



**VENETIAN PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 26, 2025  
6:00 P.M.**

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

[www.venetianparccdd.org](http://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 175<sup>th</sup> Street  
Miami, Florida 33187  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 26, 2025  
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. February 27, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 8
- H. Old Business
  - 1. Update Regarding Existing Driveway Extensions
  - 2. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)
  - 3. Update Regarding SW 157<sup>th</sup> Ave. Miami-Dade Public School Traffic Study
  - 4. Update Regarding Dead Palm Tree Removals
  - 5. Update Regarding Sidewalk Milling & Replacements
- I. New Business
  - 1. Discussion Regarding Public Park Gazebo Painting (SW 157<sup>th</sup> Ave. & SW 174<sup>th</sup> St.)
  - 2. Discussion Regarding Tree Upkeep Mitigation – Phase III
  - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 16
- J. Administrative & Operational Matters
  - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- 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](mailto: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](mailto: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](http://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

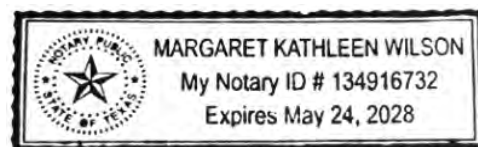
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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  
FEBRUARY 27, 2025**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the February 27, 2025, 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 175<sup>th</sup> Street, Miami, Florida 33187.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the February 27, 2025, 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 6:02 p.m.), Vice Chairwoman Rachel Hernandez, and Supervisors Carlos Dominguez, Maria Aleman, and Ronald Fajardo (via conference call who joined at approximately 6:19 PM) 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 were the following District residents: Anna Szczupak and Walter Szczupak.

**D. ELECTION OF OFFICERS**

Ms. Nguyen explained that changes to the Board of the District were made during the November 21, 2024, Regular Board Meeting, and as a result, she recommended that re-election of the District’s Officers take place. She provided the following slate of names for election:

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

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and passed unanimously *electing* the District’s Officers, as listed above.

**E. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions at this time.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **G. APPROVAL OF MINUTES**

### **1. November 21, 2024, Regular Board Meeting**

Ms. Nguyen presented the minutes of the November 21, 2024, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and passed unanimously approving the minutes of the November 21, 2024, Regular Board Meeting, as presented.

## **H. OLD BUSINESS**

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

Ms. Nguyen stated that the permit for the Lennar townhomes tree removal/relocation project had been closed by Miami-Dade County (the “County”). Ms. Nguyen reminded the Board that the County requested that the District pay a refundable bond in the amount of \$5,560. She further explained that now that the permit has been closed, she will communicate with the County to receive the bond refund of \$5,560.

**NOTE:** Item G. 3. was discussed at this time.

Ms. Nguyen explained that the District’s landscape architect had responded to the County’s remarks on the Phase II (21 trees) tree removal/relocation permit. She anticipates that the permit will be awarded to the District within the next month. More information on this item will be provided at a future meeting.

### **2. Discussion Regarding Existing Driveway Extensions – Tract Function**

Ms. Nguyen presented the latest version of the Encroachment Agreement (Driveway Extension) prepared by Mr. George and reviewed and edited by Ginger Wald (Billing, Cochran, Lyles, Mauro & Ramsey P.A. Partner), Mr. Peter Pellerito (the District Engineer), Mr. Collings-Bonfill (Board of Supervisors appointed representative on this matter), and Ms. Nguyen. The Board reviewed the document. Mr. Collings Bonfill and other Supervisors recommended making the following changes to the document.

- Include a Fee Sheet as an Exhibit to the document.
- Add language to item 2. E. indicating that the area must be restored to its original condition “at a minimum”
- Add approval by the HOA on material and color to item 2. H.
- Include language about a tree permit requirement for removal and relocation of trees on the swale to item 2. I.
- Add language indicating a collection of costs through a special assessment on property tax bill to item 5.

Mr. George and Ms. Nguyen acknowledged the Board’s comments and recommendations.

