

***Adopted Budget  
Fiscal Year 2021***

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

***August 27, 2020***



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

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# South-Dade Venture

## Community Development District

Description	Adopted Budget FY 2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<b>Revenues</b>					
Special Assessments (Net)	\$1,792,718	\$1,804,281	\$0	\$1,804,281	\$1,792,718
Special Assessments (Net) Clubhouse II	\$272,480	\$274,237	\$0	\$274,237	\$272,480
Interest Income	\$5,000	\$8,975	\$600	\$9,575	\$5,000
Vehicle Registration Fees	\$12,000	\$11,440	\$1,000	\$12,440	\$12,000
FEMA Reimbursement <sup>(1)</sup>	\$0	\$3,878	\$0	\$3,878	\$0
Miscellaneous Income	\$600	\$3,113	\$0	\$3,113	\$600
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$2,082,798</b>	<b>\$2,105,924</b>	<b>\$1,600</b>	<b>\$2,107,524</b>	<b>\$2,082,798</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$5,000	\$2,000	\$7,000	\$12,000
FICA Expense	\$918	\$383	\$153	\$536	\$918
Engineering	\$16,250	\$2,416	\$483	\$2,899	\$16,250
Attorney	\$30,000	\$11,403	\$3,801	\$15,203	\$30,000
Annual Audit	\$4,469	\$4,400	\$0	\$4,400	\$4,400
Management Fees	\$57,384	\$47,820	\$9,564	\$57,384	\$57,384
Computer Time	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$2,000	\$1,411	\$282	\$1,693	\$1,700
Printing & Binding	\$1,750	\$583	\$117	\$699	\$1,000
Rentals & Leases	\$2,400	\$2,000	\$400	\$2,400	\$2,400
Insurance	\$8,825	\$8,825	\$0	\$8,825	\$9,950
Legal Advertising	\$1,000	\$578	\$450	\$1,028	\$1,000
Other Current Charges	\$1,500	\$1,398	\$280	\$1,677	\$1,500
Property Taxes	\$25	\$17	\$1,123	\$1,140	\$25
Office Supplies	\$250	\$158	\$32	\$190	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$139,996</b>	<b>\$87,398</b>	<b>\$18,876</b>	<b>\$106,274</b>	<b>\$140,002</b>
<b>Field</b>					
Electric - Entrance Lighting	\$7,000	\$5,028	\$1,006	\$6,033	\$7,000
Electric - Street Lighting	\$32,500	\$25,879	\$5,176	\$31,054	\$32,500
Electric - Street Lighting Lease	\$27,612	\$23,010	\$4,602	\$27,612	\$27,612
Electric - Irrigation	\$2,600	\$2,162	\$432	\$2,595	\$2,600
Electric - Guardhouse	\$10,500	\$7,955	\$1,591	\$9,546	\$10,500
Water - Guardhouse	\$1,000	\$750	\$150	\$900	\$1,000
Cable/Internet	\$17,500	\$14,615	\$2,923	\$17,538	\$17,500
Telephone-Wireless	\$720	\$581	\$116	\$698	\$720
Landscape Maintenance	\$400,048	\$340,019	\$61,800	\$401,819	\$400,048
Tree Trimming	\$30,000	\$24,768	\$5,259	\$30,027	\$30,000
Plant Replacement	\$20,000	\$26,851	\$5,370	\$32,222	\$20,000
Irrigation Maintenance	\$2,000	\$3,776	\$755	\$4,531	\$2,000
Field Management	\$35,000	\$33,536	\$11,179	\$44,715	\$35,000
Lake Maintenance	\$17,535	\$14,210	\$2,842	\$17,052	\$17,535
General Maintenance	\$35,000	\$28,387	\$5,677	\$34,064	\$35,000
Pressure Cleaning	\$14,500	\$9,730	\$0	\$9,730	\$14,500
Culvert Cleaning	\$12,000	\$37,468	\$0	\$37,468	\$12,000
Property Insurance	\$16,233	\$16,731	\$0	\$16,731	\$17,648
Banner/Holiday Decorations	\$120,900	\$83,623	\$37,278	\$120,900	\$120,900
Security Gate Guards	\$382,720	\$331,122	\$60,321	\$391,443	\$415,000
Gate Maintenance/Repairs	\$75,000	\$44,495	\$8,899	\$53,394	\$60,000
Enhanced Security	\$267,000	\$121,600	\$40,659	\$162,259	\$250,000
Web Design/Maintenance	\$4,250	\$2,660	\$532	\$3,192	\$4,250
Newsletter Printing	\$13,500	\$2,854	\$571	\$3,425	\$13,500
Operating Supplies	\$1,650	\$3,149	\$630	\$3,779	\$1,500
Hurricane Recovery/Project	\$70,000	\$153,541	\$0	\$153,541	\$0
Capital Reserve	\$0	\$18,933	\$0	\$18,933	\$70,000
Contingency	\$51,629	\$0	\$32,493	\$32,493	\$50,000
<b>TOTAL FIELD</b>	<b>\$1,668,397</b>	<b>\$1,377,432</b>	<b>\$290,261</b>	<b>\$1,667,694</b>	<b>\$1,668,313</b>

# South-Dade Venture

## Community Development District

Description	Adopted Budget FY 2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<i>Clubhouse II Maintenance/Operation</i>					
Security	\$46,723	\$29,767	\$5,953	\$35,720	\$46,723
Telephone	\$6,750	\$5,116	\$1,023	\$6,140	\$6,750
Utilities	\$35,000	\$23,608	\$4,722	\$28,330	\$35,000
Insurance	\$8,025	\$6,828	\$0	\$6,828	\$8,025
Banner/Holiday Decorations	\$13,062	\$0	\$0	\$0	\$13,062
Alarm Monitoring	\$1,800	\$1,423	\$285	\$1,708	\$1,800
Pool Maintenance	\$20,000	\$17,539	\$3,508	\$21,047	\$20,000
Club Operation/Staff	\$77,000	\$75,471	\$25,157	\$100,627	\$77,000
Fitness Equipment Maintenance	\$3,000	\$1,555	\$311	\$1,867	\$3,000
Office Supplies & Printing	\$4,500	\$1,332	\$266	\$1,598	\$4,500
Repairs & Maintenance	\$31,000	\$28,505	\$5,701	\$34,206	\$31,000
Janitorial Maintenance	\$6,000	\$0	\$0	\$0	\$6,000
Janitorial Supplies	\$7,000	\$8,859	\$1,772	\$10,631	\$7,000
Landscape Maintenance	\$6,000	\$6,271	\$1,254	\$7,525	\$6,000
Licesnses and Permits	\$0	\$877	\$250	\$1,127	\$1,200
Clubhouse Reserves	\$5,831	\$0	\$0	\$0	\$4,631
Contingency	\$2,714	\$0	\$0	\$0	\$2,792
Special Projects	\$0	\$76,202	\$0	\$76,202	\$0
<b>TOTAL CLUBHOUSE II MAINTENANCE</b>	<b>\$274,405</b>	<b>\$283,354</b>	<b>\$50,202</b>	<b>\$333,556</b>	<b>\$274,483</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,082,798</b>	<b>\$1,748,184</b>	<b>\$359,339</b>	<b>\$2,107,524</b>	<b>\$2,082,798</b>
<b>ENDING FUND BALANCE</b>	<b>\$0</b>	<b>\$357,740</b>	<b>(\$357,739)</b>	<b>\$0</b>	<b>\$0</b>

<sup>(1)</sup> FEMA claim for Hurricane Irma.

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Net Assessment	\$1,914,168	\$1,914,168	\$1,914,168	\$1,907,029	\$2,065,206	\$2,065,198
Collection & Discounts (5%)	\$100,746	\$100,746	\$100,746	\$107,885	\$107,885	\$107,885
Gross Assessment	\$2,014,914	\$2,014,914	\$2,014,914	\$2,014,914	\$2,173,091	\$2,173,083
No. of Units	2,269	2,269	2,269	2,269	2,269	2,269
<b>Per Unit Assessment</b>						
Phase 1 Per Unit (Gross)	\$761	\$761	\$761	\$761	\$831	\$831
Phase 2 Blvd. Per Unit (Gross)	\$1,025	\$1,025	\$1,025	\$1,025	\$1,095	\$1,095
Phase 2 Per Unit (Gross)	\$1,025	\$1,025	\$1,025	\$1,025	\$1,095	\$1,095
Phase 2 (No Clubhouse) Per Unit (Gross)	\$761	\$761	\$761	\$761	\$831	\$831

**SOUTH-DADE VENTURE  
COMMUNITY DEVELOPMENT DISTRICT**

Exhibit "A"

Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2019)	\$530,241
Estimated Excess Revenues over Expenditures	\$0
FY 2020 Capital Reserve-Clubhouse	\$0
FY 2020 Capital Reserve-Guardhouses	\$0
Less:	
Funding for First Quarter Operating Expenses:	(\$289,719)
Reserved for Capital Projects / Renewal and Replacement:	
Gates/Guardhouses	(\$79,772)
Clubhouse	(\$160,751)
	(\$530,241)
<b>Total Undesignated Cash as of 09/30/2020</b>	<b>\$0</b>

**South-Dade Venture**  
**Community Development District**  
**Special Assessment Summary**

Sub-Division Name	PH	Platted Units	2002 Debt	2008 Debt	2012 Debt	2013 Debt	TOTAL DEBT	O&M	Total Per Unit Assessment	FY 2021 Total Assessment
Floridian Isles I	1	150	\$0	\$79	\$523	\$0	\$602	\$831	\$1,433.00	\$214,949.29
Marbella Cove	1	170	\$0	\$79	\$508	\$0	\$587	\$831	\$1,417.66	\$241,832.10
Portofino Estates	1	130	\$0	\$79	\$605	\$0	\$684	\$831	\$1,514.83	\$196,927.28
Pebblebrook I	1	120	\$0	\$79	\$564	\$0	\$643	\$831	\$1,473.92	\$176,869.83
Stonebrook I	1	146	\$0	\$79	\$605	\$0	\$684	\$831	\$1,514.83	\$221,164.49
Portofino Bay	1	163	\$0	\$79	\$564	\$0	\$643	\$831	\$1,473.92	\$240,248.19
Floridian Bay Estates	1	175	\$0	\$79	\$621	\$0	\$699	\$831	\$1,530.17	\$263,355.86
Floridian Bay Estates II	2	72	\$0	\$79	\$163	\$708	\$949	\$1,095	\$2,043.98	\$147,166.41
Portofino Palms	2	172	\$0	\$79	\$113	\$699	\$890	\$1,095	\$1,985.23	\$340,568.73
Portofino Pointe	2	105	\$0	\$79	\$113	\$699	\$890	\$1,095	\$1,985.23	\$208,448.93
Portofino Oaks	2	92	\$0	\$79	\$144	\$708	\$931	\$1,095	\$2,026.15	\$186,405.61
Portofino Lakes	2	120	\$0	\$79	\$144	\$708	\$931	\$831	\$1,762.10	\$211,451.43
Marbella Bay	2	207	\$0	\$79	\$97	\$673	\$848	\$1,095	\$1,942.91	\$402,181.93
Floridian Isles II	2	176	\$0	\$79	\$97	\$656	\$832	\$1,095	\$1,926.52	\$339,067.15
Pebblebrook II	2	182	\$0	\$79	\$113	\$699	\$890	\$1,095	\$1,985.23	\$361,311.48
Stonebrook II	2	88	\$0	\$79	\$144	\$708	\$931	\$1,095	\$2,026.15	\$178,301.01
<b>Gross Assessment</b>		<b>2,268</b>								<b>\$3,930,250</b>

<sup>(1)</sup> During FY 2012, 1 unit paid off their 2008A and 2012A Bond Assessment.

<sup>(2)</sup> During FY 2005, 6 units paid off their 2012A Bond Assessment. During FY 2015, 1 unit paid off their 2012A Bond Assessment.

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

# **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2021

## **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 2012A Special Assessment Revenue Bonds and Series 2013A Special Assessment Refunding Bond. 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.

### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

### **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.

# **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2021

## **Trustee Fees**

The District issued Series 2008A, 2012A & 2013A Special Assessment Revenue 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.

## **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 Florida Insurance Alliance Florida Insurance Alliance 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.

## **Property Taxes**

Property Taxes for property owned by the District.

## **Office Supplies**

Miscellaneous office supplies.



# **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2021

## **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.

### **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 – Guardhouses**

Electric for the Guardhouse.

### **Water – Guardhouses**

Water and sewer services for the guardhouses.

### **Cable/Internet**

Services for the guardhouses.

### **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.

# **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2021

## **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.

## **Banner/Holiday Decorations**

The District has a contract with CDI 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.

# **SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED GENERAL FUND BUDGET  
FISCAL YEAR 2021

## **Clubhouse II Maintenance**

### **Security**

The District has contracted with a security company for clubhouse security at the Waterstone II 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.

### **Pool Maintenance**

The District has contract with Serenity Pools of South Florida to maintain the Clubhouse pool.

### **Club Operation/Staff**

Administrative and Management Fees incurred for daily management of the Clubhouse.

### **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.

### **Clubhouse Reserves**

Funds set aside for replacement of capital items relating to the Clubhouse.

### **Contingency**

Any unexpected or irregular expenses incurred.

# South-Dade Venture

Community Development District

Debt Service Fund

Series 2008 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<b>Revenues</b>					
Special Assessments - On Roll <sup>(1)</sup>	\$169,312	\$170,816	\$0	\$170,816	\$169,312
Interest Income	\$250	\$58	\$1	\$59	\$50
Carry Forward Surplus	\$29,712	\$29,323	\$0	\$29,323	\$24,133
<b>TOTAL REVENUES</b>	<b>\$199,275</b>	<b>\$200,197</b>	<b>\$1</b>	<b>\$200,198</b>	<b>\$193,496</b>
<b>Expenditures</b>					
<b>Series 2008A</b>					
Interest Expense - 11/01	\$25,913	\$25,913	\$0	\$25,913	\$23,468
Interest Expense - 5/01	\$25,632	\$25,632	\$0	\$25,632	\$23,085
Principal Expense - 5/01	\$121,138	\$121,138	\$0	\$121,138	\$126,020
<b>TOTAL EXPENDITURES</b>	<b>\$172,683</b>	<b>\$172,683</b>	<b>\$0</b>	<b>\$172,683</b>	<b>\$172,572</b>
<b>Other Sources/(Uses)</b>					
Trustee Fees	(\$2,950)	\$0	(\$3,382)	(\$3,382)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$2,950)</b>	<b>\$0</b>	<b>(\$3,382)</b>	<b>(\$3,382)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$23,642</b>	<b>\$27,514</b>	<b>(\$3,381)</b>	<b>\$24,133</b>	<b>\$20,924</b>

11/21 Interest	
2008A	\$20,923
	<u>\$20,923</u>

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 <sup>(2)</sup>	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 <sup>(3)</sup>	G	60'	168	\$78.86	\$13,248.48
Floridian Bay Estates II	H	60'	72	\$78.86	\$5,677.92
Portofino Palms <sup>(4)</sup>	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)
				<b>Net Assessment</b>	<b>\$169,312.42</b>

<sup>(1)</sup> Represents Maximum Annual Debt Service Assessment

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

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

<sup>(4)</sup> 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 <sup>(1)</sup>

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 1,283,537	3.95%	\$ 121,138.31	\$ 25,631.52	\$ -
11/01/20	\$ 1,162,399	3.95%	\$ -	\$ 23,467.53	\$ 170,237.36
05/01/21	\$ 1,162,399	3.95%	\$ 126,019.68	\$ 23,084.91	\$ -
11/01/21	\$ 1,036,379	3.95%	\$ -	\$ 20,923.34	\$ 170,027.93
05/01/22	\$ 1,036,379	3.95%	\$ 131,097.75	\$ 20,582.20	\$ -
11/01/22	\$ 905,281	3.95%	\$ -	\$ 18,276.62	\$ 169,956.57
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
<b>Total</b>			<b>\$ 1,283,537</b>	<b>\$ 244,858.91</b>	<b>\$ 1,528,395.75</b>

<sup>(1)</sup> 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 2012 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget FY 2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<b>Revenues</b>					
Special Assessments - On Roll <sup>(1)</sup>	\$702,462	\$706,824	\$0	\$706,824	\$702,462
Interest Income	\$0	\$487	\$4	\$491	\$0
Carry Forward Surplus <sup>(2)</sup>	\$194,392	\$194,358	\$0	\$194,358	\$184,774
<b>TOTAL REVENUES</b>	<b>\$896,853</b>	<b>\$901,669</b>	<b>\$4</b>	<b>\$901,673</b>	<b>\$887,235</b>
<b>Expenditures</b>					
<b>Series 2012A</b>					
Interest - 11/01	\$174,578	\$174,450	\$0	\$174,450	\$166,928
Interest - 05/01	\$174,578	\$174,578	\$0	\$174,578	\$166,928
Principal - 05/01	\$360,000	\$360,000	\$0	\$360,000	\$375,000
<b>TOTAL EXPENDITURES</b>	<b>\$709,156</b>	<b>\$709,028</b>	<b>\$0</b>	<b>\$709,028</b>	<b>\$708,856</b>
<b>Other Sources/(Uses)</b>					
Trustee Fees	(\$4,771)	(\$4,771)	\$0	(\$4,771)	(\$4,771)
Arbitrage Rebate	(\$600)	(\$600)	\$0	(\$600)	(\$600)
Dissemination Agent Fees	(\$2,500)	\$0	(\$2,500)	(\$2,500)	(\$2,500)
<b>TOTAL OTHER</b>	<b>(\$7,871)</b>	<b>(\$5,371)</b>	<b>(\$2,500)</b>	<b>(\$7,871)</b>	<b>(\$7,871)</b>
<b>EXCESS REVENUES</b>	<b>\$179,826</b>	<b>\$187,270</b>	<b>(\$2,496)</b>	<b>\$184,774</b>	<b>\$170,509</b>

