

Venetian Parc
Community Development District

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

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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