The updated document will be presented at a future meeting for Board consideration.

**NOTE:** This discussion took place during agenda item K.

The Board discussed a desire to finalize the Encroachment Agreement prior to the next scheduled meeting. Ms. Nguyen reminded the Board that Mr. Collings-Bonfill was appointed as the Board's representative for items pertaining to the driveway extension encroachments. A discussion ensued, after which:

A **motion** was made by Ms. Aleman, seconded by Ms. Hernandez and unanimously passed approving the Encroachment Agreement, in substantial final form, and further authorizing Mr. Collings-Bonfill to approve the finalized Encroachment Agreement for new driveway extensions as well as old driveway extensions.

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

**NOTE:** This item was discussed during item G. 1.

## **I. NEW BUSINESS**

### **1. Discussion Regarding Stormwater System Permit Procedures**

Ms. Nguyen stated that Miami-Dade County's Division of Environmental Resources Management (DERM) was now requiring that a Class V permit be issued every time cleaning and maintenance activities are performed for stormwater and utility infrastructures and emergency dewatering operations required for flood protection. Ms. Nguyen explained that this new requirement will be needed for the annual stormwater system cleaning performed by the District, as well as the additional work performed throughout the year.

Ms. Nguyen stated that the current Class V permit pricing was as follows:

- 6 days - \$559 (cannot be extended)
- 7-30 days - \$682.63
- 31-90 days - \$1,053.50
- 365 days - \$2,150

Ms. Nguyen recommended that the District consider a 365 day permit. She further explained that should the District experience heavy storms or hurricanes, it would be beneficial to already have a permit in place so that work can be scheduled quickly following such storms. Ms. Nguyen explained that price sheets were requested from several contractors, but she had only received a response from two (2) contractors. The Board agreed with Ms. Nguyen's recommendation to apply for a 365 day permit.

Ms. Nguyen will email the Board copies of the 2 price sheets in her possession for their review.

### **2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Ms. Nguyen presented Resolution No. 2025-01, entitled:

#### **R 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.**

Ms. Nguyen explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$14,231 from the projected fund balance as of September 30, 2025. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Dominguez and unanimously passed approving and adopting Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for June 26, 2025, at 6:00 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175<sup>th</sup> Street, Miami, Florida 33187; and further authorizing publication/notice of the budget public hearing, as required by law.

**3. Consider Resolution No. 2025-02 – Register Agent Change**

Ms. Nguyen presented Resolution No. 2025-02, entitled:

**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**

Ms. Nguyen read the title into the record. Mr. George explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it was necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Dominguez and unanimously passed designating Michael J. Pawelczyk as the Venetian Parc Community Development District registered agent, and designating the registered office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

There were no administrative or operational matters to discuss at this time.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Aleman asked who was responsible for repairs to driveway approach pavers that were lifted due to the District’s tree roots. Ms. Nguyen advised that the responsibility fell on the homeowner; however, in the past, the District Board has assumed the responsibility of leveling driveway approach pavers. She

stated that when the District was anticipating tree removals/repairs, she will request that the Board decide if the District will assume the responsibility of leveling the driveway approach pavers. Ms. Aleman asked what would occur if a house was sold with an unauthorized driveway extension and the new homeowner decided that they do not want to enter into an Easement Agreement with the District. Ms. Nguyen explained that the homeowner would be responsible for removing the improvement and restoring the District's property to its original condition.

The Board discussed a desire to finalize the Encroachment Agreement prior to the next scheduled meeting. Ms. Nguyen reminded the Board that Mr. Collings-Bonfill was appointed as the Board's representative for items pertaining to the driveway extension encroachments. A discussion ensued, after which:

A **motion** was made by Ms. Aleman, seconded by Ms. Hernandez and unanimously passed approving the Encroachment Agreement, in substantial final form, and further authorizing Mr. Collings-Bonfill to approve the finalized Encroachment Agreement for new driveway extensions as well as old driveway extensions.

