



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 27, 2025
7:00 P.M.**

Special District Services, Inc.
8785 SW 165 Avenue, Suite 200
Miami, FL 33193

www.venetianislescdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
May 27, 2025
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Reminder of Vacancy in Seat 1 (Term Exp. 2028)
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. March 25, 2025 Regular Board Meeting.....Page 2
- H. Old Business
 - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering).....Page 8
 - 2. Discussion Regarding Lake Vegetation (Grass Carp Stocking & Spike Rush)
 - 3. Discussion Regarding Storm Drain Maintenance Class V Permit
 - 4. Update Regarding Venetian Isles HOA Reserve Study & Implications to the CDD
- I. New Business
 - 1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 11
- J. Administrative & Operational Matters
 - 1. Reminder: 2024 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2025)
- K. Board Member and 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
142067	606064	Print Legal Ad-IPL02012870 - IPL0201287		\$861.00	2	49 L

Attention: Laura J. Archer

Venetian Isles Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Venetian Isles Community Development District** (the "District") will hold Regular Meetings in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185 at **7:00 p.m.** on the following dates:

November 19, 2024
January 28, 2025
March 25, 2025
May 27, 2025
July 22, 2025
September 23, 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 at www.venetianislescdd.org 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 ISLES COMMUNITY DEVELOPMENT DISTRICT

www.venetianislescdd.org
IPL0201287
Nov 1 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 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.

1 insertion(s) published on:

11/01/24

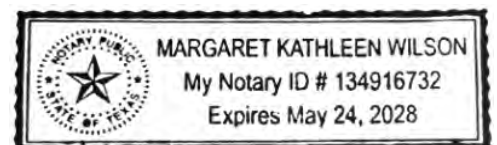
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 1st day of
November 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 ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 25, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the March 25, 2025, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:07 p.m. in the Venetian Isles Community Clubhouse located at 15355 Egret Lake Circle, Miami, Florida 33185.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on November 1, 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 David Mattison, Vice Chairwoman Mary Ann Delgado, and Supervisors Jose Medina and David Marquez (who arrived at 7:14 p.m.) constituted a quorum, and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Carlos Prieto, Magda Campoamor, Mary Mattison, and Antoinette Azrak.

D. REMINDER OF VACANCY IN SEAT 1 – TERM EXP. 2028

Ms. Nguyen stated that there was currently a vacancy in Seat 1, which term expires in November 2028. She asked if there was a motion to appoint anyone qualified person to the vacant seat. Members of the public in attendance were asked if there was anyone interested in serving on the Board. Mr. Carlos Prieto expressed his desire to serve on the Board.

A **motion** was made by Mr. Medina to appoint Mr. Carlos Prieto to the vacant seat. No one seconded the motion, as such, the motion was not presented for a vote.

Mr. Medina addressed Mr. Mattison and Ms. Delgado in a raised and confrontational tone, demanding an explanation for their decision not to appoint Mr. Carlos Prieto. Ms. Delgado responded to Mr. Medina and stated that his conduct was disrespectful and that it is inappropriate and unacceptable for a Board member to address a fellow Board member in such a manner.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the members of the public.

G. APPROVAL OF MINUTES

1. January 28, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the January 28, 2025, 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. Mattison, seconded by Ms. Delgado, and passed unanimously approving the minutes of the January 28, 2025, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)

Ms. Nguyen reminded the Board that during the January 28, 2025 Regular Board Meeting, she presented a cost estimate, and a revision of the concept for Egret Lakes Circle prepared by Caltran Engineering Group (Caltran). Ms. Nguyen explained that Juan Calderon, the representative of Caltran, is unable to physically be in attendance during tonight's meeting; however, he is available via conference call. Ms. Nguyen asked if the Board would like her to conference in Mr. Calderon. The Board consensus is to invite Mr. Calderon to the next meeting and have him be physically present to explain the cost estimate and revisions. Ms. Nguyen acknowledged the Board's request.

A **motion** was made by Mr. Medina, seconded by Ms. Delgado and unanimously passed to table this item until the next meeting.

More information on this item will be provided at a future meeting.

2. Update Regarding Surveillance Camera HOA Maintenance Agreement - Sienna

Ms. Nguyen stated that the Venetian Isles Master Association (the "HOA") has executed the CCTV Maintenance Agreement (the "Agreement"). She further explained that she set the effective date of the Agreement to May 1, 2025 to provide the HOA sufficient time to establish their internet connection for the Sienna subdivision surveillance cameras. Ms. Nguyen further explained that the District's internet services will be terminated on April 30, 2025.

