# 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 <a href="https://zoom.us/">https://zoom.us/</a> 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

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

Income Account	0-00 0-00 0-00 0-00 0-00 1s Total  nts  /E 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Fountain Maintenance	\$568,550.00 \$3,000.00 \$500.00 \$572,050.00 \$572,050.00 \$57,000.00 \$20,000.00 \$7,000.00 \$15,000.00 \$15,000.00 \$7,000.00 \$7,000.00 \$7,000.00 \$2,000.00	\$625,331.02 \$3,000.00 \$1,000.00 \$629,331.02 \$6,000.00 \$500.00 \$25,000.00 \$11,000.00 \$15,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00 \$10,000.00
40-4010-00 40-4020-00 40-4020-00 40-4030-00 40-4075-00 Income Account  Expense Account  51-5105-00 51-5110-00 51-5155-00 251-5155-00 52-5211-00 52-5211-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5235-00 53-5335-00 53-5353-00 53-5353-00 53-535-00 53-535-00 53-5715-00 53-5715-00 LANDSCAPE - \$ 54-5405-00 55-5515-00 LANDSCAPE - \$ 55-5505-00 56-5605-00 56-5605-00 56-5605-00 56-5615-00 LRIGATION & F 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00	0-00 0-00 0-00 0-00 0-00 ts Total  nts /E 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0	Operating Interest Income Late Fee Income Access Control Barcodes  Accounting Fees Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$3,000.00 \$0.00 \$500.00 \$572,050.00 \$572,050.00 \$500.00 \$20,000.00 \$7,000.00 \$7,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$2,000.00	\$3,000.00 \$1,000.00 \$0.00 \$629,331.02 \$6,000.00 \$500.00 \$25,000.00 \$11,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00
40-4020-00 40-4030-00 40-4030-00 40-4030-00 Income Account  Expense Account 51-5105-00 51-51105-00 51-51105-00 51-5155-00 2 51-5175-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5235-00 53-5355-00 53-5355-00 53-5355-00 53-5355-00 53-5355-00 53-5355-00 53-5715-00	0-00 0-00 0-00 0-00 0-00 ts Total  nts /E 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0	Operating Interest Income Late Fee Income Access Control Barcodes  Accounting Fees Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$3,000.00 \$0.00 \$500.00 \$572,050.00 \$572,050.00 \$500.00 \$20,000.00 \$7,000.00 \$7,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$2,000.00	\$3,000.00 \$1,000.00 \$0.00 \$629,331.02 \$6,000.00 \$500.00 \$25,000.00 \$11,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00
40-4030-00 40-4075-01 Income Account  Expense Account  51-5105-00 51-5140-00 51-5140-00 51-5140-00 51-515-50 52-5210-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 53-53535-00 53-53535-00 53-53535-00 53-535720-00 53-5720-00 53-5720-00 53-57515-00 53-57515-00 53-5760-00 53-5850-00 53-5850-00 56-5805-00 56-58	0-00 0-00 ts Total  nts  /E 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Late Fee Income Access Control Barcodes  Accounting Fees Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$0.00 \$500.00 \$572,050.00 \$572,050.00 \$500.00 \$20,000.00 \$7,000.00 \$15,000.00 \$700.00 \$9,000.00 \$11,200.00 \$50.00 \$7,000.00 \$2,000.00	\$1,000.00 \$0.00 \$629,331.02 \$6,000.00 \$500.00 \$10,000.00 \$31,500.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00
Income Account	nts //E 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Accounting Fees Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$572,050.00  \$5,000.00  \$500.00  \$20,000.00  \$7,000.00  \$7,000.00  \$700.00  \$700.00  \$50.00  \$7,000.00  \$2,000.00  \$2,000.00  \$2,000.00	\$6,000.00 \$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$15,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$200.00