11/21 Interest  
2012A \$ 158,725

Sub-Division Name	Pod/Parcel	Type	Platted Units	Gross Per Unit	Debt Assessment
Floridian Isles I	A	Villa	150	\$523.43	\$78,514.50
Marbella Cove <sup>(3)</sup>	B	Villa w/o G.	170	\$508.09	\$86,375.30
Portofino Estates	C	50'	130	\$605.26	\$78,683.80
Pebblebrook I	D	36'	120	\$564.35	\$67,722.00
Stonebrook I	E	50'	146	\$605.26	\$88,367.96
Portofino Bay	F	36'	163	\$564.35	\$91,989.05
Floridian Bay Estates (1) <sup>(4)</sup>	G	60'	168	\$620.60	\$104,260.80
Floridian Bay Estates II	H	60'	72	\$162.74	\$11,717.28
Portofino Palms	I	36'	171	\$112.51	\$19,239.21
Portofino Pointe	J	36'	105	\$112.51	\$11,813.55
Portofino Oaks	K	50'	92	\$144.11	\$13,258.12
Portofino Lakes	L	50'	120	\$144.11	\$17,293.20
Marbella Bay	M	Villa	207	\$96.71	\$20,018.97
Floridian Isles II	N	TH	176	\$96.71	\$17,020.96
Pebblebrook II	O	36'	182	\$112.51	\$20,476.82
Stonebrook II	P	50'	88	\$144.11	\$12,681.68
Gross Assessment			2,260		\$739,433.20
				Less Discounts/Commissions (5%)	\$36,971.66
				<b>Net Assessment</b>	<b>\$702,461.54</b>

<sup>(1)</sup> Represents Maximum Annual Debt Service Assessment

<sup>(2)</sup> Carry forward surplus is net of the reserve requirement

<sup>(3)</sup> During FY 2012, 1 unit paid off their A Bond Assessment.

<sup>(4)</sup> During FY 2005, 6 units paid off their A Bond Assessment.

# South-Dade Venture

Community Development District

Series 2012 Special Assessment Bonds

## AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 7,020,000.00	\$ 360,000.00	\$ 174,578.13	\$ -
11/01/20	\$ 6,660,000.00	\$ -	\$ 166,928.13	\$ 701,506.25
05/01/21	\$ 6,660,000.00	\$ 375,000.00	\$ 166,928.13	\$ -
11/01/21	\$ 6,285,000.00	\$ -	\$ 158,725.00	\$ 700,653.13
05/01/22	\$ 6,285,000.00	\$ 390,000.00	\$ 158,725.00	\$ -
11/01/22	\$ 5,895,000.00	\$ -	\$ 149,950.00	\$ 698,675.00
05/01/23	\$ 5,895,000.00	\$ 410,000.00	\$ 149,950.00	\$ -
11/01/23	\$ 5,485,000.00	\$ -	\$ 139,700.00	\$ 699,650.00
05/01/24	\$ 5,485,000.00	\$ 430,000.00	\$ 139,700.00	\$ -
11/01/24	\$ 5,055,000.00	\$ -	\$ 128,950.00	\$ 698,650.00
05/01/25	\$ 5,055,000.00	\$ 455,000.00	\$ 128,950.00	\$ -
11/01/25	\$ 4,600,000.00	\$ -	\$ 117,575.00	\$ 701,525.00
05/01/26	\$ 4,600,000.00	\$ 480,000.00	\$ 117,575.00	\$ -
11/01/26	\$ 4,120,000.00	\$ -	\$ 105,575.00	\$ 703,150.00
05/01/27	\$ 4,120,000.00	\$ 500,000.00	\$ 105,575.00	\$ -
11/01/27	\$ 3,620,000.00	\$ -	\$ 92,762.50	\$ 698,337.50
05/01/28	\$ 3,620,000.00	\$ 530,000.00	\$ 92,762.50	\$ -
11/01/28	\$ 3,090,000.00	\$ -	\$ 79,181.25	\$ 701,943.75
05/01/29	\$ 3,090,000.00	\$ 555,000.00	\$ 79,181.25	\$ -
11/01/29	\$ 2,535,000.00	\$ -	\$ 64,959.38	\$ 699,140.63
05/01/30	\$ 2,535,000.00	\$ 585,000.00	\$ 64,959.38	\$ -
11/01/30	\$ 1,950,000.00	\$ -	\$ 49,968.75	\$ 699,928.13
05/01/31	\$ 1,950,000.00	\$ 615,000.00	\$ 49,968.75	\$ -
11/01/31	\$ 1,335,000.00	\$ -	\$ 34,209.38	\$ 699,178.13
05/01/32	\$ 1,335,000.00	\$ 650,000.00	\$ 34,209.38	\$ -
11/01/32	\$ 685,000.00	\$ -	\$ 17,553.13	\$ 701,762.50
05/01/33	\$ 685,000.00	\$ 685,000.00	\$ 17,553.13	\$ 702,553.13
		\$ 7,020,000.00	\$ 2,786,653.13	\$ 9,806,653.13