NOTE: Mr. Marquez arrived at approximately 7:14 p.m.

3. Discussion Regarding Lake Vegetation (Grass Carp Permit)

Ms. Nguyen informed the Board that she continues to receive complaints from residents regarding the spike rush in the lakes. Ms. Nguyen explained that she informed the residents of the District's plan to introduce grass carp in the lakes as well as continuing to spray the spike rush monthly. Ms. Nguyen stated that the District is still waiting for the grass carp supplier to have sufficient orders for delivery to Southeast Florida. Once there are sufficient orders, and the Florida Fish and Wildlife Conservation Commission (FWC) signs off on the release of the fish, Allstate will contact Ms.

Nguyen to schedule the release of the fish. More information on this item will be provided as it becomes available.

4. Consider Approval of Agreement for Storm Drain Maintenance – Class V Requirements

Ms. Nguyen reminded the Board that during the January 28th meeting, the Board authorized her to select the most favorable contractor to perform the District’s stormwater system needs based on the price sheets she receives from contractors. Ms. Nguyen explained that after providing contractors sufficient time to submit their price sheets, she only received a response from two (2) contractors. Ms. Nguyen selected Raptor Vac-Systems, Inc. as the most favorable contractor. Ms. Nguyen also stated that she emailed the Board members informing them of her decision and all Board members agreed with her decision. Following confirmation from the Board members, Ms. Nguyen requested that Ms. Smoker prepare an Agreement between the District and Raptor Vac-Systems, Inc. Ms. Nguyen stated that it would be in order for the Board to ratify her actions.

A **motion** was made by Mr. Marquez, seconded by Ms. Delgado and unanimously passed ratifying the District Manager’s actions, further selecting Raptor Vac-Systems, Inc. as the contractor to perform the District’s stormwater system needs, further authorizing District Counsel to prepare an Agreement, and further authorizing the District Manager to execute the same on behalf of the Chairman.

Mr. Medina asked Ms. Nguyen if she can remind the HOA of the District’s Swimming Pool and Spa Discharge Rule (the “Rule”). Ms. Nguyen stated that she will remind the HOA of the Rule during her scheduled conference call with the HOA this Thursday, March 27th. The Board requested that Ms. Nguyen also request the assistance of the HOA to send an email blast to the residents of the community reminding them of the Rule.

I. NEW BUSINESS

1. Stormwater System Legal Requirements Update Memorandum (BCLMR)

Mr. Pawelczyk explained that his firm continuously monitors state legislation and municipal and county ordinances that may be applicable to the governance and operation of their special district clients. Mr. Pawelczyk presented a Stormwater System Legal Requirement Update Memorandum and explained that this is a summary of what has already been presented to the Board regarding the new stormwater system requirements.

2. Discussion Regarding Fiscal Year 2025/2026 Proposed Budget

Ms. Nguyen presented the current fiscal year Final Budget (2024/2025). Ms. Nguyen explained that as the District approaches budget season, she would like to discuss the expenses of the District, including all new possible expenses that have been presented before the Board in the past few years.

Ms. Nguyen stated that the District is currently contributing \$50,000 for landscaping services to the HOA in quarterly payments and that that Agreement is due to expire on October 31, 2025. She reminded the Board that the District Board agreed to review the costs associated with the landscaping of District owned areas and consider making adjustments to the contribution amount for fiscal year 2025/2026. Ms. Nguyen explained that District staff met with Nelson Carillo, the President of Plant Brothers, Inc. (Plant Brothers) to review the landscaping areas that belong to the District. She presented a schedule reflecting the landscaping services included in the HOA Landscape Maintenance

Agreement with Plant Brothers as well as additional landscaping services being provided by Plant Brothers that are not included in the Agreement but are being performed on an as requested basis.

Landscape costs for CDD owned areas being maintained by the HOA

	Cost Per Service	Occurrence	Annual Cost
Mowing*	\$ 1,980.00	32	\$ 63,360.00
Detail Trimming	\$ 2,640.00	12	\$ 31,680.00
TOTAL			\$ 95,040.00

*Mowing was increased from 26 to 32 services effective January 1, 2025

Miscellaneous landscape costs (recommended for the health of the vegetation)

	Cost Per Service	Occurrence	Annual Cost
Tree Trimming	\$ 9,975.00	1	\$ 9,975.00
Palm Trimming	\$ 13,820.00	2	\$ 27,640.00
Palm Fertilization	\$ 3,800.00	1	\$ 3,800.00
TOTAL			\$ 41,415.00

\$7,050 Common; \$2,925 Sienna

Approx. 290 palms. 2 services are recommended

TOTAL CDD Annual Landscaping Costs	\$ 136,455.00
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Ms. Nguyen presented an additional schedule reflecting possible future expenses of the District.

