



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 27, 2025
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
February 27, 2025
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Officers
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. November 21, 2024 Regular Board Meeting.....Page 2
- H. Old Business
 - 1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)
 - 2. Update Regarding Existing Driveway Extensions
 - 3. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)
- I. New Business
 - 1. Discussion Regarding Stormwater System Permit Procedures
 - 2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 7
 - 3. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 15
- J. Administrative & Operational Matters
 - 1. Staff Report, as Required
- K. Board Member & Staff Closing Comments
- L. Adjourn



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	599841	Print Legal Ad-IPL01980610 - IPL0198061		\$760.34	2	51L

Attention: Laura J. Archer
 Venetian Parc Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**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 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
 IPL0198061
 Oct 10 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

1 insertion(s) published on:

10/10/24

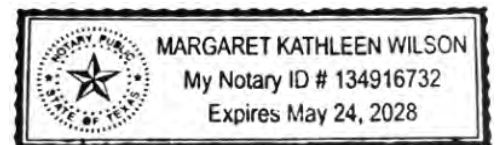
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years 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 10th day of October in the year of 2024

Margaret K. Wilson

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!

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 21, 2024, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:00 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 November 21, 2024, Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill (who arrived at 6:03 p.m.), Vice Chairwoman Rachel Hernandez, and Supervisors Ronald Fajardo, and Carlos Dominguez 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.

Also in attendance was the following District resident: Anna Szczupak.

D. CONSIDER RESOLUTION NO. 2024-09 - DECLARING VACANCIES

Ms. Nguyen presented Resolution No. 2024-09, entitled:

RESOLUTION NO. 2024-09

**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.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat 3 (currently held by Ronald Fajardo), and Seat 4 (currently held by Carlos Dominguez) expired on November 18, 2024. She further explained that no elector qualified for Seats 3 or 4 to be filled in the General Election. 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 ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Hernandez, seconded by Mr. Fajardo and unanimously passed to declare Seats 3 and 4 as vacant effective November 19, 2024, and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES IN SEATS 3 AND 4, AND APPOINTMENTS TO FILL VACANCIES

Ms. Nguyen stated that vacancies had been declared in Seats 3 and 4, effective as of November 19, 2024, pursuant to Section 190.006(3)(b), Florida Statutes.

A **motion** was made by Ms. Hernandez, seconded by Mr. Fajardo and unanimously passed to appoint Ronald Fajardo to Seat 3, and Carlos Dominguez to Seat 4; and such terms of office will expire in November 2028.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Fajardo and Mr. Dominguez. Ms. Nguyen stated that the duties and responsibilities as a Board members remain the same.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

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. August 28, 2024, Special Board Meeting

Ms. Nguyen presented the minutes of the August 28, 2024, 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 Mr. Collings-Bonfill and passed unanimously approving the minutes of the August 28, 2024, Special Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)

Ms. Nguyen explained that the braces of the trees in the Lennar townhomes section were removed; however, a couple of weeks after the braces were removed, there was a storm that was experienced in the area. Ms. Nguyen explained that as result of the storm, there are now several trees that require rebracing. Ms. Nguyen stated that as a preventive measure, all trees will be rebraced. Ms. Szczupak asked what the cost of the rebracing would be, to which Ms. Nguyen stated that the cost is \$800. Ms. Szczupak stated that the contractor should be responsible for the rebracing as they were the ones who opined that the trees were ready to stand alone. Ms. Nguyen explained that this is not the case because the storm and heavy winds experienced were a force of nature.

Ms. Nguyen stated that an inspection from Miami-Dade County to close out the permit will not be requested until all trees have been fully established. Updates will be provided as they are received.

2. Discussion Regarding Existing Driveway Extensions – Tract Function

Ms. Nguyen presented an Encroachment Agreement (Driveway Extension) sample prepared by Mr. George. It was explained that this sample is being provided to gather input from the Board on items that should be included in the Encroachment Agreement between the District and homeowners extending their driveways and encroaching onto District owned property.

The Board agreed that those homeowners who have already extended their driveways onto District owned property are still required to enter into an Encroachment Agreement with the District. Preparation costs for each Encroachment Agreement as well as recording costs were discussed. It was the Board's consensus that District Counsel prepare the Encroachment Agreements and the District Manager's firm will be responsible for the recording of the document. The Board agreed that the preparation and recording costs should be determined by Mr. George and Ms. Nguyen, respectively, and language of such costs should be included in the Encroachment Agreement. Additionally, Mr. Collings-Bonfill recommended that the Easement Agreement includes language requiring that the homeowner obtain permits from all Miami-Dade County agencies having jurisdiction. Mr. George and Ms. Nguyen acknowledged his recommendation.

