

Venetian Parc
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,592
Maintenance Assessments	163,574
Debt Assessments (Area One)	456,550
Debt Assessments (Area Two)	316,808
Other Revenue	0
Interest Income	1,320
TOTAL REVENUES	\$1,016,844
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	32,148
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,700
Insurance	10,000
Legal Advertisements	4,000
Miscellaneous	1,200
Postage	325
Office Supplies	525
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	\$90,346
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	40,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	8,200
Street/Roadway Maintenance	4,500
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	19,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
General Maintenance	3,250
Maintenance Contingency	23,150
Storm Drainage/Class V Permit	3,500
Storm Preparedness	4,520
TOTAL MAINTENANCE EXPENDITURES	\$153,760
TOTAL EXPENDITURES	\$244,106
REVENUES LESS EXPENDITURES	\$772,738
Bond Payments - Area One	(429,157)
Bond Payments - Area Two	(297,800)
BALANCE	\$45,781
County Appraiser & Tax Collector Fee	(20,310)
Discounts For Early Payments	(40,621)
EXCESS/ (SHORTFALL)	(\$15,150)
Carryover From Prior Year	15,150
NET EXCESS/ (SHORTFALL)	\$0

DETAILED PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,727	78,644	78,592	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	159,568	163,575	163,574	Expenditures/.94
Debt Assessments (Area One)	457,359	458,173	456,550	Bond Payments/.94
Debt Assessments (Area Two)	454,590	319,166	316,808	Bond Payments/.94
Other Revenue	5,962	0	0	
Interest Income	12,859	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$1,175,065	\$1,020,758	\$1,016,844	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	260	383	383	Supervisor Fees * 7.65%
Management	30,432	31,308	32,148	CPI Adjustment
Legal	11,428	11,000	11,000	No Change From 2025/2026 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	9,393	10,000	10,000	Fiscal Year 2025/2026 Expenditure Was \$9,360
Legal Advertisements	3,876	4,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,777	1,100	1,200	\$100 Increase From 2025/2026 Budget
Postage	302	350	325	\$25 Decrease From 2025/2026 Budget
Office Supplies	426	550	525	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2025/2026 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2025/2026 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$85,969	\$89,356	\$90,346	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	30,066	40,000	40,000	No Change From 2025/2026 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2025/2026 Budget
Community Entrance Signage Maintenance	10,148	7,200	8,200	\$1,000 Increase From 2025/2026 Budget
Street/Roadway Maintenance	520	5,000	4,500	\$500 Decrease From 2025/2026 Budget
Electric Power Service/Misc	3,618	3,200	3,200	No Change From 2025/2026 Budget
Engineering/Annual Report/Inspections	2,211	3,500	3,500	No Change From 2025/2026 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	23,256	18,000	19,000	\$1,000 Increase From 2025/2026 Budget
HOA Contribution (Palm Tree Fertilization)	5,848	5,850	5,850	No Change From 2025/2026 Budget
Tree Upkeep	28,473	33,770	33,770	No Change From 2025/2026 Budget
General Maintenance	0	3,750	3,250	\$500 Decrease From 2025/2026 Budget
Maintenance Contingency	8,887	23,650	23,150	\$500 Decrease From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Storm Preparedness	0	5,020	4,520	\$500 Decrease From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$114,347	\$153,760	\$153,760	
TOTAL EXPENDITURES	\$200,316	\$243,116	\$244,106	
REVENUES LESS EXPENDITURES	\$974,749	\$777,642	\$772,738	
Bond Payments - Area One	(435,853)	(430,682)	(429,157)	2027 P & I Payments Less Earned Interest
Bond Payments - Area Two	(433,213)	(300,017)	(297,800)	2027 P & I Payments Less Earned Interest
BALANCE	\$105,683	\$46,943	\$45,781	
County Appraiser & Tax Collector Fee	(11,116)	(20,391)	(20,310)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(43,149)	(40,783)	(40,621)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$51,418	(\$14,231)	(\$15,150)	
Carryover From Prior Year	0	14,231	15,150	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$51,418	\$0	\$0	

DETAILED PROPOSED DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	31,551	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	435,853	430,682	429,157	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$467,404	\$431,682	\$430,657	
EXPENDITURES				
Principal Payments	120,000	135,000	145,000	Principal Payment Due In 2027
Interest Payments	295,025	283,625	275,525	Interest Payments Due In 2027
Bond Redemption	0	13,057	10,132	Estimated Excess Debt Collections
Total Expenditures	\$415,025	\$431,682	\$430,657	
Excess/ (Shortfall)	\$52,379	\$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 1/1/26 = \$4,385,000

DETAILED PROPOSED DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,500	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	433,214	300,017	297,800	Maximum Debt Service Collection
Prepaid Bond Collection	26,993	0	0	
Total Revenues	\$467,707	\$301,017	\$299,300	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	112,726	180,000	172,625	Interest Payments Due In 2027
Bond Redemption	0	1,017	1,675	Estimated Excess Debt Collections
Total Expenditures	\$227,726	\$301,017	\$299,300	
Excess/ (Shortfall)	\$239,981	\$0	\$0	

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

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	\$3,660,000	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 1/1/26 = \$3,660,000

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$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	\$1,675.49	\$1,675.41
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$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	\$2,023.37	\$2,023.29
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$794.99</u>	<u>\$794.99</u>
Total For Area Two Townhomes	\$1,675.52	\$1,675.52	\$1,196.02	\$1,195.94
Administrative	\$136.40	\$136.40	\$130.21	\$130.13
Maintenance	\$264.66	\$264.66	\$270.82	\$270.82
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,179.13</u>	<u>\$1,179.13</u>
Total For Area Two Single Family Units	\$2,023.40	\$2,023.40	\$1,580.16	\$1,580.08

* 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>3</u>
Billed For Debt	208

Area One Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>1</u>
Billed For Debt	210