VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 19, 2026

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
November 19, 2026
6:00 p.m.

A. Call to Order
B. Proof of Publication…..……....Page 1
C. Establish Quorum
D. Consider Resolution No. 2026-06 – Declaring Vacancies (Seats 1, 2 and 5)……Page 3
E. Discussion regarding Vacancies in Seats 1, 2 and 5, and Appointments to Fill Vacancies
F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
G. Additions or Deletions to Agenda
H. Comments from the Public for Items Not on the Agenda
I. Approval of Minutes
    1. June 25, 2026 Regular Board Meeting & Public Hearing…….……...Page 5
J. Old Business
    1. Discussion Regarding Existing Driveway Extensions (Encroachment Agreement)
    2. Update Regarding Tree Upkeep Mitigation Project – Phase III
K. New Business
    1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget……Page 9
    2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report…….Page 15
    3. Consider Approval of Auditor Renewal……...Page 19
L. Administrative & Operational Matters
    1. Reminder: Required Four-Hour Ethics Training (Due by December 31, 2026)
M. Board Member & Staff Closing Comments
N. Adjourn

McClatchy

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	Cols	Depth
57921	IPL0379247	Legal Ad - IPL0379247		1.0	80.0L

ATTENTION: Venetian Parc Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 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 22, 2026
November 19, 2026
February 25, 2027
April 22, 2027
June 24, 2027
July 22, 2027
September 23, 2027

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 ensure 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
IPL0379247
Oct 9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
10/09/26 Print

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Mary Castro

Sworn to and subscribed before me on Oct 9, 2026, 10:17 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

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VENETIAN PARC community development district

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IPL0379247
Oct 9 2026

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the "District Board") of the Venetian Parc Community Development District (the "District") are to be elected by the qualified electors of the District at a general election to be held on November 3, 2026 (the "General Election"); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat 1, Seat 2, or Seat 5 to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.

2. The District Board hereby declares Seat 1, Seat 2, and Seat 5 to be vacant, effective on the second Tuesday following the General Election.

3. The District Board shall appoint a qualified elector to Seat 1, Seat 2, and Seat 5 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 19th day of November, 2026 by the Board of Supervisors of the Venetian Parc Community Development District.

ATTEST:	**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chair / Vice Chair

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JUNE 25, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the June 25, 2026, Regular Board Meeting of the Venetian Parc Community Development District (the "District") to order at approximately 6:01 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the June 25, 2026, Regular Board Meeting had been published in the *Miami Herald* on June 5, 2026, and June 12, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of and Supervisors Roanld Fajardo, Carlos Dominguez, 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 Gabriella Fernandez-Perez of Billing Cochran, P.A.

As a result of the changes to the Board of the District during the February and June meetings, Ms. Nguyen recommended re-election of the District's Officers. She provided the following slate of names for election:

- Chairperson – Eugene Collings-Bonfill
- Vice Chairperson – Ronald Fajardo
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Maria Aleman, Carlos Dominguez, Armando Silva, and Gloria Perez

A **motion** was made by Ms. Aleman, seconded by Mr. Dominguez and passed unanimously *electing* the District's Officers, as listed above.

D. ADDITIONS AND DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. June 1, 2026, Special Board Meeting

Ms. Nguyen presented the minutes of the June 1, 2026, Special Board Meeting 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. Aleman and passed unanimously approving the minutes of the June 1, 2026, Special Board Meeting, as presented.

NOTE: At approximately 6:04 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on June 5, 2026, and June 12, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed approving and adopting Resolution No. 2026-02, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 6:05 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Discussion Regarding Existing Driveway Extensions (Encroachment Agreement)

Mr. Fajardo explained that the Venetian Parc Homeowners Association, Inc. (the "HOA") was still in the process of reviewing the Encroachment Agreement. He further explained that the HOA was actively trying to schedule an HOA meeting to finalize their decision. More information on this item will be provided at a future meeting.

2. **Update Regarding Tree Upkeep Mitigation Project – Phase III**

Ms. Nguyen explained that Phase III of the Tree Upkeep Mitigation Project, consisting of installing root barriers, was stopped for the time being. Ms. Nguyen stated that following the tree root pruning of one of the trees, there was a heavy storm which caused the tree to fall. The contractor explained that the trees needed trimming to allow for better flow of wind. Ms. Nguyen stated that in an abundance of caution, the project was stopped until the trees can be properly trimmed to allow wind to easily flow through the trees and prevent them from toppling over.

Additionally, Ms. Nguyen stated that the new arborist report was in the process of being prepared. She further stated that once the arborist report has been received, she will review it and have the contractor perform the additional mitigation work needed, if any.

