

**VENETIAN POINTE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Budget Approval Meeting Agenda Notice**  
**November 5th, 2025**  
**Start Time 6:00 PM**

IN PERSON: Wa-Ke-Hatchee Recreation Center, 16760 Bass Road Fort Myers, Community Room

VIRTUAL:

To join from a PC, Mac, iPad, iPhone or Android Device in 1 Click [Click Here](#)

Or Click <https://zoom.us/> Click Join, and Enter Meeting ID 720 988 4355

Join by Phone: Dial 646-558-8656 and enter Meeting ID 720 988 4355

The purpose of the Budget Approval Meeting is to adopt the annual budget and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the President
  2. Certify quorum
  3. Prove notice of meeting
  4. Confirm the agenda
  5. Read (or waive reading of) and approve last meeting minutes
  - 6: New business
- Call for motion to adopt the 2026 Budget, Discussion
- 7: Other business, if any
  - 8: Next meeting and adjournment



**Venetian Pointe Homeowner's Association, Inc.**

# **PROPOSED BUDGET**

**FOR THE PERIOD OF:  
JANUARY 1, 2026 – DECEMBER 31, 2026**



## Addendum 1: Line-Item Budget Proposal Summary 2026

<b>Venetian Pointe Homeowner's Association, Inc.</b> <b>Proposed Budget for the period of January 1, 2026 thru December 31, 2026</b>				
	Account	Description	2025 Budget	2026 Budget Proposed Fully Fund Annual
<b>Income Accounts</b>				
<b>REVENUE</b>				
	40-4010-00-00	Maintenance Fee Income	\$568,550.00	\$625,331.02
	40-4020-00-00	Operating Interest Income	\$3,000.00	\$3,000.00
	40-4030-00-00	Late Fee Income	\$0.00	\$1,000.00
	40-4075-00-00	Access Control Barcodes	\$500.00	\$0.00
	<b>Income Accounts Total</b>		<b>\$572,050.00</b>	<b>\$629,331.02</b>
<b>Expense Accounts</b>				
<b>ADMINISTRATIVE</b>				
	51-5105-00-00	Accounting Fees	\$5,000.00	\$6,000.00
	51-5110-00-00	Annual Filing Fee	\$500.00	\$500.00
	51-5140-00-00	Legal/Turnover	\$20,000.00	\$25,000.00
	51-5155-00-00	Office & Administrative	\$7,000.00	\$10,000.00
	2 51-5175-00-00	Property Mgmt. Contract	\$30,000.00	\$31,500.00
<b>UTILITY EXPENSE</b>				
	52-5210-00-00	Electric Clubhouse/Pool	\$7,000.00	\$7,000.00
	52-5211-00-00	Electric Street Lights	\$15,000.00	\$15,000.00
	52-5212-00-00	Electric Lift Station	\$700.00	\$1,000.00
	52-5213-00-00	Electric Fountain	\$9,000.00	\$9,000.00
	52-5214-00-00	Electric Gate	\$1,200.00	\$1,000.00
	52-5230-00-00	Telephone	\$50.00	\$200.00
	52-5235-00-00	Clubhouse/Pool Gas	\$7,000.00	\$10,000.00
	52-5251-00-00	Water & Sewer	\$2,000.00	\$1,500.00
<b>COMMON GROUND MAINTENANCE</b>				
	53-5315-00-00	Fountain Maintenance	\$2,000.00	\$0.00
