



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 24, 2026
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
March 24, 2026
7:00 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. January 27, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)
 - 2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Palermo Phase II)
 - 3. Update Regarding Arborist Report (Sienna Trees & Main Area Trees)
 - 4. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
 - 5. Discussion Regarding Illegal Parking/Stopping on District Roads
- H. New Business
 - 1. Alligator Sighting in the Bellagio Subdivision Lake
 - 2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
 - 3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 14
- I. Administrative & Operational Matters
 - 1. Reminder: Qualifying Period – Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member and Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57917	IPL0285634	Legal Ad - IPL0285634		1.0	80.0L

ATTENTION: Venetian Isles Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**VENETIAN ISLES COMMUNITY
 DEVELOPMENT DISTRICT
 FISCAL YEAR 2025/2026
 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 18, 2025**
- January 27, 2026**
- March 24, 2026**
- May 26, 2026**
- July 28, 2026**
- September 22, 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 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
 IPL0285634
 Nov 7 2025

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.

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**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 27, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the January 27, 2026, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:12 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 7, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, and Supervisors Antonietta Azrak, David Marquez, and Jose Medina (who arrived at approximately 7:13 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 Liza Smoker of Billing Cochran, P.A.

Also in attendance were the following District residents: Joanna Benech, Magda Campoamor, and Carlos Prieto.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen stated that she would like to add the following item for discussion:

- New Business, Item 1 – Discussion Regarding Department of Transportation and Public Works Letter of Consent

Mr. Medina stated that he would like to add a discussion regarding the hedge heights. Ms. Nguyen added the following agenda item:

- Old Business, Item 6 – Discussion Regarding Hedge Heights

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

There were no comments from the members of the public.

F. APPROVAL OF MINUTES

1. November 18, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 18, 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. Marquez, seconded by Mr. Mattison, and passed unanimously approving the minutes of the November 18, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

Ms. Nguyen reminded the Board of Supervisors (the “Board”) Miami-Dade County’s (the “County”), traffic division, has responded that they see the Master Plan of the District traffic circle as favorable to proceed. Additionally, the County has requested the development of formal pavement marking plans. Ms. Nguyen explained that in order to move the project forward, the Board would need to make a formal decision on the modifications presented in the Master Plan.

Mr. Mattison stated that he would like to discuss the items pending Board action in order to facilitate progress and prevent the matter from remaining stagnant. Mr. Medina concurred and further noted that, given the scope of the project, and the many modification options being placed before the Board, it would be most effective to address each component individually and make decisions on each item separately. The Board agreed.

A **motion** was made by Mr. Mattison, seconded by Mr. Marquez and unanimously passed approving and authorizing the resurfacing of District roads, including those within the Sienna subdivision, and bringing all speed hump measurements and placements into compliance with applicable code.

The Board discussed the modifications to Egret Lakes Circle presented in the Master Plan. The Board consensus is still to get input from the residents of the community. The Board requested that Ms. Nguyen itemize the various modification options included in the Master Plan so that each item can be considered separately. The Board further requested that the associated costs for each item be included. Ms. Nguyen acknowledged the Board’s request.

The Board discussed the possibility of holding a joint meeting with the District and the Master Homeowners Association (the “HOA”) in order for the District Board to receive comments and input from the HOA Board of Directors. Ms. Nguyen stated that she would communicate with the HOA Board of Directors regarding this matter and will request available dates for a meeting. Upon receipt of the proposed dates, Mrs. Nguyen will provide them to the District Board to establish a quorum. A Special Board Meeting will be scheduled for the date selected.

A **motion** was made by Mr. Mattison, seconded by Mr. Medina and unanimously passed directing the District Manager to seek the assistance of the Master Homeowners Association in distributing an email notification to the residents of the community regarding the intent to make modifications to District roads and to solicit comments and suggestions from the community.

More discussion on this item will take place at a future meeting.