Mr. George will be editing the Easement Agreement as discussed and will forward a copy to Miller Legg, the District Engineer, to attain their comments and recommendations on the Easement Agreement. Once the District Engineer has reviewed the Easement Agreement, the document will be presented to the District Board for finalization. More information on this item will be provided at a future meeting.

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

Ms. Nguyen informed the Board that the landscape architect plans prepared by LandscapeDE have been submitted to Miami-Dade County (the "County") as part of the permit application. Ms. Nguyen advised that she is currently awaiting a response from the County on the approval of the landscape architect plans. More information on this item will be provided at a future meeting.

The Board requested that Ms. Nguyen email the Board the species of trees that were recommended by LandscapeDE. Ms. Nguyen acknowledged the Board's request.

H. NEW BUSINESS

1. 2024 Legislative Update – Supplemental Information Memorandum (BCLMR)

Mr. George explained that his firm has prepared a supplemental memorandum summarizing an additional legislative act that has become law during the most recent legislative session. Mr. George provided the Board an explanation of the law. Mr. George informed the Board that if they have any questions regarding this new law or any of the ones presented during the last meeting, they may contact the District Manager or his office.

2. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-07, entitled:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$154,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed to adopt Resolution No. 2024-07, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

3. Consider Resolution No. 2024-08 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-08, entitled:

RESOLUTION NO. 2024-08

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

Ms. Nguyen explained that new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed accepting Resolution No. 2024-08, further establishing the Venetian Parc Community Development District’s goals, objectives, and performance measures.

4. ADD-ON: Discussion Regarding Street Light Ownership

The Board requested that Ms. Nguyen confirm who owns the streetlight poles along the interior roads of the District. The Board informed Ms. Nguyen that at some point, the HOA was contacted by Florida Power and Light (FPL) in regard to upgrading the streetlights to brighter lights. The HOA was under the impression that these streetlight poles are owned by the District, as such, they declined the upgrades being provided FPL. The Board requested if Ms. Nguyen could attain copies of the maps pertaining to the Special Lighting District to determine which light poles fall under the that Special Lighting District. Ms. Nguyen acknowledged the Board’s request.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

The Board informed Ms. Nguyen that the Miami-Dade County School Board has scheduled a meeting with the members of the community to listen to recommendations on the naming of the school at the SE intersection of SW 157th Avenue and SW 174th Street. Ms. Collings-Bonfill explained that if the intent of the School Board is to open the school as a K-5 school, they are required to install a traffic signal at this intersection. Mr. Collings-Bonfill requested that Ms. Nguyen try to attain a copy of the Traffic Operations Plans for this area. Ms. Nguyen acknowledged Mr. Collings-Bonfill’s request. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed to appoint Mr. Collings-Bonfill as the Board of Supervisors’ representative for matters pertaining to the traffic signal at the intersection of SW 157th Avenue and SW 174th Street, as well as discussions with the Miami-Dade County Public Schools.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 27, 2025 OR April 24, 2025.

There were no comments from Board Members.

Everyone exchanged best wishes for the holiday season.

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 7:08 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Venetian Parc Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for June 26, 2025 at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 S.W. 175th Street, Miami, Florida 33187, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of February, 2025.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Venetian Parc
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (AREA TWO)
- V ASSESSMENT COMPARISON

PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	78,644
Maintenance Assessments	163,575
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	319,166
Interest Income	1,200
TOTAL REVENUES	\$1,020,758
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	31,308
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,600
Insurance	10,000
Legal Advertisements	4,000
Miscellaneous	1,100
Postage	350
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	\$89,356
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	40,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	7,200
Street/Roadway Maintenance	5,000
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	18,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
Security	0
General Maintenance	3,750
Maintenance Contingency	23,650
Storm Drainage/Class V Permit	3,500
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$153,760
TOTAL EXPENDITURES	\$243,116
REVENUES LESS EXPENDITURES	\$777,642
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(300,017)
BALANCE	\$46,943
County Appraiser & Tax Collector Fee	(20,391)
Discounts For Early Payments	(40,783)
EXCESS/ (SHORTFALL)	(\$14,231)
Carryover From Prior Year	14,231
NET EXCESS/ (SHORTFALL)	\$0