	53-5325-00-00	Manit. Repairs - Equip	\$4,000.00	\$2,000.00
	53-5330-00-00	Building Maintenance	\$6,000.00	\$10,000.00
	53-5335-00-00	Fence/Wall Maintenance	\$1,000.00	\$6,000.00
	53-5340-00-00	Cleaning/Janitorial	\$6,000.00	\$6,000.00
	53-5350-00-00	Gate Repair	\$10,000.00	\$30,000.00
	53-5715-00-00	Pinestraw/Mulch - Common	\$5,900.00	\$6,700.00
	53-5720-00-00	Lawn/Pest/Fert Commons	\$59,940.00	\$61,738.00
	53-5721-00-00	Landscape Improvements	\$5,000.00	\$5,000.00
	53-5722-00-00	Outer Perimeter mulch	\$2,200.00	\$3,000.00
	53-5732-00-00	Pest Control	\$1,000.00	\$1,000.00
	53-5760-00-00	Tree Trimming/Removal	\$1,500.00	\$10,000.00
	53-5767-00-00	Contingency	\$2,000.00	\$0.00
<b>LANDSCAPE - SFH</b>				
	54-5405-00-00	Lawncare/Pest Control SFH	\$84,360.00	\$86,880.00
	5415-00-00	Mulch SFH - "A Plus Spreading"	\$11,500.00	\$13,000.00
<b>LANDSCAPE - VILLAS</b>				
	55-5505-00-00	Lawncare/Pest Control Villas	\$77,700.00	\$80,031.00
	55-5515-00-00	Mulch Villas - "A Plus Spreading"	\$11,900.00	\$13,000.00
<b>LAKE &amp; WETLAND EXPENSE</b>				
	56-5506-00-00	Preserve Annual Report	\$3,000.00	\$3,000.00
	56-5605-00-00	Wetland Preserve Maint.	\$20,000.00	\$15,000.00
	56-5610-00-00	Lake/Fountain M&R	\$3,000.00	\$12,000.00
	56-5615-00-00	Lake Monitoring Reports	\$500.00	\$500.00
<b>IRRIGATION &amp; PUMP EXPENSE</b>				
	57-5705-00-00	Irrigation Repairs Common	\$15,000.00	\$10,000.00
	57-5710-00-00	Well Monitoring & Repair	\$15,000.00	\$10,000.00
	57-5715-00-00	Pump Maintenance	\$5,000.00	\$3,000.00
<b>POOL EXPENSE</b>				
	58-5805-00-00	Pool Cleaning Service	\$15,000.00	\$16,000.00
	58-5810-00-00	Pool Equipment Repair	\$2,000.00	\$4,000.00
	58-5815-00-00	Pool Furniture Repair/Replace	\$1,000.00	\$1,500.00
	58-5820-00-00	Licenses & Permits	\$500.00	\$1,000.00
<b>INSURANCE</b>				
	60-6040-00-00	Insurance Expense	\$43,600.00	\$44,803.00
<b>RESERVE FUNDING</b>				
	75-7554-00-00	Asphalt - resurface	\$5,200.00	\$14,947.31
	75-7593-00-00	Asphalt Seal Coat	\$14,000.00	\$9,817.88
	75-7676-00-00	Mailbox Replacement	\$1,000.00	\$949.89
	75-7680-00-00	Cabana Roof Replacement	\$1,200.00	\$1,149.82
	75-7690-00-00	Pool Resurface	\$2,800.00	\$2,709.14
	75-7750-00-00	Irrigation Pumps/Controller	\$7,500.00	\$7,305.59
	75-7783-00-00	Perimeter Wall	\$5,500.00	\$5,488.83
	75-7784-00-00	Monument Sign	\$1,300.00	\$977.78
	75-7785-00-00	Misc. Pooled Reserves	\$13,500.00	\$13,132.78
	75-7800-00-00	Reserve Interest - Contrib.	\$0.00	\$0.00
	<b>Expense Accounts Total</b>		<b>\$572,050.00</b>	<b>\$629,331.02</b>
	<b>Operating Accounts Net</b>		<b>\$0.00</b>	<b>\$0.00</b>