# South-Dade Venture

## Community Development District

## Debt Service Fund

### Series 2013 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget FY 2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Projected 9/30/20	Adopted Budget FY 2021
<b>Revenues</b>					
Special Assessments - On Roll <sup>(1)</sup>	\$796,457	\$801,403	\$0	\$801,403	\$796,457
Interest Income	\$1,000	\$3,535	\$20	\$3,555	\$1,000
Carry Forward Surplus <sup>(2)</sup>	\$238,198	\$238,159	\$0	\$238,159	\$235,892
<b>TOTAL REVENUES</b>	<b>\$1,035,655</b>	<b>\$1,043,097</b>	<b>\$20</b>	<b>\$1,043,117</b>	<b>\$1,033,349</b>
<b>Expenditures</b>					
<b>Series 2013A</b>					
Interest - 11/01	\$192,063	\$192,063	\$0	\$192,063	\$183,768
Interest - 05/01	\$192,063	\$192,063	\$0	\$192,063	\$183,768
Principal - 05/01	\$420,000	\$420,000	\$0	\$420,000	\$430,000
<b>TOTAL EXPENDITURES</b>	<b>\$804,125</b>	<b>\$804,125</b>	<b>\$0</b>	<b>\$804,125</b>	<b>\$797,535</b>
<b>Other Sources/(Uses)</b>					
Arbitrage Rebate Calculation	(\$600)	(\$600)	\$0	(\$600)	(\$600)
Trustee Fees	(\$4,027)	\$0	\$0	\$0	\$0
Dissemination Agent Fees	(\$2,500)	(\$2,083)	(\$417)	(\$2,500)	(\$2,500)
<b>TOTAL OTHER</b>	<b>(\$7,127)</b>	<b>(\$2,683)</b>	<b>(\$417)</b>	<b>(\$3,100)</b>	<b>(\$3,100)</b>
<b>EXCESS REVENUES</b>	<b>\$224,404</b>	<b>\$236,289</b>	<b>(\$397)</b>	<b>\$235,892</b>	<b>\$232,714</b>

<sup>(1)</sup> Represents Maximum Annual Debt Service Assessment

<sup>(2)</sup> Carry forward surplus is net of the reserve requirement

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

11/21 Interest

2013A \$ 175,275

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 <sup>(3)</sup>	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
				<b>Net Assessment</b>	<b>\$796,457.14</b>



# South-Dade Venture

Community Development District  
Series 2013 Special Assessment Bonds

## AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 8,400,000.00	\$ 420,000.00	\$ 192,062.50	\$ -
11/01/20	\$ 7,980,000.00	\$ -	\$ 183,767.50	\$ 795,830.00
05/01/21	\$ 7,980,000.00	\$ 430,000.00	\$ 183,767.50	\$ -
11/01/21	\$ 7,550,000.00	\$ -	\$ 175,275.00	\$ 789,042.50
05/01/22	\$ 7,550,000.00	\$ 450,000.00	\$ 175,275.00	\$ -
11/01/22	\$ 7,100,000.00	\$ -	\$ 166,387.50	\$ 791,662.50
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
		\$ 8,400,000.00	\$ 3,388,750.00	\$ 11,788,750.00