3. **Discussion Regarding Mahogany Trees on West Sections of SW 176th Lane and SW 176th Terrace**

Ms. Nguyen presented a proposal from Landscape Workshop in the amount of $29,750 for the tree reduction of the Mahogany trees on the west areas of SW 176th Street and SW 176th Terrace.

Mr. Fajardo noted that the proposal indicates that this reduction trimming was not in accordance with ANSI A-300 pruning standards, as indicated in the proposal. The Board discussed the exposure to possible fines, should this work be performed.

The Board consensus was to have Ms. Nguyen request a proposal for the removal and replacement of these trees. Ms. Nguyen acknowledged the Board's request and will share the information with the Board once it has been received.

I. NEW BUSINESS

1. **Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Fajardo, seconded by Ms. Aleman and unanimously passed approving and adopting Resolution No. 2026-03, as presented; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

2. 2026 Legislative Update

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further advised that if they had any questions regarding these new laws, they may contact her office or the District Manager.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: 2025 Form 1 – Financial Interests Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics' Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

2. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)

The Board Members were reminded of the importance of completing their annually required four-hour ethics training. Ms. Nguyen will provide links to training videos that will satisfy this requirement.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until September 24, 2026, or October 22, 2026.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed adjourning the Regular Board Meeting at approximately 6:41 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant 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 19th day of November, 2026.

ATTEST:

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chair/Vice Chair

Venetian Parc
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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II AMENDED FINAL DEBT SERVICE FUND BUDGET - AREA ONE

III AMENDED FINAL DEBT SERVICE FUND BUDGET - AREA TWO

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	78,644	**82,130**	82,130
Maintenance Assessments	163,575	**163,917**	163,917
Debt Assessments (Area One)	458,173	**459,253**	459,253
Debt Assessments (Area Two)	319,166	**319,863**	319,863
Other Revenue	0	**0**	0
Interest Income	1,200	**11,821**	11,821
TOTAL REVENUES	**$ 1,020,758**	**$ 1,036,984**	**$ 1,036,984**
EXPENDITURES			
ADMINISTRATIVE ASSESMENTS			
Supervisor Fees	5,000	**2,600**	2,600
Payroll Taxes (Employer)	383	**199**	199
Management	31,308	**31,308**	31,308
Legal	11,000	**10,448**	10,448
Assessment Roll	10,000	**10,000**	10,000
Audit Fees	3,600	**3,600**	3,600
Insurance	10,000	**9,360**	9,360
Legal Advertisements	4,000	**3,000**	1,820
Miscellaneous	1,100	**1,800**	1,625
Postage	350	**175**	162
Office Supplies	550	**550**	515
Dues & Subscriptions	175	**175**	175
Website Management	2,000	**2,000**	2,000
Arbitrage Rebate Fee - Area One	650	**650**	650
Arbitrage Rebate Fee - Area Two	650	**650**	0
Trustee Fee - Area One	3,550	**3,500**	3,500
Trustee Fee - Area Two	3,550	**3,500**	3,500
Continuing Disclosure Fee - Area One	350	**350**	350
Continuing Disclosure Fee - Area Two	350	**350**	350
Administrative Contingency	790	**790**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 89,356**	**$ 85,005**	**$ 82,162**
MAINTENANCE ASSESSMENTS			
Park Maintenance Tract N	40,000	**38,000**	34,211
Field Operations Management	1,320	**1,320**	1,320
Community Entrance Signage Maintenance	7,200	**2,000**	1,500
Street/Roadway Maintenance	5,000	**1,000**	600
Electric Power Service/Misc	3,200	**4,185**	4,185
Engineering/Annual Report/Inspections	3,500	**2,600**	1,600
Sidewalk Maintenance (Pressure Cleaning & Milling)	18,000	**40,000**	34,469
HOA Contribution (Palm Tree Fertilization)	5,850	**5,848**	5,848
Tree Upkeep	33,770	**110,000**	106,559
Storm Damage/Class V Permit	3,500	**500**	0
General Maintenance	3,750	**500**	300
Maintenance Contingency	23,650	**23,650**	12,000
Storm Preparedness	5,020	**500**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 153,760**	**$ 230,103**	**$ 202,592**
TOTAL EXPENDITURES	**$ 243,116**	**$ 315,108**	**$ 284,754**
REVENUES LESS EXPENDITURES	**$ 777,642**	**$ 721,876**	**$ 752,230**
Bond Payments (Area One)	(430,682)	**(437,866)**	(437,866)
Bond Payments (Area Two)	(300,017)	**(304,967)**	(304,967)
BALANCE	**$ 46,943**	**$ (20,957)**	**$ 9,397**
County Appraiser & Tax Collector Fee	(20,391)	**(9,862)**	(9,862)
Discounts For Early Payments	(40,783)	**(37,785)**	(37,785)
Excess/ (Shortfall)	**$ (14,231)**	**$ (68,604)**	**$ (38,250)**
Carryover From Prior Year	14,231	**14,231**	0
Net Excess/ (Shortfall)	**$ -**		**$ (38,250)**