Landscaping	Annually	\$ 136,455.00	\$ 136,455.00
Streets	10 Year Fund	\$ 141,729.00	\$ 14,172.90
Lake Bank Erosion	7 Year Fund	\$ 2,832,910.00	\$ 404,701.43
Stormwater System	5 Year Average	\$ 175,300.00	\$ 35,060.00
			\$ 590,389.33
		574 Units	\$ 1,028.55

Ms. Nguyen explained that these numbers were derived from the opinions of professionals in each field as well as from proposals received.

- Landscaping: Costs received from Plant Brothers
- Streets: Cost received from the 2024 Engineer's Report and estimating ten (10) years to acquire the replacement costs.
- Lake Bank Erosion: Cost received from the Lake Bank Study prepared by Landshore Enterprises and estimating seven (7) years to complete the 7 lakes.

- Stormwater System: Cost received from the 2024 Engineer's Report and estimating five (5) years to clean the entire stormwater system, including the jetting of lines.

Mr. Mattison asked if the stormwater system cost includes any necessary repairs to the lines in Bellagio. Ms. Nguyen stated that those costs are not included on this schedule.

Ms. Nguyen explained that taking all these costs into account, each resident will have an assessment increase of approximately \$1,029. Mr. Medina stated that the District has not agreed to repair the lake banks and that the lake bank erosion restoration costs are for the repairs to all the lake banks, which the Board has not agreed to move forward with nor have additional proposals been requested for such repairs. Ms. Nguyen agreed with Mr. Medina. Mr. Pawelczyk explained that Ms. Nguyen is attempting to determine what the Board would like to see on the fiscal year 2025/2026 Proposed Budget to be presented during the District's May meeting. He further explained that he has experienced other districts increasing the amount collected for erosion repairs, and they repaired areas on an as needed basis. He stated that he has also experienced other districts installing erosion preventive measures around the entirety of each lake, but worked on one lake at a time. A discussion ensued, after which it was the Board's consensus to increase the Lake Tracts/Shoreline Restoration budget line from \$16,000 to \$100,000. Mr. Medina recommended dividing the Lake Bank Erosion annual assessment total by 7 ($\$404,701.43/7 =$ approximately \$58,000). The other Board members agreed with Mr. Medina's recommendation. The Board discussed the landscaping contribution to the HOA and agreed that they would like to only contribute to the mowing of the grass (\$63,360) and the other landscaping costs would be performed at the District's request directly to Plant Brothers on an as needed basis. Ms. Nguyen stated that she will create a separate budget line for the additional landscape services. The Board requested that Ms. Nguyen also include the street repairs and the stormwater system estimates. Ms. Nguyen acknowledged the Board's request and stated that she will communicate the landscape contribution amount with the HOA.

3. Discussion Regarding Venetian Isles HOA Reserve Study & Implications to the CDD (Jose Medina)

Ms. Nguyen stated that this item was added at the request of Mr. Medina. She explained that the HOA had a Reserve Study prepared for the HOA's infrastructure. She further explained that there are certain areas of the Reserve Study that may be overlapping with the District's responsibilities. She explained that she provided her comments to the HOA and her comments will be discussed with the HOA during her conference call scheduled for this Thursday. The areas she commented on are asphalt, sidewalks, curbs, pavers, retention pond maintenance, and concrete drainage catch basin replacement. Ms. Nguyen asked if the Board would like her to add any additional comments. Mr. Medina asked who is responsible for the lighting throughout the community. Ms. Nguyen stated that she will review the District's documents to determine who is responsible for the lighting. The Board agreed with Ms. Nguyen's comments and did not have any additional comments.

More information on this item will be provided at a future meeting.

J. ADMINISTRATIVE & OPERATION MATTERS

1. Staff Report, as Required

Ms. Nguyen reminded the Board that she will be presenting the fiscal year 2025/2026 Proposed Budget during the May 27th Regular Board Meeting.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

Mr. Medina requested that an update on the vacancy be provided to Mr. Marquez. Ms. Nguyen informed Mr. Marquez that earlier in the meeting, prior to his arrival, she reminded the Board of the vacancy in Seat 1. It was further explained that Mr. Medina motioned to appoint Mr. Prieto to the vacant position, and the motion was not considered due to a lack of a second.

