

Venetian Isles
Community Development District

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

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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