DETAILED PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,659	82,379	78,644	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	159,242	159,851	163,575	Expenditures/.94
Debt Assessments (Area One)	456,426	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	453,662	455,392	319,166	Bond Payments/.94
Interest Income	14,295	720	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$1,168,284	\$1,156,515	\$1,020,758	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,600	0	5,000	Supervisor Fees
Payroll Taxes (Employer)	352	0	383	Supervisor Fees * 7.65%
Management	29,556	30,432	31,308	CPI Adjustment
Legal	14,949	11,000	11,000	No Change From 2024/2025 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	8,874	9,400	10,000	Fiscal Year 2024/2025 Expenditure Was \$9,393
Legal Advertisements	3,751	2,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,503	1,100	1,100	No Change From 2024/2025 Budget
Postage	264	375	350	\$25 Decrease From 2024/2025 Budget
Office Supplies	501	550	550	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2024/2025 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2024/2025 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2024/2025 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2024/2025 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2024/2025 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$88,925	\$80,422	\$89,356	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	41,699	35,000	40,000	\$5,000 Increase From 2024/2025 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2024/2025 Budget
Community Entrance Signage Maintenance	15,465	5,200	7,200	\$2,000 Increase From 2024/2025 Budget
Street/Roadway Maintenance	9,745	5,000	5,000	No Change From 2024/2025 Budget
Electric Power Service/Misc	3,477	3,200	3,200	No Change From 2024/2025 Budget
Engineering/Annual Report/Inspections	666	3,500	3,500	No Change From 2024/2025 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	16,253	15,000	18,000	\$3,000 Increase From 2024/2025 Budget
HOA Contribution (Palm Tree Fertilization)	5,848	5,850	5,850	No Change From 2024/2025 Budget
Tree Upkeep	12,019	33,770	33,770	No Change From 2024/2025 Budget
Security	0	10,000	0	Line Item Eliminated
General Maintenance	0	3,750	3,750	No Change From 2024/2025 Budget
Maintenance Contingency	6,859	23,650	23,650	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Storm Preparedness	0	5,020	5,020	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$113,351	\$150,260	\$153,760	
TOTAL EXPENDITURES	\$202,276	\$230,682	\$243,116	
REVENUES LESS EXPENDITURES	\$966,008	\$925,833	\$777,642	
Bond Payments - Area One	(434,859)	(430,682)	(430,682)	2026 P & I Payments Less Earned Interest
Bond Payments - Area Two	(432,226)	(428,069)	(300,017)	2026 P & I Payments Less Earned Interest
BALANCE	\$98,923	\$67,082	\$46,943	
County Appraiser & Tax Collector Fee	(11,093)	(23,116)	(20,391)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(43,326)	(46,232)	(40,783)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$44,504	(\$2,266)	(\$14,231)	
Carryover From Prior Year	0	2,266	14,231	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$44,504	\$0	\$0	

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	35,116	600	1,000	Projected Interest For 2025/2026
NAV Tax Collection	434,810	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$469,926	\$431,282	\$431,682	
EXPENDITURES				
Principal Payments	115,000	130,000	135,000	Principal Payment Due In 2026
Interest Payments	302,075	291,425	283,625	Interest Payments Due In 2026
Bond Redemption	0	9,857	13,057	Estimated Excess Debt Collections
Total Expenditures	\$417,075	\$431,282	\$431,682	
Excess/ (Shortfall)	\$52,851	\$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 1/1/25 = \$4,515,000

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	46,738	600	1,000	Projected Interest For 2025/2026
NAV Tax Collection	432,275	428,069	300,017	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$479,013	\$428,669	\$301,017	
EXPENDITURES				
Principal Payments	95,000	110,000	120,000	Principal Payment Due In 2026
Interest Payments	318,891	309,488	180,000	Interest Payments Due In 2026
Bond Redemption	0	9,181	1,017	Estimated Excess Debt Collections
Total Expenditures	\$413,891	\$428,669	\$301,017	
Excess/ (Shortfall)	\$65,122	\$0	\$0	

Note: Series 2013 Area Two Bond Was Refinanced In September 2024.

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	\$3,775,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.00%	November 1st	May 1st & November 1st
Issue Date =	September 2024	Annual Interest Payments Due:	
Maturity Date =	May 2044	May 1st & November 1st	

Par Amount As Of 1/1/25 = \$3,775,000

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<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	\$1,675.52	\$1,675.52	\$1,675.52	\$1,675.49
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<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	\$2,023.40	\$2,023.40	\$2,023.40	\$2,023.37
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$794.99</u>
Total For Area Two Townhomes	\$1,675.52	\$1,675.52	\$1,675.52	\$1,196.02
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,179.13</u>
Total For Area Two Single Family Units	\$2,023.40	\$2,023.40	\$2,023.40	\$1,580.16

* 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 2025-02

**A RESOLUTION OF THE VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT'S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Venetian Parc Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks to designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF FEBRUARY, 2025.

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors