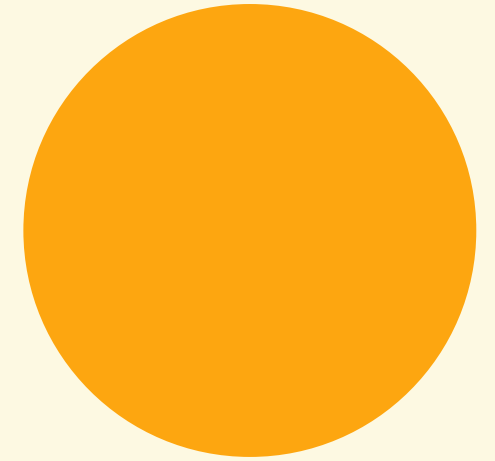


Venetian Pointe Homeowners Association Budget Approval Meeting

October 7, 2026



Agenda

Welcome & Introductions

1

Statutory Requirements

2

New Business: 2027 Budget

3

Other Business (if any)

4

Next Meeting and Adjourn

5



Welcome & Introductions

Welcome to the October Budget Approval Meeting for Venetian Pointe HOA

Thank you, volunteers ... You help us all live in a world-class community with a low-fee lifestyle

We welcome all new Homeowners to our community

Amy Bush has returned as our Precedent LCAM and is in attendance tonight.



1

What Guides Our Work?

MISSION

The mission of our Board of Directors is to serve Venetian Pointe homeowners and their families, to protect and enhance our property, and to provide value to our community

VISION

Our vision is to improve our community by fostering neighborhood pride, encouraging cooperation, and promoting harmony among our homeowners

VALUES

Our community values include respecting each other and the diverse needs of our families, encouraging participation and volunteerism, operating in a professional manner, and advocating for the interests of the community



Meeting Rules

RULES FOR MEMBER ENGAGEMENT

Only Members (Homeowners) have a right to speak

Members may ask questions or comment on Budget Approval Meeting Agenda items only

Questions and comments should not exceed three minutes each

Please identify yourself with your first and last name and your address when speaking

Members are asked to address the Board only and not each other

Zoom chat is disabled. Zoom participants must raise their hands, identify themselves and speak.



2

Statutory Requirements

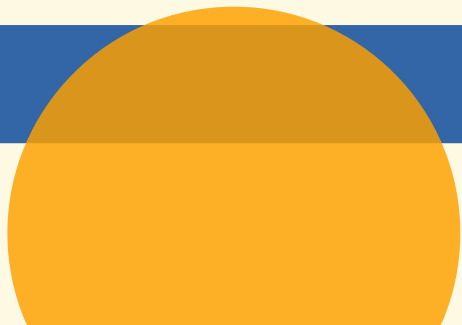




2

Statutory Requirements

- 1. Certify Quorum**
- 2. Prove Notice of Meeting**
- 3. Confirm the Agenda**
- 4. Read (or Waive Reading of) and Approve the Last Meeting Minutes**



3

New Business: 2027 Proposed Budget

**3**

New Business: 2027 Budget

Venetian Pointe Homeowners Association Inc					
180	Account	Description	2026 Budget	2026 Actual 06/30/26	2027 Budget
Operating Accounts					
Income Accounts					
REVENUE					
	40-4010-00-00	Maintenance Fee Income	\$625,331.02	\$315,200.00	\$629,149.21
	40-4020-00-00	Operating Interest Income	\$3,000.00	\$1,657.31	\$3,000.00
	40-4025-00-00	Reserve Interest Income	\$0.00	\$1,728.37	\$3,000.00
	40-4030-00-00	Late Fee Income	\$1,000.00	\$228.89	\$0.00
	40-4060-00-00	Lease/Sales/ARC App Fees	\$0.00	-\$50.00	\$0.00
	40-4075-00-00	Access Control Barcodes	\$0.00	\$325.00	\$0.00
Income Accounts Total			\$629,331.02	\$319,089.57	\$635,149.21