FUND BALANCE AS OF 9/30/25	$232,198
FY 2025/2026 ACTIVITY	($68,604)
FUND BALANCE AS OF 9/30/26	$163,594

Notes

Carryover From Prior Year Of $14,231 used to reduce Fiscal Year 2025/2026 Assessments.
Carryover From Prior Year Of $15,150 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA ONE)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income (Area One)	1,000	**24,400**	24,268
NAV Tax Collection (Area One)	430,682	**437,865**	437,865
Prepaid Bond Collection	0	**15,049**	15,049
Total Revenues	**$ 431,682**	**$ 477,314**	**$ 477,182**
EXPENDITURES			
Principal Payments (Area One)	135,000	**130,000**	130,000
Interest Payments (Area One)	283,625	**287,525**	287,525
Bond Redemption	13,057	**15,000**	15,000
Total Expenditures	**$ 431,682**	**$ 432,525**	**$ 432,525**
Excess/Shortfall	**$ -**	**$ 44,789**	**$ 44,657**

FUND BALANCE AS OF 9/30/25	$808,583
FY 2025/2026 ACTIVITY	$44,789
FUND BALANCE AS OF 9/30/26	$853,372

Notes
Reserve Fund Balance = $214,116*. Revenue Fund Balance = $639,256*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest Payment Of $276,813 - Principal Payment Of $135,000 & Interest Payment Of $141,813.
* Approximate Amounts

Series 2013 Bond Information - Area One

Original Par Amount =	$5,515,000	Annual Principal Payments Due:
Interest Rate =	6.0% - 6.5%	November 1st
Issue Date =	October 2013	Annual Interest Payments Due:
Maturity Date =	November 2043	May 1st & November 1st
Par Amount As Of 9/30/26 =	$4,370,000	

AMENDED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (AREA TWO)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income (2024)	1,000	**8,550**	8,459
Prepaid Bond Collection	0	**0**	0
NAV Tax Collection (Area Two)	300,017	**304,967**	304,967
Total Revenues	**$ 301,017**	**$ 313,517**	**$ 313,426**
EXPENDITURES			
Principal Payments (2013)	0	**0**	0
Principal Payments (2024)	120,000	**120,000**	120,000
Interest Payments (2013)	0	**0**	0
Interest Payments (2024)	180,000	**183,000**	183,000
Bond Redemption	1,017	**25,000**	25,000
Total Expenditures	**$ 301,017**	**$ 328,000**	**$ 328,000**
Excess/Shortfall	**$ -**	**$ (14,483)**	**$ (14,574)**

FUND BALANCE AS OF 9/30/25	$274,237
FY 2025/2026 ACTIVITY	($14,483)
FUND BALANCE AS OF 9/30/26	$259,754

Notes
Reserve Fund Balance = $10,118*. Revenue Account Balance = $249,636*.
Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of $88,500.
* Approximate Amounts

Series 2013 Bond Information - Area Two

Original Par Amount =	$5,175,000	Annual Principal Payments Due:
Interest Rate =	6.375% - 7.125%	November 1st
Issue Date =	October 2013	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/26 =	$0	Balance Paid Off On 11/1/25

Series 2025 Bond Refunding Information - Area Two

Original Par Amount =	$3,775,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	September 2024	Annual Interest Payments Due:
Maturity Date =	May 2044	May 1st & November 1st
Par Amount As Of 9/30/26 =	$3,515,000	

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-08 on November 20, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of November, 2026.

ATTEST:	**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Venetian Parc Community Development District
2025/2026 Performance Measures and Standards Report

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☑ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
  Achieved: Yes ☑ No ☐
- District records retained as required by law, and readily available to the public.
  Achieved: Yes ☑ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
  Achieved: Yes ☑ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☑ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☑ No ☐
- "No findings" for annual financial audit
  Achieved: Yes ☑ No ☐
  - If "no" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.

  Achieved: Yes ☑ No ☐

- Contracted Services obtained for all District operations.

  Achieved: Yes ☑ No ☐

- All District contracts in compliance.

  Achieved: Yes ☑ No ☐

November 19, 2026

RE: Venetian Parc Community Development District Auditor Renewal

At the September 28, 2023 Venetian Parc Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.