Expense Account ADMINISTRATIV  51-5105-00 51-5110-00 51-5140-00 51-5155-00 2 51-5175-00 2 51-5175-00 52-5210-00 52-5211-00 52-5213-00 52-5213-00 52-5213-00 52-5235-00 52-5235-00 53-5335-00 53-5335-00 53-5335-00 53-5355-00 53-535-00 53-535-00 53-535-00 53-535-00 53-535-00 53-535-00 53-5715-00 53-5715-00 LANDSCAPE - \$ 54-5405-00 5415-00-00 5415-00-00 5415-00-00 5415-00-00 55-5515-00 LANDSCAPE - \$ 56-5605-00 56-5605-00 56-5605-00 56-5615-00 1RRIGATION & F 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5815-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00	nts /E 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0	Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$5,000.00 \$500.00 \$20,000.00 \$7,000.00 \$7,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00	\$6,000.00 \$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$7,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00 \$10,000.00
ADMINISTRATIV  51-5105-00  51-5110-00  51-5140-00  51-5140-00  51-5155-00  2 51-5175-00  52-5210-00  52-5211-00  52-5211-00  52-5213-00  52-5213-00  52-5230-00  52-5235-00  52-5235-00  53-5335-00  53-5335-00  53-5335-00  53-5352-00  53-53535-00  53-535-5722-00  53-5722-00  53-5722-00  53-5722-00  53-5725-	/E 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-	Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$500.00 \$20,000.00 \$7,000.00 \$30,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$7,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$200.00 \$10,000.00
ADMINISTRATIV  51-5105-00  51-5110-00  51-5140-00  51-51540-00  51-5155-00  2 51-5175-00  52-5210-00  52-5211-00  52-5211-00  52-5213-00  52-5213-00  52-523-00  52-5235-00  52-5235-00  53-5335-00  53-5335-00  53-5335-00  53-5352-00  53-53535-00  53-5355-00  53-5355-00  53-5715-00  53-5715-00  53-5722-00  53-5722-00  53-5760-00  55-5515-00  55-5515-00  56-5615-00  56-5615-00  57-5715-00  57-5715-00  57-5715-00  57-5715-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00  58-5805-00	/E 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-	Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$500.00 \$20,000.00 \$7,000.00 \$30,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$7,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$200.00 \$10,000.00
\$1-5105-00 \$1-5110-00 \$1-5140-00 \$1-5140-00 \$1-5140-00 \$1-5140-00 \$1-5140-00 \$1-5140-00 \$1-5155-00 2 \$1-5175-00 2 \$1-5175-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$2-5210-00 \$3-5315-00 \$3-5315-00 \$3-5315-00 \$3-5335-00 \$3-5335-00 \$3-5335-00 \$3-5335-00 \$3-5350-00 \$3-5350-00 \$3-5720-00 \$3-5720-00 \$3-5720-00 \$3-5720-00 \$3-5760	0-00 0-00 0-00 0-00 0-00 0-00 <b>SE</b> 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$500.00 \$20,000.00 \$7,000.00 \$30,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$7,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$200.00 \$10,000.00
51-5110-00 51-5140-00 51-5140-00 51-5140-00 51-5155-00 2 51-5175-00 52-5211-00 52-5211-00 52-5212-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 53-5315-00 53-5335-00 53-5335-00 53-5335-00 53-5355-00 53-5732-0	0-00 0-00 0-00 0-00 0-00 0-00 SE 0-00 0-00	Annual Filing Fee Legal/Turnover Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$500.00 \$20,000.00 \$7,000.00 \$30,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$500.00 \$25,000.00 \$10,000.00 \$31,500.00 \$7,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$200.00 \$10,000.00
\$1-5155-00 2 \$1-5175-00 2 \$1-5175-00 2 \$1-5175-00 2 \$1-5175-00 52-511-00 52-5211-00 52-5211-00 52-5213-00 52-5213-00 52-5235-00 52-5235-00 53-5330-00 53-5335-00 53-5335-00 53-5335-00 53-535715-00 53-5715-00 53-5720-00 53-5770-00 53-5760-00 55-5515-00 55-5515-00 55-5515-00 55-5515-00 55-5515-00 55-5615-00 56-5605-00 56	0-00 0-00 SE 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Office & Administrative Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer  ENANCE Fountain Maintenance	\$7,000.00 \$30,000.00 \$15,000.00 \$15,000.00 \$700.00 \$9,000.00 \$50.00 \$7,000.00 \$2,000.00	\$10,000.00 \$31,500.00 \$7,000.00 \$15,000.00 \$1,000.00 \$1,000.00 \$200.00 \$10,000.00
2 51-5175-00 UTILITY EXPENS 52-5210-00 52-5211-00 52-5211-00 52-5213-00 52-5213-00 52-5214-00 52-5230-00 52-5230-00 52-5235-00 53-53535-00 53-53535-00 53-53535-00 53-5350-00 53-5722-00 53-5722-00 53-5722-00 53-5725-00 53-575-00 53-58-580-00	0-00  SE 0-00 0-00 0-00 0-00 0-00 0-00 0	Property Mgmt. Contract  Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer  ENANCE Fountain Maintenance	\$30,000.00 \$7,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$7,000.00 \$15,000.00 \$15,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00
UTILITY EXPEN:	SE 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Electric Clubhouse/Pool Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$7,000.00 \$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$7,000.00 \$15,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00 \$10,000.00
52-5210-00 52-5211-00 52-5211-00 52-5213-00 52-5213-00 52-5213-00 52-5235-00 52-5235-00 53-5335-00 53-5335-00 53-5335-00 53-535-5305-00 53-5715-00 53-5715-00 53-5715-00 53-5700-00 53-58-5800-00 53-58-5800-00 53-58-5800-00 53-58-5800-00 53-58-5800-00 53-58-5800-00	0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-0	Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$15,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00 \$10,000.00
52-5211-00 52-5213-00 52-5213-00 52-5213-00 52-5213-00 52-5235-00 52-5235-00 53-535-00 53-5335-00 53-5355-00 53-5355-00 53-5715-00 53-5720-00 53-5732-00 53-5830-00 5	0-00 0-00 0-00 0-00 0-00 0-00 0-00	Electric Street Lights Electric Lift Station Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$15,000.00 \$700.00 \$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$15,000.00 \$1,000.00 \$9,000.00 \$1,000.00 \$200.00 \$10,000.00
52-5213-00 52-5214-00 52-5230-00 52-5235-00 52-5235-00 52-5251-00 53-5315-00 53-5335-00 53-5335-00 53-53535-00 53-5350-00 53-5715-00 53-5722-00 53-5722-00 53-5722-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 55-5515-00 56-5610-00 56-5610-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00	0-00 0-00 0-00 0-00 0-00	Electric Fountain Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$9,000.00 \$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$9,000.00 \$1,000.00 \$200.00 \$10,000.00
52-5214-00 52-5230-00 52-5235-00 52-5235-00 52-5251-00 53-5315-00 53-5325-00 53-5330-00 53-5335-00 53-5335-00 53-5350-00 53-5715-00 53-5715-00 53-5722-00 53-5732-00 53-5732-00 53-5760-00 53-5760-00 53-5760-00 5415-00-00 LANDSCAPE - \ 55-5505-00 55-5515-00 56-5605-00 56-5615-00 56-5615-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 58-5805-00	0-00 0-00 0-00 0-00	Electric Gate Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$1,200.00 \$50.00 \$7,000.00 \$2,000.00	\$1,000.00 \$200.00 \$10,000.00
