

Adopted Budget
Fiscal Year 2024

***South-Dade Venture
Community Development District***

July 25, 2023



South-Dade Venture
Community Development District

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South-Dade Venture

Community Development District

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
<i>Revenues</i>					
Special Assessments (Net)	\$1,793,209	\$1,802,097	\$242	\$1,802,339	\$1,793,209
Special Assessments (Net) Clubhouse II	\$272,480	\$273,830	\$37	\$273,867	\$272,480
Interest Income	\$2,000	\$25,780	\$3,540	\$29,320	\$5,000
Vehicle Registration Fees	\$15,000	\$11,927	\$2,650	\$14,577	\$15,000
Miscellaneous Income	\$600	\$1,710	\$0	\$1,710	\$600
Donations	\$0	\$2,500	\$0	\$2,500	\$0
TOTAL REVENUES	\$2,083,289	\$2,117,844	\$6,469	\$2,124,313	\$2,086,289
<i>Expenditures</i>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$5,800	\$3,000	\$8,800	\$12,000
FICA Expense	\$918	\$444	\$230	\$674	\$918
Engineering	\$10,000	\$7,068	\$1,200	\$8,268	\$8,000
Arbitrage	\$0	\$0	\$600	\$600	\$600
Attorney	\$30,000	\$13,925	\$10,000	\$23,925	\$25,000
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,300
Trustee Fees	\$10,223	\$8,472	\$1,751	\$10,223	\$12,174
Management Fees	\$60,879	\$45,659	\$15,220	\$60,879	\$62,705
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$50	\$0	\$0	\$0	\$0
Postage	\$2,000	\$572	\$500	\$1,072	\$2,000
Printing & Binding	\$1,000	\$367	\$250	\$617	\$1,000
Rentals & Leases	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Insurance	\$11,796	\$10,749	\$0	\$10,749	\$11,624
Legal Advertising	\$1,000	\$238	\$333	\$571	\$1,000
Other Current Charges	\$2,000	\$3,487	\$500	\$3,987	\$2,500
Property Taxes	\$1,000	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$6	\$63	\$69	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$150,891	\$103,712	\$34,496	\$138,208	\$147,646

South-Dade Venture

Community Development District

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
<u>Field</u>					
Electric - Entrance Lighting	\$6,000	\$3,067	\$1,022	\$4,089	\$5,000
Electric - Street Lighting	\$30,000	\$22,392	\$7,500	\$29,892	\$30,000
Electric - Street Lighting Lease	\$27,612	\$18,408	\$9,204	\$27,612	\$27,612
Electric - Irrigation	\$2,600	\$2,603	\$868	\$3,471	\$3,500
Electric - Guardhouse	\$9,000	\$5,511	\$1,837	\$7,348	\$8,000
Cable/Internet	\$22,000	\$17,368	\$5,789	\$23,157	\$23,000
Telephone-Wireless	\$720	\$523	\$174	\$697	\$720
Landscape Maintenance	\$424,575	\$288,312	\$138,050	\$426,362	\$457,344
Tree Trimming	\$33,000	\$23,699	\$9,759	\$33,458	\$33,000
Plant Replacement	\$20,000	\$14,879	\$4,960	\$19,839	\$20,000
Irrigation Maintenance	\$6,000	\$12,257	\$4,086	\$16,343	\$10,000
Field Management	\$12,000	\$0	\$12,000	\$12,000	\$12,000
Lake Maintenance	\$18,501	\$14,601	\$4,791	\$19,392	\$19,164
General Maintenance	\$32,000	\$9,186	\$3,062	\$12,248	\$15,000
Pressure Cleaning	\$14,500	\$10,465	\$3,488	\$13,953	\$14,500
Culvert Cleaning	\$18,000	\$8,255	\$9,745	\$18,000	\$18,000
Property Insurance	\$26,207	\$23,881	\$0	\$23,881	\$36,009
Banner/Holiday Decorations	\$120,900	\$62,431	\$58,469	\$120,900	\$120,900
Security Gate Guards	\$421,429	\$324,122	\$106,507	\$430,629	\$452,161
Gate Maintenance/Repairs	\$60,000	\$77,722	\$15,000	\$92,722	\$60,000
Enhanced Security	\$258,934	\$180,941	\$60,314	\$241,255	\$248,492
Web Design/Maintenance	\$3,000	\$2,470	\$750	\$3,220	\$3,000
Newsletter Printing	\$3,000	\$2,423	\$0	\$2,423	\$3,000
Operating Supplies	\$1,000	\$0	\$0	\$0	\$0
Contingency	\$30,000	\$0	\$7,500	\$7,500	\$578
Capital Reserve	\$50,000	\$13,411	\$12,500	\$25,911	\$0
TOTAL FIELD	\$1,650,978	\$1,138,927	\$477,376	\$1,616,303	\$1,620,980

South-Dade Venture

Community Development District

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
<i><u>Clubhouse II Maintenance/Operation</u></i>					
Security	\$30,751	\$41,832	\$13,944	\$55,776	\$58,565
Telephone	\$6,750	\$4,893	\$1,631	\$6,524	\$6,750
Utilities	\$25,000	\$34,239	\$11,413	\$45,652	\$30,000
Insurance	\$11,917	\$10,859	\$0	\$10,859	\$16,374
Alarm Monitoring	\$2,400	\$1,192	\$632	\$1,824	\$2,000
Pool Maintenance	\$20,000	\$17,184	\$2,955	\$20,139	\$20,000
Club Operation/Staff	\$115,000	\$86,641	\$28,750	\$115,391	\$115,000
Workers Compensation Insurance	\$0	\$1,158	\$0	\$1,158	\$1,274
Fitness Equipment Maintenance	\$6,000	\$5,332	\$1,226	\$6,558	\$6,000
Office Supplies & Printing	\$2,400	\$4,044	\$1,348	\$5,392	\$5,500
Repairs & Maintenance	\$31,000	\$25,339	\$6,550	\$31,889	\$32,000
Janitorial Supplies	\$6,000	\$5,236	\$1,745	\$6,981	\$7,000
Landscape Maintenance	\$6,000	\$4,356	\$1,935	\$6,291	\$6,000
Licenses and Permits	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Clubhouse Special Projects	\$0	\$29,200	\$0	\$29,200	\$0
Contingency	\$7,003	\$24,557	\$0	\$24,557	\$10,000
TOTAL CLUBHOUSE II MAINTENANCE	\$271,421	\$296,062	\$73,330	\$369,392	\$317,663
TOTAL EXPENDITURES	\$2,073,290	\$1,538,701	\$585,202	\$2,123,903	\$2,086,289
<i>Other Sources and Uses</i>					
Interfund Transfer	(\$10,000)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	(\$10,000)	\$0	\$0	\$0	\$0
ENDING FUND BALANCE	(\$0)	\$579,143	(\$578,733)	\$410	\$0

	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>
Net Assessment	\$2,065,206	\$2,065,206	\$2,065,198	\$2,065,689	\$2,065,689
Collection & Discounts (5%)	\$108,655	\$108,655	\$108,654	\$108,720	\$108,720
Gross Assessment	\$2,173,091	\$2,173,091	\$2,173,083	\$2,173,083	\$2,174,410
No. of Units	2,269	2,269	2,269	2,269	2,269
Per Unit Assessment					
Phase 1 Per Unit (Gross)	\$761	\$761	\$831	\$831	\$831
Phase 2 Blvd. Per Unit (Gross)	\$1,025	\$1,025	\$1,095	\$1,095	\$1,095
Phase 2 Per Unit (Gross)	\$1,025	\$1,025	\$1,095	\$1,095	\$1,095
Phase 2 (No Clubhouse) Per Unit (Gross)	\$761	\$761	\$831	\$831	\$831

SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT
Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2022)	\$744,465
Estimated Excess Revenues over Expenditures	\$410
Less:	
Funding for First Quarter Operating Expenses:	(\$494,870)
Reserved for Capital Projects / Renewal and Replacement:	
Gates/Guardhouses	(\$82,919)
Clubhouse	<u>(\$167,086)</u>
	(\$744,875)
Total Undesignated Cash as of 09/30/2023	\$0

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Vehicle Registration Fees

Revenues collected for vehicle passes sold to residents for admittance into any of the three gate entrances.

Miscellaneous Income

Revenue collected from residents for purchasing pool passes or for renting the clubhouse.

EXPENDITURES:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the employer's share of social security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2022 Special Assessment Refunding Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2008 Special Assessment Revenue Bonds and Series 2013 and 2022 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rentals & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services-South Florida, Inc.

Insurance

The District's general liability & public officials liability Insurance policy is with Egis Insurance Advisors which specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Maintenance:

Electric – Entrance Lighting

Electric for the entrance lighting.

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Electric – Street Lighting

Electric for the street lights throughout the District.

Electric – Street Lighting Lease

Monthly lease payments to Florida Power & Light due for the decorative street lights within South-Dade Venture CDD.

Electric – Irrigation

Electric for the irrigation pump system.

Electric – Guardhouse

Electric for the guardhouse.

Cable/Internet

Services for the guardhouses.

Telephone-Wireless

Telephone-wireless services with T-Mobile.

Landscape Maintenance

Landscape maintenance in South-Dade Venture Community Development District that includes mowing of all the grass areas, pruning of shrubs, weeding of all bedding areas, irrigation maintenance, pest control, and fertilization.

Plant Replacement

Replacement of plants throughout South-Dade Venture Community Development District.

Irrigation Maintenance

Unscheduled maintenance to the irrigation system.

Field Management Fees

The supervision and on-site management of South-Dade Venture Community Development District. Their responsibilities include reviewing contracts and other maintenance related items.

Lake Maintenance

Lake management services that includes monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

General Maintenance

General Maintenance for South-Dade Venture Community Development District, which includes street repairs, street cleaning, signage painting, and irrigation pump repairs.

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, etc.

Culvert Cleaning

Annual storm drain cleaning for all storm drains throughout the District.

Property Insurance

Property and operational insurance for the District's capital assets.

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Banner/Holiday Decorations

The District has a contract with Holiday Outdoor Décor for the display of holiday lighting throughout the District.

Security Gate Guard Services

The District has contracted with a security company for gate security at the three guardhouses in the District.

Gate Maintenance/Repairs

Unscheduled repairs or performance maintenance on the gatehouses.

Enhanced Security

Will include police patrolling of the District as well as video surveillance and any other security measure needed with the District.

Web Design / Maintenance

The District has contracted with Governmental Management Services-South Florida for the supervision and maintenance of South-Dade Venture Community Development District's website.

Newsletter Printing

Cost of preparing and printing quarterly newsletter for CDD residents.

Operating Supplies

Miscellaneous supplies needed.

Contingency

Unexpected maintenance and repairs.

Capital Reserve

Funds set aside for future replacements of capital related items.

Clubhouse II Maintenance

Security

This line item consists of the clubhouse attendants and custodians working at the clubhouse.

Telephone

Telephone and internet service at the clubhouse.

Utilities

City of Homestead provides water, electric and refuse and recycling services to the clubhouse.

Insurance

Property insurance for the clubhouse.

Alarm Monitoring

The monitoring fees for the security alarm system in the clubhouse.

SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2024

Pool Maintenance

The District has contract with Florida's Bright & Blue Pools to maintain the clubhouse pool.

Club Operation/Staff

Administrative and management fees incurred for daily management of the clubhouse.

Workers Compensation Insurance

Workers compensation insurance for the District's employees.

Fitness Equipment/Maintenance

Monthly performance maintenance as well as unexpected repairs and maintenance to the fitness equipment in the Clubhouse.