## Addendum 2: Quarterly Assessment Proposal 2026

Proposed Budget for the period of January 1, 2026 thru December 31, 2026							
	Total	Per home					
<b>Total Expense Less SFH &amp; Villa Lawncare &amp; Mulch allocation</b>	<b>379,941.00</b>	<b>2,110.78</b>	180				
<b>SFH</b>	<b>99,880.00</b>	<b>1,248.50</b>	80				
<b>Villas</b>	<b>93,031.00</b>	<b>930.31</b>	100				
<b>Reserve</b>	<b>56,479.02</b>	<b>313.77</b>	180				
<b>Total Expense</b>	<b>629,331.02</b>						
Home Type	2026 Per Year	2026 Per Quarter	2025 per Quarter	2026 vs 2025	% increase		
SFH	3,673.05	918.26	838.00	80.26	9.6%	920	
Villas	3,354.86	838.72	762.00	76.72	10.1%	840	
<b>Proceeds from SFH</b>	<b>293,844.00</b>						
<b>Proceeds from Villas</b>	<b>335,486.00</b>						
<b>Total</b>	<b>629,330.00</b>						
<b>Delta due to rounding</b>	<b>(1.02)</b>						

## Addendum 3: Statutory Reserves Funding

<b>Venetian Pointe Homeowner's Association, Inc.</b>									
PROPOSED 2026 BUDGET RESERVES									
For JANUARY 1, 2026 THRU DECEMBER 31, 2026									
Category	Useful Life	Remaining Life	Replacement Cost	Balance 30-06-25	2025 Funding Jul - Dec	2025 Spending	Balance 01-01-26	Balance to Fund	2026 Funding
Asphalt - resurface	25	17	278,425.00	21,720.82	2,599.98	-	24,320.80	254,104.20	14,947.31
Asphalt Seal Coat	6	0	27,843.00	11,025.10	7,000.02	-	18,025.12	9,817.88	9,817.88
Mailbox Replacement	35	27	28,600.00	2,452.98	499.98	-	2,952.96	25,647.04	949.89
Cabana Roof Replacement	30	23	30,000.00	2,954.04	600.00	-	3,554.04	26,445.96	1,149.82
Pool Resurface	15	8	30,000.00	6,926.94	1,399.98	-	8,326.92	21,673.08	2,709.14
Irrigation Pumps/Controller	20	12	110,000.00	18,582.96	3,750.00	-	22,332.96	87,667.04	7,305.59
Perimeter Wall	25	17	109,800.00	13,739.94	2,749.98	-	16,489.92	93,310.08	5,488.83
Monument Sign	35	27	30,000.00	2,949.90	649.98	-	3,599.88	26,400.12	977.78
Reserve Equity # Pooled			123,750.00	33,750.96	6,750.00	-	40,500.96		13,132.78
Reserve Interest				548.95	-	-	548.95		
<b>Totals</b>		Changed for 2025 8/13/25	<b>768,418.00</b>	<b>114,652.59</b>	<b>25,999.92</b>	<b>0.00</b>	<b>140,652.51</b>	<b>545,065.40</b>	<b>56,479.02</b>

## Addendum 4: Line-Item Budget Proposal Detail 2026

### Venetian Pointe Homeowner's Association, Inc. Proposed Budget for the period of January 1, 2026 thru December 31, 2026