A **motion for censure** of Mr. Mattison and Ms. Delgado was made by Mr. Medina.

Mr. Medina stated that several residents have volunteered at previous meetings to serve in the vacant seat. He further stated that in Mr. Mattison and Ms. Delgado's continued refusal to approve or appoint qualified residents to the vacant seat, they have failed their fiduciary duty to ensure full representation on the Board. He asked both Mr. Mattison and Ms. Delgado to explain their continued refusal to approve or support the appointment of qualified residents who had volunteered, including the most recent nomination of Mr. Carlos Prieto.

Mr. Medina further stated that he was not asking for an explanation for himself but instead requested that Mr. Mattison explain his position directly to Mr. Prieto, who was present at the meeting.

Mr. Mattison responded that he does not need to provide an explanation for his vote.

The motion for censure was not considered due to the lack of a second.

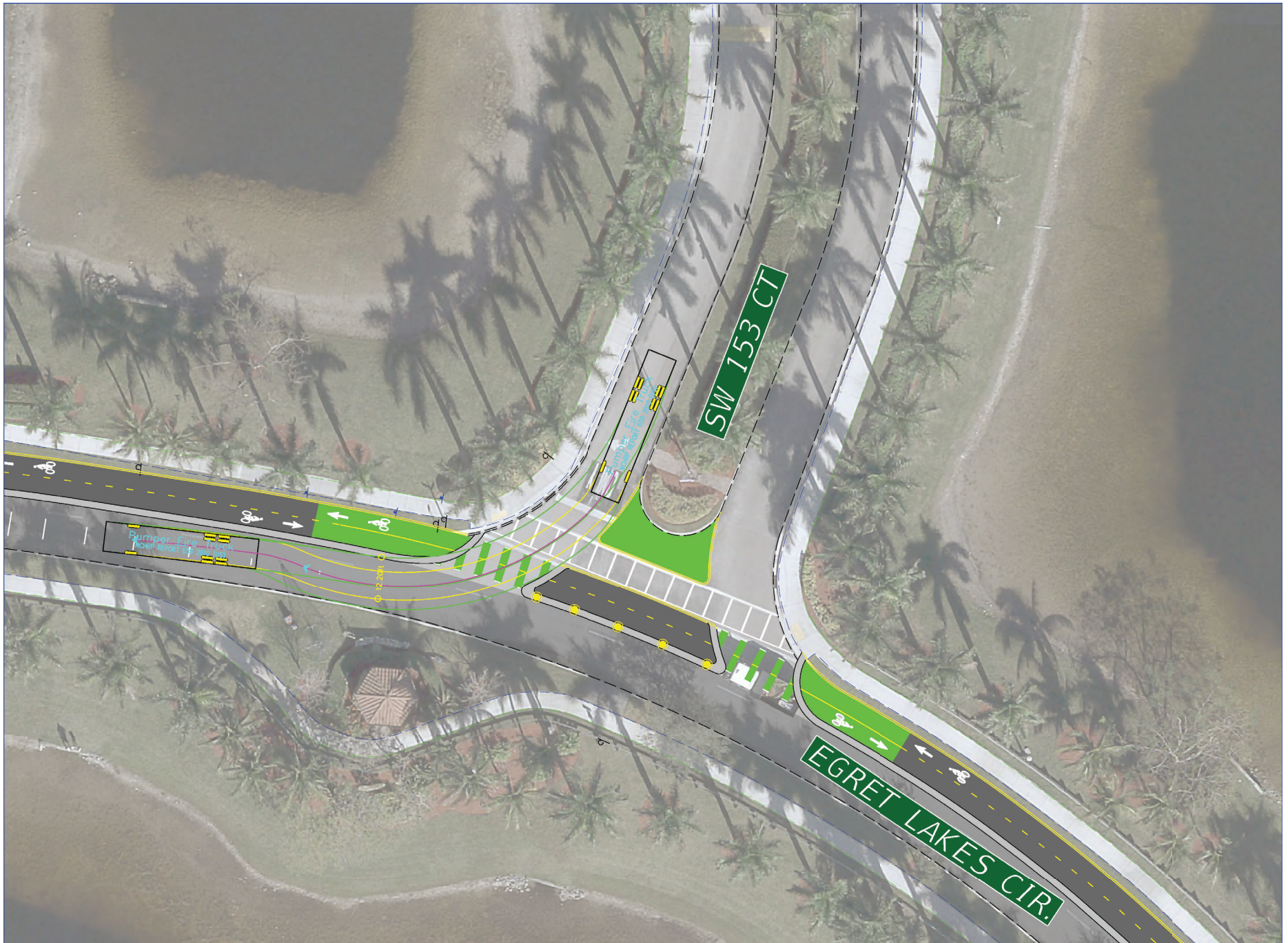
L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mattison, seconded by Ms. Delgado and passed unanimously adjourning the Regular Board Meeting at approximately 8:14 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL
VENETIAN ISLES					
102 1	MAINTENANCE OF TRAFFIC	LS	\$1,000.84	1	\$1,000.84
110 1 1	CLEARING & GRUBBING	AC	\$2,356.00	3.19	\$7,515.64
160 4	TYPE B STABILIZATION	SY	\$9.22	2495	\$23,003.90
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$37.63	816	\$30,706.08
285706	OPTIONAL BASE, BASE GROUP 6	SY	\$17.00	2495	\$42,415.00
334 1 13	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C 1"	TN	\$168.28	135	\$22,717.80