2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Bellagio Phase III & Palermo Phase I)

Ms. Nguyen explained that she had been gathering the drainage and sewer plans for the District. Additionally, she had contacted Miami-Dade County Department of Environmental Resources

Management and the South Florida Water Management District and informed them of the recent findings in the District's stormwater system. Ms. Nguyen stated that she would continue to review the District's records. Ms. Nguyen presented a cost estimate of repairs received from Alejandro Aleman of Alvarez Engineers, Inc., the District Engineer. She noted that Mr. Aleman estimated repair costs of \$15,000 per affected location. More information on this matter will be provided at a future meeting.

Ms. Nguyen informed the Board that the annual stormwater system inspection was scheduled for February 4th and the contractor was scheduled to commence the annual stormwater system cleaning and continue the cleaning and CCTV reporting of the stormwater system lines in Palermo. Ms. Nguyen explained that the stormwater system lines and CCTV reporting would continue to be cleaned based on available budgeted funds. Below is the schedule approved by the Board during the November 18, 2025, meeting:

- Palermo
- Sienna
- Murano
- Verona
- Toscana

3. Update Regarding Arborist Report (Sienna Trees & Main Area Trees)

Ms. Nguyen presented an arborist report for the District owned trees on Egret Lakes Circle, SW 30th Street, SW 153rd Court, and SW 29th Street prepared by Green Wise Group. Ms. Nguyen explained that the arborist was recommending the removal and replacement of 48 trees in the main area of the District. Ms. Nguyen reminded the Board that the arborist report for Sienna recommended the removal and replacement of 15 trees.

NOTE: Mr. Medina stepped out of the meeting room at 7:51 p.m. for approximately one minute. Ms. Nguyen determined that there was still a quorum, and as such, she did not pause conversations.

The Board discussed the necessary permitting steps associated with the removal and replacement of trees in Miami-Dade County. The Board requested that Ms. Nguyen obtain proposals for a survey, as well as proposals for the removal and replacement of the 63 trees (15 in Sienna and 48 in the main area). Ms. Nguyen acknowledged the Board's request.

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

4. Update Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen reported that during her conference call with the HOA President, Carlos Rosero and HOA Counsel, Jose Torres, Mr. Rosero confirmed that the HOA was willing to install a sitting area within Sienna on Tract "A" with permeable pavers, benches, and possibly a small fountain. Ms. Nguyen further stated that she had confirmed with the District Engineer that these improvement areas acceptable and that the installation of permeable pavers and benches would not change the nominal use of Tract "A" from Stormwater Management Area to Recreational Area.

The Board discussed the other requests presented in the HOA ACC Report. Ms. Nguyen stated that all contractors contacted regarding the installation of a traffic mirror at the exit of Sienna had advised against such installation, citing the risk of temporary visual impairment to motorists caused by sunlight reflecting off the mirror. The Board concurred with this assessment.

The Board also discussed that the installation of a playground and/or dog park would change the nominal use of Tract “A” from Stormwater Management Area to Recreational Area. The Board was advised that should they wish to consider these improvements, then the District would need to petition the County requesting the Ordinance be amended to include the special power of recreation. Following discussion regarding the costs associated with such an amendment request, the Board consensus was not to consider the installation of these improvements at this time.

The District Board agreed, in concept, to allow the HOA to install pavers and benches on the District owned Tract “A” within Sienna. As a condition of such approval, the District Board requested that the HOA provide renderings and specifications of the proposed materials, including images of the benches and the type of pavers to be utilized. The District Board further requested information regarding the proposed dimensions and exact location of the paved area. Ms. Nguyen stated that she would request this information from the HOA.

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

5. Discussion Regarding Illegal Parking/Stopping on District Roads

Ms. Nguyen explained that she recently received a complaint from a Sienna homeowner regarding the illegal stopping and standing of vehicles driven by parents during school pick-up hours. Ms. Nguyen stated that she contacted the Miami-Dade Police Department, Hammocks District Station, regarding this matter. She was advised that the Police Department was unable to provide enforcement during school drop-off and pick-up, as motorists tend to move their vehicles when officers approach and subsequently return after officers leave the area.