	Account	Description	2025 Budget	2025 Actual as of 6/30/2025	2025 - actual projected	2026 Budget Proposed Fully Fund Annual
<b>Income Accounts</b>						
<b>REVENUE</b>						
	40-4010-00-00	Maintenance Fee Income	\$568,550.00	\$286,480.00	\$572,960.00	\$625,331.02
	40-4017-00-00	Special Assessment Due 5/2025	\$0.00	\$27,500.00	\$55,000.00	\$0.00
	40-4020-00-00	Operating Interest Income	\$3,000.00	\$473.78	\$947.56	\$3,000.00
	40-4025-00-00	Reserve Interest Income	\$0.00	\$40.19	\$80.38	\$0.00
	40-4030-00-00	Late Fee Income	\$0.00	\$743.68	\$1,487.36	\$1,000.00
	40-4060-00-00	Lease/Sales/ARC App Fees	\$0.00	\$150.00	\$300.00	\$0.00
	40-4075-00-00	Access Control Barcodes	\$500.00	\$375.00	\$750.00	\$0.00
	40-4500-00-00	Helene Insurance claim proceeds	\$0.00	\$800.00	\$1,600.00	\$0.00
<b>Income Accounts Total</b>			<b>\$572,050.00</b>	<b>\$316,562.65</b>	<b>\$633,125.30</b>	<b>\$629,331.02</b>
<b>Expense Accounts</b>						
<b>ADMINISTRATIVE</b>						
	51-5105-00-00	Accounting Fees	\$5,000.00	\$1,500.00	\$3,000.00	\$6,000.00
	51-5110-00-00	Annual Filing Fee	\$500.00	\$86.25	\$172.50	\$500.00
	51-5140-00-00	Legal/Turnover	\$20,000.00	\$14,316.37	\$28,632.74	\$25,000.00
	51-5155-00-00	Office & Administrative	\$7,000.00	\$5,888.86	\$11,777.72	\$10,000.00
	2 51-5175-00-00	Property Mgmt. Contract	\$30,000.00	\$15,000.00	\$30,000.00	\$31,500.00
<b>UTILITY EXPENSE</b>						
	52-5210-00-00	Electric Clubhouse/Pool	\$7,000.00	\$2,931.83	\$5,863.66	\$7,000.00
	52-5211-00-00	Electric Street Lights	\$15,000.00	\$7,785.05	\$15,570.10	\$15,000.00
	52-5212-00-00	Electric Lift Station	\$700.00	\$441.11	\$882.22	\$1,000.00
	52-5213-00-00	Electric Fountain	\$9,000.00	\$4,335.01	\$8,670.02	\$9,000.00
	52-5214-00-00	Electric Gate	\$1,200.00	\$180.19	\$360.38	\$1,000.00
	52-5230-00-00	Telephone	\$50.00	\$56.12	\$112.24	\$200.00
	52-5235-00-00	Clubhouse/Pool Gas	\$7,000.00	\$4,615.08	\$9,230.16	\$10,000.00
	52-5251-00-00	Water & Sewer	\$2,000.00	\$626.18	\$1,252.36	\$1,500.00
<b>COMMON GROUND MAINTENANCE</b>						
	53-5315-00-00	Fountain Maintenance	\$2,000.00	\$322.28	\$644.56	\$0.00
	53-5325-00-00	Manit. Repairs - Equip	\$4,000.00	\$1,006.95	\$2,013.90	\$2,000.00
	53-5330-00-00	Building Maintenance	\$6,000.00	\$28,349.10	\$56,698.20	\$10,000.00
	53-5335-00-00	Fence/Wall Maintenance	\$1,000.00	\$10,300.00	\$20,600.00	\$6,000.00
	53-5340-00-00	Cleaning/Janitorial	\$6,000.00	\$2,704.14	\$5,408.28	\$6,000.00
	53-5350-00-00	Gate Repair	\$10,000.00	\$1,603.70	\$3,207.40	\$30,000.00
	53-5715-00-00	Pinestraw/Mulch - Common	\$5,900.00	\$3,380.00	\$6,760.00	\$6,700.00
	53-5720-00-00	Lawn/Pest/Fert Commons	\$59,940.00	\$29,970.00	\$59,940.00	\$61,738.00
	53-5721-00-00	Landscape Improvements	\$5,000.00	\$0.00	\$0.00	\$5,000.00