52-5230-00 52-5235-00 52-5251-00 52-5251-00 53-5315-00 53-5330-00 53-5350-00 53-5350-00 53-5715-00 53-5720-00 53-5720-00 53-5732-00 53-5760-00 53-5760-00 5415-00-00 55-5515-00 55-5515-00 55-5515-00 56-5605-00	0-00 0-00 0-00	Telephone Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$50.00 \$7,000.00 \$2,000.00 \$2,000.00	\$200.00 \$10,000.00
52-5235-00 52-5251-00 52-5251-00 53-53515-00 53-5335-00 53-5335-00 53-5355-00 53-5352-00 53-5721-00 53-5721-00 53-5761-00 53-5761-00 LANDSCAPE - \$ 54-5405-00 5415-00-00 LANDSCAPE - \$ 56-5505-00 56-5615-00 156-5615-00 156-5615-00 1RRIGATION & F 57-5715-00 57-5715-00 57-5715-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00	0-00 0-00	Clubhouse/Pool Gas Water & Sewer ENANCE Fountain Maintenance	\$7,000.00 \$2,000.00 \$2,000.00	\$10,000.00
52-5251-00 COMMON GROU 53-5315-00 53-5325-00 53-5335-00 53-5340-00 53-5715-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-572-00 53-576-00 LANDSCAPE - \ 55-5505-00 55-5515-00 55-5515-00 56-5610-00 56-5610-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00	0-00	Water & Sewer ENANCE Fountain Maintenance	\$2,000.00 \$2,000.00	
COMMON GROUTS - S-53-5315-00   53-5335-00   53-5335-00   53-5335-00   53-5335-00   53-5350-00   53-5715-00   53-5722-00   53-5722-00   53-5722-00   53-5732-00   53-5760-00   53-5760-00   53-5760-00   5415-00-00   LANDSCAPE - S   54-5405-00   55-5515-00   55-5515-00   56-5605-00   56-5615-00   56-5615-00   56-5615-00   57-5710-00   57-5715-00   57-5715-00   58-5805-00    58-5805-00   58-5805-00   58-5805-00   58-5805-00   58-5805-00     58-5805-00		ENANCE Fountain Maintenance	\$2,000.00	
53-5325-00 53-5330-00 53-5330-00 53-5350-00 53-5715-00 53-5720-00 53-5720-00 53-5760-00 53-5760-00 LANDSCAPE - \$ 54-5405-00 5415-00-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5615-00 56-5615-00 IRRIGATION & F 57-5705-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00	IVIDUIT I L			, , , , , ,
53-5330-00 53-5335-00 53-5340-00 53-5350-00 53-5715-00 53-5720-00 53-5721-00 53-5720-00 53-5732-00 53-5767-00 LANDSCAPE - \ 55-5505-00 56-5610-00 56-5610-00 IRRIGATION & F 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00				\$0.00
53-5335-00 53-5340-00 53-5350-00 53-5715-00 53-5720-00 53-5720-00 53-5720-00 53-5720-00 53-5720-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 53-5505-00 55-5515-00 55-5515-00 56-5610-00 56-5610-00 57-5715-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00		Manit. Repairs - Equip	\$4,000.00	\$2,000.00
53-5340-00 53-5350-00 53-5715-00 53-5722-00 53-5722-00 53-5732-00 53-5732-00 53-5760-00 53-5760-00 53-5767-00 LANDSCAPE - \$ 54-5405-00 LANDSCAPE - \$ 55-5505-00 55-5515-00 56-5605-00 56-5615-00 1RRIGATION & F 57-5715-00 POL EXPES-00 58-5805-00 58-5815-00 57-5715-00 57-5715-00 58-5805-00 58-5815-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00 58-5805-00		Building Maintenance Fence/Wall Maintenance	\$6,000.00 \$1,000.00	\$10,000.00 \$6,000.00
53-5350-00 53-5715-00 53-5720-00 53-5720-00 53-5722-00 53-5732-00 53-5760-00 53-5760-00 5415-00-00 LANDSCAPE - \$ 54-5405-00 5415-00-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5615-00 16-56506-00 56-5615-00 17-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00		Cleaning/Janitorial	\$6,000.00	\$6,000.00