Office Supplies/Printing

Miscellaneous office supplies and printing for the clubhouse.

Repairs & Maintenance

Unscheduled repairs and maintenance for the clubhouse.

Janitorial Supplies

Supplies for Janitorial duties in the clubhouse.

Landscape Maintenance

The District has contracted with Valley Crest to provide landscaping services at the clubhouse.

License and Permits

License and permits required for clubhouse operation.

Contingency

Unexpected maintenance and repairs.

South-Dade Venture

Community Development District

Debt Service Fund

Series 2008 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - On Roll ⁽¹⁾	\$169,312	\$170,603	\$23	\$170,626	\$169,312
Interest Income	\$0	\$1,495	\$90	\$1,585	\$0
Carry Forward Surplus	\$18,191	\$16,591	\$0	\$16,591	\$16,166
TOTAL REVENUES	\$187,504	\$188,689	\$113	\$188,802	\$185,478
Expenditures					
Series 2008A					
Interest Expense - 11/1	\$18,277	\$18,277	\$0	\$18,277	\$15,523
Interest Expense - 5/1	\$17,979	\$17,979	\$0	\$17,979	\$15,355
Principal Expense - 5/1	\$136,380	\$136,380	\$0	\$136,380	\$141,876
TOTAL EXPENDITURES	\$172,636	\$172,636	\$0	\$172,636	\$172,754
EXCESS REVENUES	\$15,523	\$16,053	\$113	\$16,166	\$12,725

11/24 Interest
2008A

\$12,659

Sub-Division Name	Pod/Parcel	Type	Platted Units	Gross Per Unit	Debt Assessment
Floridian Isles I	A	Villa	150	\$78.86	\$11,829.00
Marbella Cove ⁽²⁾	B	Villa w/o G.	170	\$78.86	\$13,406.20
Portofino Estates	C	50'	130	\$78.86	\$10,251.80
Pebblebrook I	D	36'	120	\$78.86	\$9,463.20
Stonebrook I	E	50'	146	\$78.86	\$11,513.56
Portofino Bay	F	36'	163	\$78.86	\$12,854.18
Floridian Bay Estates ⁽³⁾	G	60'	168	\$78.86	\$13,248.48
Floridian Bay Estates II	H	60'	72	\$78.86	\$5,677.92
Portofino Palms ⁽⁴⁾	I	36'	171	\$78.86	\$13,485.06
Portofino Pointe	J	36'	105	\$78.86	\$8,280.30
Portofino Oaks	K	50'	92	\$78.86	\$7,255.12
Portofino Lakes	L	50'	120	\$78.86	\$9,463.20
Marbella Bay	M	Villa	207	\$78.86	\$16,324.02
Floridian Isles II	N	TH	176	\$78.86	\$13,879.36
Pebblebrook II	O	36'	182	\$78.86	\$14,352.52
Stonebrook II	P	50'	88	\$78.86	\$6,939.68
Gross Assessment			2,260		\$178,223.60
				Less Discounts/Commissions (5%)	(\$8,911.18)
				Net Assessment	\$169,312.42

⁽¹⁾ Represents Maximum Annual Debt Service Assessment

⁽²⁾ During FY 2012, 1 unit paid off their 2008A and 2012A Bond Assessment.

⁽³⁾ During FY 2005, 6 units paid off their 2012A Bond Assessment.

⁽⁴⁾ During FY 2017, 1 unit paid off their 2008A and 2012A Bond Assessment.