	53-5722-00-00	Outer Perimeter mulch	\$2,200.00	\$3,000.00	\$6,000.00	\$3,000.00
	53-5732-00-00	Pest Control	\$1,000.00	\$0.00	\$0.00	\$1,000.00
	53-5760-00-00	Tree Trimming/Removal	\$1,500.00	\$0.00	\$0.00	\$10,000.00
	53-5767-00-00	Contingency	\$2,000.00	\$0.00	\$0.00	\$0.00
<b>LANDSCAPE - SFH</b>						
	54-5405-00-00	Lawn/Pest Control SFH	\$84,360.00	\$42,180.00	\$84,360.00	\$86,880.00
	5415-00-00	Mulch SFH - "A Plus Spreading"	\$11,500.00	\$12,480.00	\$24,960.00	\$13,000.00
<b>LANDSCAPE - VILLAS</b>						
	55-5505-00-00	Lawn/Pest Control Villas	\$77,700.00	\$38,850.00	\$77,700.00	\$80,031.00
	55-5515-00-00	Mulch Villas - "A Plus Spreading"	\$11,900.00	\$13,000.00	\$26,000.00	\$13,000.00
<b>LAKE &amp; WETLAND EXPENSE</b>						
	56-5506-00-00	Preserve Annual Report	\$3,000.00	\$0.00	\$0.00	\$3,000.00
	56-5605-00-00	Wetland Preserve Maint.	\$20,000.00	\$0.00	\$0.00	\$15,000.00
	56-5610-00-00	Lake/Fountain M&R	\$3,000.00	\$6,900.43	\$13,800.86	\$12,000.00
	56-5615-00-00	Lake Monitoring Reports	\$500.00	\$0.00	\$0.00	\$500.00
<b>IRRIGATION &amp; PUMP EXPENSE</b>						
	57-5705-00-00	Irrigation Repairs Common	\$15,000.00	\$3,543.86	\$7,087.72	\$10,000.00
	57-5710-00-00	Well Monitoring & Repair	\$15,000.00	\$165.00	\$330.00	\$10,000.00
	57-5715-00-00	Pump Maintenance	\$5,000.00	\$0.00	\$0.00	\$3,000.00
<b>POOL EXPENSE</b>						
	58-5805-00-00	Pool Cleaning Service	\$15,000.00	\$6,791.00	\$13,582.00	\$16,000.00
	58-5810-00-00	Pool Equipment Repair	\$2,000.00	\$3,405.83	\$6,811.66	\$4,000.00
	58-5815-00-00	Pool Furniture Repair/Replace	\$1,000.00	\$0.00	\$0.00	\$1,500.00
	58-5820-00-00	Licenses & Permits	\$500.00	\$300.36	\$600.72	\$1,000.00
<b>INSURANCE</b>						
	60-6040-00-00	Insurance Expense	\$43,600.00	\$20,813.58	\$41,627.16	\$44,803.00
<b>RESERVE FUNDING</b>						
	75-7554-00-00	Asphalt - resurface	\$5,200.00	\$2,599.98	\$5,199.96	\$14,947.31
	75-7593-00-00	Asphalt Seal Coat	\$14,000.00	\$7,000.02	\$14,000.04	\$9,817.88
	75-7676-00-00	Mailbox Replacement	\$1,000.00	\$499.98	\$999.96	\$949.89
	75-7680-00-00	Cabana Roof Replacement	\$1,200.00	\$600.00	\$1,200.00	\$1,149.82
	75-7690-00-00	Pool Resurface	\$2,800.00	\$1,399.98	\$2,799.96	\$2,709.14
	75-7750-00-00	Irrigation Pumps/Controller	\$7,500.00	\$3,750.00	\$7,500.00	\$7,305.59
	75-7783-00-00	Perimeter Wall	\$5,500.00	\$2,749.98	\$5,499.96	\$5,488.83
	75-7784-00-00	Monument Sign	\$1,300.00	\$649.98	\$1,299.96	\$977.78
	75-7785-00-00	Misc. Pooled Reserves	\$13,500.00	\$6,750.00	\$13,500.00	\$13,132.78
	75-7800-00-00	Reserve Interest - Contrib.	\$0.00	\$40.19	\$80.38	\$0.00
<b>Expense Accounts Total</b>			<b>\$572,050.00</b>	<b>\$313,451.53</b>	<b>\$626,903.06</b>	<b>\$629,331.02</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$3,111.12</b>	<b>\$6,222.24</b>	<b>\$0.00</b>