53-5720-00 53-5721-00 53-5721-00 53-5722-00 53-5760-00 53-5760-00 53-5767-00 LANDSCAPE - \ 54-5405-00 55-5505-00 55-5515-00 56-5605-00 56-5615-00 IRRIGATION & F 57-5715-00 57-5715-00 58-5805-00 58-5805-00 57-5715-00 57-5715-00 58-5805-00		Gate Repair	\$10,000.00	\$30,000.00
53-5721-00 53-5722-00 53-5732-00 53-5760-00 53-5760-00 53-5760-00 53-5760-00 5415-00-00 LANDSCAPE - V 55-5505-00 55-5515-00 56-5605-00 56-5610-00 IRRIGATION & F 57-5715-00 57-5715-00 57-5715-00 58-5805-00	0-00	Pinestraw/Mulch - Common	\$5,900.00	\$6,700.00
53-5722-00 53-5732-00 53-5760-00 53-5767-00 53-5767-00 LANDSCAPE - \$ 54-5405-00 5415-00-00 LANDSCAPE - \$ 55-5505-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5615-00 18RIGATION & F 57-5705-00 57-5715-00 57-5715-00 58-5805-00		Lawn/Pest/Fert Commons	\$59,940.00	\$61,738.00
53-5732-00 53-5760-00 53-5767-00 LANDSCAPE - S 54-5405-00 5415-00-00 LANDSCAPE - S 55-55505-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5610-00 56-5610-00 IRRIGATION & F 57-575-700-00 57-5710-00 POOL EXPENSI 58-5805-00 58-5810-00		Landscape Improvements	\$5,000.00	\$5,000.00
53-5760-00 53-5767-01 53-5767-01 54-5405-00 5415-00-00 55-5515-00 56-5515-00 56-5610-00 56-5610-00 57-5715-00 57-5715-00 58-5805-00 59-5805-00 57-5715-00 57-5715-00 58-5805-00 58-5805-00		Outer Perimeter mulch Pest Control	\$2,200.00 \$1,000.00	\$3,000.00 \$1,000.00
53-5767-00 LANDSCAPE - \$		Tree Trimming/Removal	\$1,500.00	\$10,000.00
54-5405-00 5415-00-00 LANDSCAPE - 55-5505-00 55-5515-00 56-5615-00 56-5610-00 56-5610-00 57-5710-00 57-5710-00 POOL EXPENSI 58-5805-00 58-5810-00		Contingency	\$2,000.00	\$0.00
5415-00-00 LANDSCAPE - V 55-5505-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5610-00 56-5610-00 IRRIGATION & F 57-5705-00 57-5710-00 57-5710-00 POOL EXPENSI 58-5805-00 58-5810-00				
LANDSCAPE - \   55-5505-01     55-5515-0     55-5515-0     55-5515-0     56-5605-01     56-5610-01     56-5615-01     57-5705-01     57-5715-00     57-5715-00     57-5715-00     58-5805-01     58-5810-00		Lawncare/Pest Control SFH	\$84,360.00	\$86,880.00
55-5505-00 55-5515-00 55-5515-00 LAKE & WETLA 56-5506-00 56-5615-00 56-5615-00 57-5715-00 57-5715-00 57-5715-00 58-5805-00 58-5810-00		Mulch SFH - "A Plus Spreding"	\$11,500.00	\$13,000.00
LAKE & WETLA 56-5506-00 56-5605-00 56-5615-00 56-5615-00 IRRIGATION & F 57-5705-00 57-5710-00 POOL EXPENSI 58-5805-00 58-5810-00		Lawncare/Pest Control Villas	\$77,700.00	\$80,031.00
56-5506-00 56-5605-00 56-5610-00 56-5615-00 IRRIGATION & F 57-5705-00 57-5715-00 FOOL EXPENSI 58-5805-00 58-5810-00		Mulch Villas - "A Plus Spreding"	\$11,900.00	\$13,000.00
56-5605-00 56-5610-00 56-5615-00 <b>IRRIGATION &amp; F</b> 57-5705-00 57-5715-00 <b>57-5715-00</b> <b>POOL EXPENSI</b> 58-5805-00 58-5810-00				
56-5610-00 56-5615-00 IRRIGATION & F 57-5705-00 57-5710-00 57-5715-00 POOL EXPENSE 58-5805-00 58-5810-00		Preserve Annual Report Wetland Preserve Maint.	\$3,000.00 \$20,000.00	\$3,000.00 \$15,000.00
56-5615-00 IRRIGATION & F 57-5705-00 57-5710-00 57-5715-00 POOL EXPENSE 58-5805-00 58-5810-00		Lake/Fountain M&R	\$3,000.00	\$12,000.00
S7-5705-00   57-5710-00   57-5715-00   57-5715-00   POOL EXPENSE   58-5805-00   58-5810-00	0.00	Lake Monitoring Reports	\$500.00	\$500.00
57-5710-00 57-5715-00 <b>POOL EXPENSE</b> 58-5805-00 58-5810-00	PUMP EXPE	NSE		
57-5715-00 POOL EXPENSE 58-5805-00 58-5810-00		Irrigation Repairs Common	\$15,000.00	\$10,000.00
58-5805-00 58-5810-00		Well Monitoring & Repair Pump Maintenance	\$15,000.00 \$5,000.00	\$10,000.00 \$3,000.00
58-5805-00 58-5810-00		р атр маниенансе	φ5,000.00	φ3,000.00
		Pool Cleaning Service	\$15,000.00	\$16,000.00