Ms. Nguyen further explained that although they were unable to enforce illegal stopping/standing during these hours, she inquired about entering into an enforcement agreement with the District to enforce other enforcement issues necessary. Ms. Nguyen advised that she was awaiting a response to this request.

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

6. ADD-ON: Discussion Regarding Hedge Heights

Ms. Nguyen stated that this item was being added at the request of Mr. Medina. Mr. Medina expressed his concern regarding the height of the hedges within the medians and throughout the community adjacent to travel lanes, in particular the area at the workout station crosswalk on SW 29th Street. Ms. Nguyen stated that following the November District Meeting, she submitted a request for the trimming of the median hedges and the hedges along the exterior wall of Sienna. Ms. Nguyen advised that the landscape contractor would not trim the hedges unless instructed to do so by the HOA, and that at that time, the HOA requested that the hedges not be trimmed. The Board requested that language from the Landscape Maintenance Agreement be utilized to require the HOA to have the hedges trimmed. Ms. Nguyen acknowledged the Board’s request.

H. NEW BUSINESS

1. **ADD-ON: Discussion Regarding Department of Transportation and Public Works Letter of Consent**

Ms. Nguyen explained that prior to leaving her office to attend tonight's District meeting, she received email correspondence from the Miami-Dade County Department of Transportation and Public Works ("DTPW") regarding a request for the District to execute a Letter of Consent. The Letter of Consent would authorize DTPW to construct ADA compliant ramps, adjust utilities, and perform related harmonization work to connect the proposed improvements to existing walkways and entrances on SW 152nd Avenue.

Ms. Nguyen presented a copy of the proposed Letter of Consent and advised that it pertained solely to the area adjacent to the Sienna subdivision entrance. Ms. Nguyen advised that she was presenting the letter for discussion purposes, but she did not recommend that the Board take any action on the execution the Letter of Consent until DTPW provides the District with the full project plans for SW 152nd Avenue, as well as renderings or images of the specific ADA compliant ramps DTPW intends to add. The Board agreed with Ms. Nguyen. Ms. Nguyen will request that DTPW provide these documents.

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

I. ADMINISTRATIVE & OPERATION MATTERS

1. **Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)**

Ms. Nguyen advised that the 4-year terms of office for Seat 3 (David Mattison), and Seat 4 (Mary Ann Delgado) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026, through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Medina, seconded by Mr. Marquez and passed unanimously adjourning the Regular Board Meeting at approximately 8:48 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-01

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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for May 26, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 24th day of March, 2026.

ATTEST:

**VENETIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Isles
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	95,779
Maintenance Assessments	358,596
Debt Assessments	341,735
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 797,610
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	36,624
Secretarial	4,200
Legal	17,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,400
Legal Advertisements	2,100
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,800
Office Supplies, Postage & Mailings	1,450
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	94,232
TOTAL EXPENDITURES	\$ 431,312
REVENUES LESS EXPENDITURES	\$ 366,298
Bond Payments	(321,231)
BALANCE	\$ 45,067
County Appraiser & Tax Collector Fee	(15,922)
Discounts For Early Payments	(31,845)
EXCESS/ (SHORTFALL)	\$ (2,700)
Carryover From Prior Year	2,700
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VENETIAN ISLES 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	66,358	95,289	95,779	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	92,362	358,596	358,596	Expenditures/.94
Debt Assessments	344,216	342,869	341,735	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	18,152	1,200	1,500	Interest Projected At \$125 Per Month
TOTAL REVENUES	\$ 521,088	\$ 797,954	\$ 797,610	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	10,372	10,700	10,700	No Change From 2025/2026 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	2,600	1,500	1,500	No Change From 2025/2026 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	0	100,000	100,000	No Change From 2025/2026 Budget
Drainage Structure Maintenance/Cleaning	18,286	40,000	40,000	Five Year Project To Clean Whole System
Roadway/Street Improvements - Repairs (Including Signs)	2,890	9,000	9,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Engineers Report/Inspections/Consulting	13,839	3,250	3,250	No Change From 2025/2026 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2025/2026 Budget
Miscellaneous Improvement Projects	7,250	7,400	7,400	No Change From 2025/2026 Budget
Security Camera MTE/Cable/Monitoring	783	0	0	The HOA Will Be Taking Over This Responsibility
Infrastructure Reserve Fund	0	15,750	15,750	No Change From 2025/2026 Budget
Pressure Cleaning	7,207	7,500	7,500	No Change From 2025/2026 Budget
Sidewalk Milling/Replacements	0	7,000	7,000	No Change From 2025/2026 Budget
Contingency (Maintenance, Storm Clean-up, Sidewalks, etc.)	0	8,000	8,000	No Change From 2025/2026 Budget
Grounds Maintenance Contingency	62,500	63,360	63,360	For Mowing
Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)	0	44,000	44,000	Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.)
Roadway Resurfacing, Signs & Markings	0	14,500	14,500	Second Year Of Ten Year Project
TOTAL MAINTENANCE EXPENDITURES	127,347	337,080	337,080	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,800	5,000	5,000	Supervisor Fees
Payroll Taxes	448	383	383	Supervisor Fees *7.65%
Management	34,668	35,664	36,624	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	18,563	15,000	17,000	\$2,000 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,081	8,400	8,400	FY 25/26 Expenditure Was \$7,468
Legal Advertisements	1,829	2,200	2,100	\$100 Decrease From 2025/2026 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	4,036	3,700	3,800	\$100 Increase From 2025/2026 Budget
Office Supplies, Postage & Mailings	2,901	1,350	1,450	\$100 Increase From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,550	3,850	\$300 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	92,367	90,772	94,232	
TOTAL EXPENDITURES	\$ 219,714	\$ 427,852	\$ 431,312	
REVENUES LESS EXPENDITURES	\$ 301,374	\$ 370,102	\$ 366,298	
Bond Payments	(328,471)	(322,297)	(321,231)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (27,097)	\$ 47,805	\$ 45,067	
County Appraiser & Tax Collector Fee	(4,841)	(15,935)	(15,922)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,117)	(31,870)	(31,845)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ (2,700)	
Carryover From Prior Year	0	0	2,700	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ (50,055)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VENETIAN ISLES 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	14,332	1,500	1,500	Projected Interest For 2026/2027
NAV Tax Collection	328,471	322,297	321,231	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 342,803	\$ 323,797	\$ 322,731	
EXPENDITURES				
Principal Payments	285,000	295,000	305,000	Principal Payment Due In 2027
Interest Payments	44,475	28,797	17,731	Interest Payments Due In 2027
Total Expenditures	\$ 329,475	\$ 323,797	\$ 322,731	
Excess/ (Shortfall)	\$ 13,328	\$ -	\$ -	

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 1/1/26 = \$910,000

Venetian Isles Community Development District Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment*	Assessment*	Assessment*	Projected Assessment*
Administrative	\$ 113.55	\$ 113.83	\$ 166.30	\$ 167.16
Maintenance	\$ 161.19	\$ 161.19	\$ 625.83	\$ 625.83
<u>Debt</u>	\$ 603.16	\$ 602.83	\$ 600.48	\$ 598.49
Total	\$ 877.90	\$ 877.85	\$ 1,392.61	\$ 1,391.48

* 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	
<u>Transfer To HOA Common Area</u>	<u>1</u>
Billed for O&M	573

Community Information (Debt):

Total Units	574
<u>Prepayments</u>	<u>3</u>
Billed for Debt	571

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
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February 2, 2026

VIA E-MAIL ONLY – nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Venetian Isles Community Development District
Our File: 489.02098**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

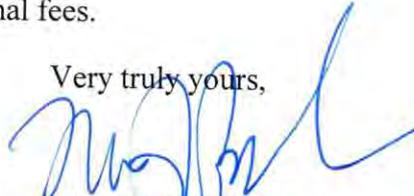
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)