Mr. Collings-Bonfill asked Ms. Nguyen if she was able to obtain a copy of the traffic study prepared for Miami-Dade County Public Schools for the public school located at the intersection of SW 157<sup>th</sup> Avenue and SW 174<sup>th</sup> Street. Ms. Nguyen explained that she had been unable to obtain a copy, but she would follow up with them on her request.

#### **L. ADJOURNMENT**

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

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Secretary/Assistant Secretary

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Chair/Vice Chair



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57921	10516	Legal Ad - IPL0236278	Public Hearing & Reg Board Mtg of June	2.0	78.0L

ATTENTION: Venetian Parc Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410

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 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.

2.0 insertion(s) published on:  
06/06/25 Print, 06/13/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Russ Davis*



Russ Davis

*Sherry J Chasteen*



Sworn to and subscribed before  
me on

Jun 16, 2025, 3:47 PM EDT



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

### 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 Regular Board Meeting on June 26, 2025, 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 2025/2026 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](http://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 [nnguyen@sdsinc.org](mailto:nnguyen@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](http://www.venetianparccdd.org)

IPL0236278

Jun 6,13 2025

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 26<sup>th</sup> day of June, 2025.

**ATTEST:**

**VENETIAN PARC  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Venetian Parc  
Community Development District

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

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- 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 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	78,644
Maintenance Assessments	163,575
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	319,166
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$1,020,758</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$89,356</b>
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$153,760</b>
<b>TOTAL EXPENDITURES</b>	<b>\$243,116</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$777,642</b>
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(300,017)
<b>BALANCE</b>	<b>\$46,943</b>
County Appraiser & Tax Collector Fee	(20,391)
Discounts For Early Payments	(40,783)
<b>EXCESS/ (SHORTFALL)</b>	<b>(\$14,231)</b>
Carryover From Prior Year	14,231
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$0</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$1,168,284</b>	<b>\$1,156,515</b>	<b>\$1,020,758</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$88,925</b>	<b>\$80,422</b>	<b>\$89,356</b>	
<b>MAINTENANCE EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$113,351</b>	<b>\$150,260</b>	<b>\$153,760</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$202,276</b>	<b>\$230,682</b>	<b>\$243,116</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$966,008</b>	<b>\$925,833</b>	<b>\$777,642</b>	
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
<b>BALANCE</b>	<b>\$98,923</b>	<b>\$67,082</b>	<b>\$46,943</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$44,504</b>	<b>(\$2,266)</b>	<b>(\$14,231)</b>	
Carryover From Prior Year	0	2,266	14,231	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$44,504</b>	<b>\$0</b>	<b>\$0</b>	

**DETAILED FINAL 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
<b>Total Revenues</b>	<b>\$469,926</b>	<b>\$431,282</b>	<b>\$431,682</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$417,075</b>	<b>\$431,282</b>	<b>\$431,682</b>	
<b>Excess/ (Shortfall)</b>	<b>\$52,851</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 1/1/25 =	\$4,515,000		

**DETAILED FINAL 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	
<b>Total Revenues</b>	<b>\$479,013</b>	<b>\$428,669</b>	<b>\$301,017</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$413,891</b>	<b>\$428,669</b>	<b>\$301,017</b>	
<b>Excess/ (Shortfall)</b>	<b>\$65,122</b>	<b>\$0</b>	<b>\$0</b>	

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

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

**PASSED, ADOPTED and EFFECTIVE** this 26<sup>th</sup> day of June, 2025.

**ATTEST:**

**VENETIAN PARC  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 175<sup>th</sup> Street, Miami, Florida 33187 at **6:00 p.m.** on the following dates:

**October 23, 2025  
November 20, 2025  
February 26, 2026  
April 23, 2026  
June 25, 2026  
July 23, 2026  
September 24, 2026**

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](mailto: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](mailto: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](http://www.venetianparccdd.org)**

**PUBLISH: MIAMI HERALD 10/13/25**