58-5815-00	0-00	Pool Equipment Repair	\$2,000.00	\$4,000.00
		Pool Furniture Repair/Replace	\$1,000.00	\$1,500.00
58-5820-00 INSURANCE	0-00	Licenses & Permits	\$500.00	\$1,000.00
60-6040-00	0-00	Insurance Expense	\$43,600.00	\$44,803.00
75-7554-00	0-00 0-00 0-00	Asphalt - resurface	\$5,200.00	\$14,947.31
75-7593-00	0-00 0-00 0-00 <b>DING</b> 0-00	Asphalt Seal Coat	\$14,000.00	\$9,817.88
75-7676-00 75-7680-00	0-00 0-00 0-00 <b>DING</b> 0-00 0-00		\$1,000.00 \$1,200.00	\$949.89 \$1,149.82
75-7690-00	0-00 0-00 0-00 <b>DING</b> 0-00 0-00 0-00	Mailbox Replacement	\$1,200.00	\$2,709.14
75-7750-00	0-00 0-00 <b>DING</b> 0-00 0-00 0-00 0-00	Cabana Roof Replacement	\$7,500.00	\$7,305.59
75-7783-00	0-00 0-00 0-00 <b>DING</b> 0-00 0-00 0-00 0-00			\$5,488.83
75-7784-00	0-00 0-00 DING 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Cabana Roof Replacement Pool Resurface Irrigation Pumps/Controller Perimeter Wall	\$5,500.00	\$977.78
75-7785-00	0-00 0-00 0-00 DING 0-00 0-00 0-00 0-00 0-00 0-00 0-00	Cabana Roof Replacement Pool Resurface Irrigation Pumps/Controller Perimeter Wall Monument Sign	\$1,300.00	\$13,132.78
75-7800-00 Expense Accoun	0-00 0-00 0-00  DING 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-	Cabana Roof Replacement Pool Resurface Irrigation Pumps/Controller Perimeter Wall Monument Sign Misc. Pooled Reserves	\$1,300.00 \$13,500.00	\$0.00
Operating Ac	0-00 0-00 0-00  DING 0-00 0-00 0-00 0-00 0-00 0-00 0-00 0-	Cabana Roof Replacement Pool Resurface Irrigation Pumps/Controller Perimeter Wall Monument Sign	\$1,300.00	\$629,331.02

## Addendum 2: Quarterly Assessment Proposal 2026

Proposed Budget for the period of January 1, 2026						
thru December 31, 2026						
	Total	Per home				
Total Expense Less SFH & Villa Lawncare & Mulch allocation	379,941.00	2,110.78	180			
SFH	99,880.00	1,248.50	80			
Villas	93,031.00	930.31	100			
Reserve	56,479.02	313.77	180			
Total Expense	629,331.02					
		2026 Per	2025 per			
Home Type	2026 Per Year	Quarter	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
Proceeds from SFH	293,844.00					
Proceeds from Villas	335,486.00					
Total	629,330.00					
Delta due to rounding	(1.02)					

## Addendum 3: Statutory Reserves Funding

Venetian Pointe Homeowner's Association, Inc.										
PROPOSED 2026 BUDGET RESERVES										
For JANUARY 1, 2026 THRU DECEMBER 31, 2026										
<u>Category</u>	Useful	Remaining	Replacement	<u>Balance</u>	<u>2025</u>	<u>2025</u>	<u>Balance</u>	Balance	<u>2026</u>	
	<u>Life</u>	<u>Life</u>	<u>Cost</u>	30-06-25	unding Jul - Dec	Spending	01-01-26	to Fund	<u>Funding</u>	
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			
Totals		Changed for 2025 8/13/25	768,418.00	114,652.59	25,999.92	0.00	140,652.51	545,065.40	56,479.02	

## 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	<u>Description</u>	2025 Budget	2025 Actual as of 6/30/2025	2025 - actual projected	2026 Budget Proposed Fully Fund Annual	
	me Accounts	•					
KEV	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		\$55,000.00	\$0.00	
	40-4020-00-00	Operating Interest Income	\$3,000.00		\$947.56	\$3,000.00	
	40-4025-00-00	Reserve Interest Income	\$0.00		\$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 40-4075-00-00	Lease/Sales/ARC App Fees Access Control Barcodes	\$0.00 \$500.00	\$150.00 \$375.00	\$300.00 \$750.00	\$0.00 \$0.00	
	40-4500-00-00	Helene Insurance claim proceeds	\$0.00		\$1,600.00	\$0.00	
Inco	me Accounts Total		\$572,050.00		\$633,125.30	<u>\$629,331.02</u>	