South-Dade Venture

Community Development District

Amortization Schedule

Series 2008A, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 905,281	3.95%	\$ 136,380.44	\$ 17,978.63	\$ -
11/01/23	\$ 768,901	3.95%	\$ -	\$ 15,523.25	\$ 169,882.32
05/01/24	\$ 768,901	3.95%	\$ 141,876.01	\$ 15,354.52	\$ -
11/01/24	\$ 627,025	3.95%	\$ -	\$ 12,658.93	\$ 169,889.46
05/01/25	\$ 627,025	3.95%	\$ 147,593.02	\$ 12,452.54	\$ -
11/01/25	\$ 479,432	3.95%	\$ -	\$ 9,679.19	\$ 169,724.75
05/01/26	\$ 479,432	3.95%	\$ 153,540.40	\$ 9,521.38	\$ -
11/01/26	\$ 325,891	3.95%	\$ -	\$ 6,579.38	\$ 169,641.16
05/01/27	\$ 325,891	3.95%	\$ 159,727.44	\$ 6,472.11	\$ -
11/01/27	\$ 166,164	3.95%	\$ -	\$ 3,354.66	\$ 169,554.21
05/01/28	\$ 166,164	3.95%	\$ 166,163.79	\$ 3,318.20	\$ 169,481.99
Total			\$ 1,162,399	\$ 195,759.85	\$ 1,528,395.75

⁽¹⁾ Series 2008 bonds were refinanced at a lower interest rate effective on July 30, 2013.

South-Dade Venture

Community Development District

Debt Service Fund

Series 2013 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - On Roll ⁽¹⁾	\$796,457	\$800,405	\$107	\$800,512	\$796,457
Interest Income	\$50	\$13,977	\$2,751	\$16,728	\$50
Carry Forward Surplus ⁽²⁾	\$224,862	\$241,250	\$0	\$241,250	\$257,615
TOTAL REVENUES	\$1,021,370	\$1,055,632	\$2,858	\$1,058,490	\$1,054,122
Expenditures					
<u>Series 2013A</u>					
Interest Expense - 11/1	\$166,388	\$166,388	\$0	\$166,388	\$157,204
Interest Expense - 5/1	\$166,388	\$166,388	\$0	\$166,388	\$157,204
Principal Expense - 5/1	\$465,000	\$465,000	\$0	\$465,000	\$480,000
TOTAL EXPENDITURES	\$797,775	\$797,775	\$0	\$797,775	\$794,408
Other Sources/(Uses)					
Arbitrage Rebate Calculation	(\$600)	\$0	(\$600)	(\$600)	(\$600)
Dissemination Agent Fees	(\$2,500)	(\$1,875)	(\$625)	(\$2,500)	(\$2,500)
TOTAL OTHER	(\$3,100)	(\$1,875)	(\$1,225)	(\$3,100)	(\$3,100)
EXCESS REVENUES	\$220,495	\$255,982	\$1,633	\$257,615	\$256,615

⁽¹⁾ Represents Maximum Annual Debt Service Assessment

⁽²⁾ Carry forward surplus is net of the reserve requirement

⁽³⁾ During FY 2017, 1 unit paid off their 2008A and 2012A Bond Assessment.

11/24 Interest

2013A

\$147,724

Sub-Division Name	Pod/Parcel	Type	Platted Units	Gross Per Unit	Debt Assessment
Floridian Bay Estates II	A	Villa	72	\$707.62	\$50,948.64
Portofino Palms ⁽³⁾	B	Villa w/o G.	171	\$699.10	\$119,546.10
Portofino Pointe	C	50'	105	\$699.10	\$73,405.50
Portofino Oaks	D	36'	92	\$708.42	\$65,174.64
Portofino Lakes	E	50'	120	\$708.42	\$85,010.40
Marbella Bay	F	36'	207	\$672.58	\$139,224.06
Floridian Isles II	G	60'	176	\$656.19	\$115,489.44
Pebblebrook II	H	60'	182	\$699.10	\$127,236.20
Stonebrook II	I	36'	88	\$708.42	\$62,340.96
Gross Assessment			1,213		\$838,375.94
Less Discounts/Commissions (5%)					\$41,918.80
Net Assessment					\$796,457.14

