL DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	27,082	100	600	Projected Interest For 2024/2025
NAV Tax Collection	437,031	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$464,113	\$430,782	\$431,282	
EXPENDITURES				
Principal Payments	105,000	120,000	130,000	Principal Payment Due In 2025
Interest Payments	308,675	298,625	291,425	Interest Payments Due In 2025
Bond Redemption	0	12,157	9,857	Estimated Excess Debt Collections
Total Expenditures	\$413,675	\$430,782	\$431,282	
Excess/ (Shortfall)	\$50,438	\$0	\$0	

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		
Par Amount As Of 1/1/24 =	\$4,635,000		

DETAILED FINAL DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	35,934	100	600	Projected Interest For 2024/2025
NAV Tax Collection	434,378	428,069	428,069	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$470,312	\$428,169	\$428,669	
EXPENDITURES				
Principal Payments	90,000	100,000	110,000	Principal Payment Due In 2025
Interest Payments	324,788	312,675	309,488	Interest Payments Due In 2025
Bond Redemption	0	15,494	9,181	Estimated Excess Debt Collections
Total Expenditures	\$414,788	\$428,169	\$428,669	
Excess/ (Shortfall)	\$55,524	\$0	\$0	

Series 2013 Bond Information - Area Two

Original Par Amount =	\$5,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.375% - 7.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2044		
Par Amount As Of 1/1/24 =	\$4,480,000		

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative	\$131.99	\$131.99	\$136.40	\$136.40
Maintenance	\$169.07	\$269.07	\$264.66	\$264.66
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area One Townhomes	\$1,575.52	\$1,675.52	\$1,675.52	\$1,675.52
Administrative	\$131.99	\$131.99	\$136.40	\$136.40
Maintenance	\$169.07	\$269.07	\$264.66	\$264.66
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area One Single Family Units	\$1,923.40	\$2,023.40	\$2,023.40	\$2,023.40
Administrative	\$131.99	\$131.99	\$136.40	\$136.40
Maintenance	\$169.07	\$269.07	\$264.66	\$264.66
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area Two Townhomes	\$1,575.52	\$1,675.52	\$1,675.52	\$1,675.52
Administrative	\$131.99	\$131.99	\$136.40	\$136.40
Maintenance	\$169.07	\$269.07	\$264.66	\$264.66
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area Two Single Family Units	\$1,923.40	\$2,023.40	\$2,023.40	\$2,023.40

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Area One Townhomes	96
<u>Area One Single Family Units</u>	<u>207</u>
Total Area One Units	303

Area Two Townhomes	90
<u>Area Two Single Family Units</u>	<u>211</u>
Total Area Two Units	301

Total Area One Units	303
<u>Total Area Two Units</u>	<u>301</u>
Total Units	604

Area Two Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>1</u>
Billed For Debt	210

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Venetian Parc Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 27th day of June, 2024.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Venetian Parc Community Development District** (the “District”) will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at **6:00 p.m.** on the following dates:

**October 24, 2024
November 21, 2024
February 27, 2025
April 24, 2025
June 26, 2025
July 24, 2025
September 25, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org

PUBLISH: MIAMI HERALD 10/8/24