

Venetian Parc  
Community Development District

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

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

	FISCAL YEAR 2024/2025 BUDGET
<b>REVENUES</b>	
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
<b>TOTAL REVENUES</b>	<b>\$1,156,515</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$80,422</b>
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$150,260</b>
<b>TOTAL EXPENDITURES</b>	<b>\$230,682</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$925,833</b>
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(428,069)
<b>BALANCE</b>	<b>\$67,082</b>
County Appraiser & Tax Collector Fee	(23,116)
Discounts For Early Payments	(46,232)
<b>EXCESS/ (SHORTFALL)</b>	<b>(\$2,266)</b>
Carryover From Prior Year	2,266
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$0</b>

**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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$1,165,985</b>	<b>\$1,156,155</b>	<b>\$1,156,515</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$75,247</b>	<b>\$77,796</b>	<b>\$80,422</b>	
<b>MAINTENANCE EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$117,859</b>	<b>\$150,260</b>	<b>\$150,260</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$193,106</b>	<b>\$228,056</b>	<b>\$230,682</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$972,879</b>	<b>\$928,099</b>	<b>\$925,833</b>	
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
<b>BALANCE</b>	<b>\$101,470</b>	<b>\$69,348</b>	<b>\$67,082</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$48,116</b>	<b>\$0</b>	<b>(\$2,266)</b>	
Carryover From Prior Year	0	0	2,266	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$48,116</b>	<b>\$0</b>	<b>\$0</b>	

**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 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	27,082	100	600	Projected Interest For 2024/2025
NAV Tax Collection	437,031	430,682	430,682	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$464,113</b>	<b>\$430,782</b>	<b>\$431,282</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$413,675</b>	<b>\$430,782</b>	<b>\$431,282</b>	
<b>Excess/ (Shortfall)</b>	<b>\$50,438</b>	<b>\$0</b>	<b>\$0</b>	

**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	
<b>Total Revenues</b>	<b>\$470,312</b>	<b>\$428,169</b>	<b>\$428,669</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$414,788</b>	<b>\$428,169</b>	<b>\$428,669</b>	
<b>Excess/ (Shortfall)</b>	<b>\$55,524</b>	<b>\$0</b>	<b>\$0</b>	

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

\* 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