Exp	ense Accounts						
ADN	<u>IINISTRATIVE</u>						
	51-5105-00-00	Accounting Fees	\$5,000.00		\$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 51-5155-00-00	Legal/Turnover	\$20,000.00		\$28,632.74	\$25,000.00	
	2 51-5175-00-00	Office & Administrative Property Mgmt. Contract	\$7,000.00 \$30,000.00	\$5,888.86 \$15,000.00	\$11,777.72 \$30,000.00	\$10,000.00 \$31,500.00	
	LITY EXPENSE	i Sporty mgma dominati	\$55,555.00	\$10,000.00	φου,σου.σο	<del>431,300.00</del>	
	52-5210-00-00	Electric Clubhouse/Pool	\$7,000.00		\$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	·	\$882.22	\$1,000.00	
	52-5213-00-00 52-5214-00-00	Electric Fountain	\$9,000.00	\$4,335.01	\$8,670.02	\$9,000.00	
	52-5214-00-00	Electric Gate Telephone	\$1,200.00 \$50.00	\$180.19 \$56.12	\$360.38 \$112.24	\$1,000.00 \$200.00	
	52-5235-00-00	Clubhouse/Pool Gas	\$7,000.00		\$9,230.16	\$10,000.00	
	52-5251-00-00	Water & Sewer	\$2,000.00		\$1,252.36	\$1,500.00	
CON	MON GROUND MA						
	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			\$2,000.00	
	53-5330-00-00 53-5335-00-00	Building Maintenance Fence/Wall Maintenance	\$6,000.00 \$1,000.00		\$56,698.20 \$20,600.00	\$10,000.00 \$6,000.00	
	53-5340-00-00	Cleaning/Janitorial	\$6,000.00	\$10,300.00	\$5,408.28	\$6,000.00	
	53-5350-00-00	Gate Repair	\$10,000.00		\$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		\$59,940.00	\$61,738.00	
	53-5721-00-00	Landscape Improvements	\$5,000.00			\$5,000.00	
	53-5722-00-00 53-5732-00-00	Outer Perimeter mulch Pest Control	\$2,200.00 \$1,000.00		\$6,000.00 \$0.00	\$3,000.00 \$1,000.00	
	53-5760-00-00	Tree Trimming/Removal	\$1,500.00			\$1,000.00	
	53-5767-00-00	Contingency	\$2,000.00			\$0.00	
LAN	DSCAPE - SFH						
	54-5405-00-00	Lawncare/Pest Control SFH	\$84,360.00		\$84,360.00	\$86,880.00	
	5415-00-00	Mulch SFH - "A Plus Spreding"	\$11,500.00	\$12,480.00	\$24,960.00	\$13,000.00	
LAN	55-5505-00-00	Lawncare/Pest Control Villas	\$77,700.00	\$38,850.00	\$77,700.00	\$80,031.00	
	55-5515-00-00	Mulch Villas - "A Plus Spreding"	\$11,900.00			\$13,000.00	
LAK	E & WETLAND EXP		ψ11,000.00	\$10,000.00	Ψ20,000.00	ψ10,000.00	
	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		\$13,800.86	\$12,000.00	
IDDI	56-5615-00-00 GATION & PUMP E	Lake Monitoring Reports	\$500.00	\$0.00	\$0.00	\$500.00	
IKKI	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			\$10,000.00	
	57-5715-00-00	Pump Maintenance	\$5,000.00			\$3,000.00	
POC	OL EXPENSE						
	58-5805-00-00	Pool Cleaning Service	\$15,000.00		\$13,582.00	\$16,000.00	
	58-5810-00-00	Pool Equipment Repair	\$2,000.00 \$1,000.00		\$6,811.66 \$0.00	\$4,000.00 \$4,500.00	
	58-5815-00-00 58-5820-00-00	Pool Furniture Repair/Replace Licenses & Permits	\$1,000.00		\$0.00 \$600.72	\$1,500.00 \$1,000.00	
INS	JRANCE		\$555.00	ψ000.00	ψ000.72	ψ1,000.00	
	60-6040-00-00	Insurance Expense	\$43,600.00	\$20,813.58	\$41,627.16	\$44,803.00	
RES	ERVE FUNDING	1	A				
	75-7554-00-00	Asphalt - resurface	\$5,200.00			\$14,947.31	
	75-7593-00-00 75-7676-00-00	Asphalt Seal Coat  Mailbox Replacement	\$14,000.00 \$1,000.00			\$9,817.88 \$949.89	
	75-7676-00-00	Cabana Roof Replacement	\$1,000.00			\$949.85 \$1,149.82	
	75-7690-00-00	Pool Resurface	\$2,800.00			\$1,145.52	
	75-7750-00-00	Irrigation Pumps/Controller	\$7,500.00		\$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	
Fyn	75-7800-00-00 ense Accounts Tota	Reserve Interest - Contrib.	\$0.00 <b>\$572.050.00</b>			\$629.331.02	
		s Net	\$0.00			\$629,331.02 \$0.00	