0337 7 80	ASPHALT CONCRETE FRICTION COURSE, TRAFFIC B, FC-9.5, PG 76-22	TN	\$245.00	251	\$61,470.50
0520 2 4	CONCRETE CURB, TYPE D	LF	\$39.35	1841	\$72,443.35
0520 3	VALLEY GUTTER- CONCRETE	LF	\$40.24	1942	\$78,146.08
522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	\$60.94	42	\$2,559.48
527 2	DETECTABLE WARNINGS	SF	\$37.69	48	\$1,809.12
0700 1111	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF	EA	\$470.76	10	\$4,707.60
0700 1112	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, 12.0-20.0 SF	EA	\$1,455.48	25	\$36,387.00
0700 1600	SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE	EA	\$36.56	20	\$731.20
0705 11 1	DELINEATOR, FLEXIBLE TUBULAR	EA	\$114.19	30	\$3,425.70
0710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS/LS	\$7,909.00	1	\$7,909.00
0710 11201	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6	GM	\$2,242.21	0.00346	\$7.76
711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	\$2.82	1236	\$3,485.52
711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	\$5.38	796	\$4,282.48
0711 11141	THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM	\$2,045.33	0.00709	\$14.50
0711 11160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	\$123.15	32	\$3,940.80
0711 11170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	\$68.39	24	\$1,641.36
0711 11241	THERMOPLASTIC, STANDARD, YELLOW, 2-4 DOTTED GUIDE LINE /6-10 DOTTED EXTENSION LINE, 6	GM	\$5,025.93	0.01551	\$77.95
920714100	GREEN-COLORED PAVEMENT MARKINGS, BIKE LANE	SF	\$11.91	4939	\$58,823.49
TOTAL					\$469,222.15
DESIGN (20%)					\$93,844.43
POST DESIGN (9%)					\$42,229.99
MOBILIZATION & MOT (15%)					\$70,383.32
CONTINGENCY (10%)					\$46,922.22
CEI (15%)					\$70,383.32
GRAND TOTAL					\$792,985.44



RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES 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 Isles 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 ISLES 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 August 26, 2025 at 7:00 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 27th day of May, 2025.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles Community Development District

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

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	95,289
Maintenance Assessments	358,596
Debt Assessments	342,869
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 797,954
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance - Lake Tracts - Herbicides	10,700
Aquatic Maintenance - Lake Tracts - Grass Carps	1,500
General Maintenance - Lake Tracts/Shoreline Restoration	100,000
Drainage Structure Maintenance/Cleaning	40,000
Roadway/Street Improvements - Repairs (Including Signs)	9,000
Storm Drainage/Class V Permit	3,500
Engineers Report/Inspections/Consulting	3,250
Field Operations Management	1,620
Miscellaneous Improvement Projects	7,400
Security Camera MTE/Cable/Monitoring	0
Infrastructure Reserve Fund	15,750
Pressure Cleaning	7,500
Sidewalk Milling/Replacements	7,000
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	8,000
Grounds Maintenance Contingency	63,360
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	44,000
Roadway Resurfacing, Signs & Markings	14,500
TOTAL MAINTENANCE EXPENDITURES	337,080
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	383
Management	35,664
Secretarial	4,200
Legal	15,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	8,400
Legal Advertisements	2,200
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,700
Office Supplies, Postage & Mailings	1,350
Dues & Subscriptions	175
Trustee Fee	3,550
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	90,772
TOTAL EXPENDITURES	\$ 427,852
REVENUES LESS EXPENDITURES	\$ 370,102
Bond Payments	(322,297)
BALANCE	\$ 47,805
County Appraiser & Tax Collector Fee	(15,935)
Discounts For Early Payments	(31,870)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VENETIAN ISLES 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	66,145	65,219	95,289	Expenditures Less Interest & Carryover (30%)/.94
Maintenance Assessments	92,524	92,362	358,596	Expenditures & Carryover (70%)/.94
Debt Assessments	345,005	344,212	342,869	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	24,035	840	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 527,709	\$ 502,633	\$ 797,954	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	10,148	9,800	10,700	\$900 Increase From 2024/2025 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	0	1,500	1,500	No Change From 2024/2025 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	16,000	100,000	\$84,000 Increase From 2024/2025 Budget
Drainage Structure Maintenance/Cleaning	5,985	6,000	40,000	Five Year Project To Clean Whole System
Roadway/Street Improvements - Repairs (Including Signs)	8,599	9,000	9,000	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Engineers Report/Inspections/Consulting	6,730	3,250	3,250	No Change From 2024/2025 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2024/2025 Budget
Miscellaneous Improvement Projects	0	7,400	7,400	No Change From 2024/2025 Budget
Security Camera MTE/Cable/Monitoring	4,800	2,500	0	The HOA Will Be Taking Over This Responsibility
Infrastructure Reserve Fund	0	15,750	15,750	No Change From 2024/2025 Budget
Pressure Cleaning	0	6,000	7,500	\$1,500 Increase From 2024/2025 Budget
Sidewalk Milling/Replacements	0	0	7,000	Sidewalk Milling/Replacements
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	21,037	8,000	8,000	No Change From 2024/2025 Budget
Grounds Maintenance Contingency	0	50,000	63,360	For Mowing
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	0	0	44,000	Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)
Roadway Resurfacing, Signs & Markings	0	0	14,500	Ten Year Project
TOTAL MAINTENANCE EXPENDITURES	58,919	136,820	337,080	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,500	5,000	5,000	Supervisor Fees
Payroll Taxes	115	383	383	Supervisor Fees *7.65%
Management	33,660	34,668	35,664	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	19,408	9,000	15,000	FY 24/25 Expenditures Through April 2025 Was \$8,203
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,637	7,300	8,400	FY 24/25 Expenditure Was \$6,637
Legal Advertisements	1,995	2,000	2,200	\$200 Increase From 2024/2025 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,692	3,500	3,700	\$200 Increase From 2024/2025 Budget
Office Supplies, Postage & Mailings	816	1,400	1,350	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,547	3,550	3,550	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	85,495	82,226	90,772	
TOTAL EXPENDITURES	\$ 144,414	\$ 219,046	\$ 427,852	
REVENUES LESS EXPENDITURES	\$ 383,295	\$ 283,587	\$ 370,102	
Bond Payments	(328,434)	(323,559)	(322,297)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 54,861	\$ (39,972)	\$ 47,805	
County Appraiser & Tax Collector Fee	(5,756)	(10,036)	(15,935)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,392)	(20,072)	(31,870)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 30,713	\$ (70,080)	\$ -	
Carryover From Prior Year	0	70,080	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 30,713	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES 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	16,986	750	1,500	Projected Interest For 2025/2026
NAV Tax Collection	328,434	323,559	322,297	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 345,420	\$ 324,309	\$ 323,797	
EXPENDITURES				
Principal Payments	275,000	285,000	295,000	Principal Payment Due In 2026
Interest Payments	54,100	39,309	28,797	Interest Payments Due In 2026
Total Expenditures	\$ 329,100	\$ 324,309	\$ 323,797	
Excess/ (Shortfall)	\$ 16,320	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$3,825,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 3.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2013		
Maturity Date =	May 2028		

Par Amount As Of 1/1/25 = \$1,195,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 113.63	\$ 113.55	\$ 113.83	\$ 166.30
Maintenance	\$ 161.19	\$ 161.19	\$ 161.19	\$ 625.83
<u>Debt</u>	<u>\$ 603.16</u>	<u>\$ 603.16</u>	<u>\$ 602.83</u>	<u>\$ 600.48</u>
Total	\$ 877.98	\$ 877.90	\$ 877.85	\$ 1,392.61

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information (O&M):

Total Units 574

Less Lot #30-4916-030-0090

Transfer To HOA Common Area 1

Billed for O&M 573

Community Information (Debt):

Total Units 574

Prepayments 3

Billed for Debt 571