South-Dade Venture

Community Development District
Series 2013 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 7,100,000.00	\$ 465,000.00	\$ 166,387.50	\$ -
11/01/23	\$ 6,635,000.00	\$ -	\$ 157,203.75	\$ 788,591.25
05/01/24	\$ 6,635,000.00	\$ 480,000.00	\$ 157,203.75	\$ -
11/01/24	\$ 6,155,000.00	\$ -	\$ 147,723.75	\$ 784,927.50
05/01/25	\$ 6,155,000.00	\$ 500,000.00	\$ 147,723.75	\$ -
11/01/25	\$ 5,655,000.00	\$ -	\$ 137,848.75	\$ 785,572.50
05/01/26	\$ 5,655,000.00	\$ 520,000.00	\$ 137,848.75	\$ -
11/01/26	\$ 5,135,000.00	\$ -	\$ 127,578.75	\$ 785,427.50
05/01/27	\$ 5,135,000.00	\$ 545,000.00	\$ 127,578.75	\$ -
11/01/27	\$ 4,590,000.00	\$ -	\$ 116,815.00	\$ 789,393.75
05/01/28	\$ 4,590,000.00	\$ 565,000.00	\$ 116,815.00	\$ -
11/01/28	\$ 4,025,000.00	\$ -	\$ 105,656.25	\$ 787,471.25
05/01/29	\$ 4,025,000.00	\$ 585,000.00	\$ 105,656.25	\$ -
11/01/29	\$ 3,440,000.00	\$ -	\$ 90,300.00	\$ 780,956.25
05/01/30	\$ 3,440,000.00	\$ 620,000.00	\$ 90,300.00	\$ -
11/01/30	\$ 2,820,000.00	\$ -	\$ 74,025.00	\$ 784,325.00
05/01/31	\$ 2,820,000.00	\$ 650,000.00	\$ 74,025.00	\$ -
11/01/31	\$ 2,170,000.00	\$ -	\$ 56,962.50	\$ 780,987.50
05/01/32	\$ 2,170,000.00	\$ 690,000.00	\$ 56,962.50	\$ -
11/01/32	\$ 1,480,000.00	\$ -	\$ 38,850.00	\$ 785,812.50
05/01/33	\$ 1,480,000.00	\$ 720,000.00	\$ 38,850.00	\$ -
11/01/33	\$ 760,000.00	\$ -	\$ 19,950.00	\$ 778,800.00
05/01/34	\$ 760,000.00	\$ 760,000.00	\$ 19,950.00	\$ 779,950.00
		\$ 7,980,000.00	\$ 3,012,920.00	\$ 11,788,750.00

South-Dade Venture

Community Development District

Debt Service Fund

Series 2022 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Adopted Budget FY 2024
Revenues					
Special Assessments - On Roll ⁽¹⁾	\$597,373	\$600,334	\$81	\$600,415	\$597,373
Interest Income	\$0	\$5,705	\$336	\$6,041	\$0
Carry Forward Surplus ⁽²⁾	\$80,987	\$68,718	\$0	\$68,718	\$57,896
TOTAL REVENUES	\$678,359	\$674,757	\$417	\$675,174	\$655,269
Expenditures					
<u>Series 2022</u>					
Interest - 11/01	\$90,332	\$90,332	\$0	\$90,332	\$66,213
Interest - 05/01	\$71,946	\$71,946	\$0	\$71,946	\$66,213
Principal - 05/01	\$455,000	\$455,000	\$0	\$455,000	\$465,000
TOTAL EXPENDITURES	\$617,278	\$617,278	\$0	\$617,278	\$597,426
EXCESS REVENUES	\$70,426	\$57,479	\$417	\$57,896	\$57,843

11/24 Interest
2022 \$60,354

Sub-Division Name	Pod/Parcel	Type	Platted Units	Gross Per Unit	Debt Assessment
Floridian Isles I	A	Villa	150	\$445.13	\$66,769.50
Marbella Cove ⁽³⁾	B	Villa w/o G.	170	\$432.08	\$73,453.60
Portofino Estates	C	50'	130	\$514.72	\$66,913.60
Pebblebrook I	D	36'	120	\$479.93	\$57,591.60
Stonebrook I	E	50'	146	\$514.72	\$75,149.12
Portofino Bay	F	36'	163	\$479.93	\$78,228.59
Floridian Bay Estates (1)	G	60'	168	\$527.76	\$88,663.68
Floridian Bay Estates II	H	60'	72	\$138.39	\$9,964.08
Portofino Palms ⁽⁵⁾	I	36'	171	\$95.67	\$16,359.57
Portofino Pointe	J	36'	105	\$95.67	\$10,045.35
Portofino Oaks	K	50'	92	\$122.55	\$11,274.60
Portofino Lakes	L	50'	120	\$122.55	\$14,706.00
Marbella Bay	M	Villa	207	\$82.24	\$17,023.68
Floridian Isles II	N	TH	176	\$82.24	\$14,474.24
Pebblebrook II	O	36'	182	\$95.67	\$17,411.94
Stonebrook II	P	50'	88	\$122.55	\$10,784.40
Gross Assessment			2,260		\$628,813.55

Less Discounts/Commissions (5%) \$31,440.68
Net Assessment **\$597,372.87**

⁽¹⁾ Represents Maximum Annual Debt Service Assessment

⁽²⁾ Carry forward surplus is net of the reserve requirement

⁽³⁾ During FY 2012, 1 unit paid off their 2008A and 2012A Bond Assessment.

⁽⁴⁾ During FY 2005, 6 units paid off their 2012A Bond Assessment.

⁽⁵⁾ During FY 2017, 1 unit paid off their 2008A and 2012A Bond Assessment.

South-Dade Venture

Community Development District

Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 5,710,000.00	\$ 455,000.00	\$ 71,946.00	\$ -
11/01/23	\$ 5,255,000.00	\$ -	\$ 66,213.00	\$ 593,159.00
05/01/24	\$ 5,255,000.00	\$ 465,000.00	\$ 66,213.00	\$ -
11/01/24	\$ 4,790,000.00	\$ -	\$ 60,354.00	\$ 591,567.00
05/01/25	\$ 4,790,000.00	\$ 480,000.00	\$ 60,354.00	\$ -
11/01/25	\$ 4,310,000.00	\$ -	\$ 54,306.00	\$ 594,660.00
05/01/26	\$ 4,310,000.00	\$ 495,000.00	\$ 54,306.00	\$ -
11/01/26	\$ 3,815,000.00	\$ -	\$ 48,069.00	\$ 597,375.00
05/01/27	\$ 3,815,000.00	\$ 505,000.00	\$ 48,069.00	\$ -
11/01/27	\$ 3,310,000.00	\$ -	\$ 41,706.00	\$ 594,775.00
05/01/28	\$ 3,310,000.00	\$ 520,000.00	\$ 41,706.00	\$ -
11/01/28	\$ 2,790,000.00	\$ -	\$ 35,154.00	\$ 596,860.00
05/01/29	\$ 2,790,000.00	\$ 530,000.00	\$ 35,154.00	\$ -
11/01/29	\$ 2,260,000.00	\$ -	\$ 28,476.00	\$ 593,630.00
05/01/30	\$ 2,260,000.00	\$ 545,000.00	\$ 28,476.00	\$ -
11/01/30	\$ 1,715,000.00	\$ -	\$ 21,609.00	\$ 595,085.00
05/01/31	\$ 1,715,000.00	\$ 555,000.00	\$ 21,609.00	\$ -
11/01/31	\$ 1,160,000.00	\$ -	\$ 14,616.00	\$ 591,225.00
05/01/32	\$ 1,160,000.00	\$ 575,000.00	\$ 14,616.00	\$ -
11/01/32	\$ 585,000.00	\$ -	\$ 7,371.00	\$ 596,987.00
05/01/33	\$ 585,000.00	\$ 585,000.00	\$ 7,371.00	\$ 592,371.00
		\$ 5,710,000.00	\$ 918,026.20	\$ 6,628,026.20