**3**

2027 Budget Continued

Venetian Pointe Homeowners Association Inc

180	Account	Description	2026 Budget	2026 Actual 06/30/26	2027 Budget
Operating Accounts					
Expense Accounts					
ADMINISTRATIVE			73,000.00		\$63,500.00
	51-5105-00-00	Accounting Fees	\$6,000.00	\$4,500.00	\$6,000.00
	51-5110-00-00	Annual Filing Fee	\$500.00	\$25.00	\$500.00
	51-5125-00-00	Reserve/Engineering Study	\$0.00	\$2,800.00	\$0.00
	51-5135-00-00	Federal, State & Local Taxes	\$0.00	\$823.00	\$500.00
	51-5140-00-00	Legal/Turnover	\$25,000.00	\$5,855.07	\$15,000.00
	51-5155-00-00	Office & Administrative	\$10,000.00	\$8,004.12	\$10,000.00
	51-5175-00-00	Property Mgmt Contract	\$31,500.00	\$15,750.00	\$31,500.00
UTILITY EXPENSE			44,700.00		\$49,800.00
	52-5210-00-00	Electric Clubhouse/Pool #32081	\$7,000.00	\$2,390.93	\$6,000.00
	52-5211-00-00	Electric Street Lights #62491	\$15,000.00	\$7,544.56	\$15,000.00
	52-5212-00-00	Electric Lift Station #89055	\$1,000.00	\$437.11	\$1,000.00
	52-5213-00-00	Electric Fountain #91089 & #14245	\$9,000.00	\$6,465.10	\$13,000.00
	52-5214-00-00	Electric Gate #22081	\$1,000.00	\$275.97	\$800.00
	52-5230-00-00	Telephone	\$200.00	\$0.00	\$0.00
	52-5235-00-00	Clubhouse/Pool Gas	\$10,000.00	\$5,825.65	\$12,000.00
	52-5251-00-00	Water & Sewer	\$1,500.00	\$1,071.91	\$2,000.00

**3**

2027 Budget Continued

Venetian Pointe Homeowners Association Inc					
180	Account	Description	2026 Budget	2026 Actual 06/30/26	2027 Budget
Operating Accounts					
Expense Accounts					
COMMON GROUND MAINTENANCE			141,438.00		\$127,091.00
	53-5325-00-00	Maint. Repairs - Equip	\$2,000.00	\$1,034.00	\$2,000.00
	53-5330-00-00	Building Maintenance	\$10,000.00	\$7,878.39	\$10,000.00
	53-5335-00-00	Fence/Wall Maintenance	\$6,000.00	\$0.00	\$2,000.00
	53-5340-00-00	Cleaning/Janitorial	\$6,000.00	\$2,157.66	\$6,000.00
	53-5350-00-00	Gate Repair	\$30,000.00	\$18,345.80	\$10,000.00
	53-5715-00-00	Pinestraw/Mulch - Common	\$6,700.00	\$0.00	\$3,500.00
	53-5720-00-00	Lawn/Pest/Fert Commons	\$61,738.00	\$29,970.00	\$63,591.00
	53-5721-00-00	Landscape Improvements	\$5,000.00	\$2,120.00	\$10,000.00
	53-5722-00-00	Outer Perimeter mulch	\$3,000.00	\$0.00	\$4,000.00
	53-5732-00-00	Pest Control	\$1,000.00	\$0.00	\$1,000.00
	53-5760-00-00	Tree Trimming/Removal	\$10,000.00	\$0.00	\$10,000.00
	53-5765-00-00	Miscellaneous	\$0.00	\$785.88	\$5,000.00
	53-5767-00-00	Contingency	\$0.00	\$25.00	\$0.00
LANDSCAPE - SFH			99,880.00		102,987.00
	54-5405-00-00	Lawn care/Pest Control SFH	\$86,880.00	\$42,180.00	\$89,487.00
	54-5415-00-00	Mulch SFH	\$13,000.00	\$0.00	\$13,500.00
LANDSCAPE - VILLAS			93,031.00		96,932.00
	55-5505-00-00	Lawn care/Pest Control Villas	\$80,031.00	\$42,180.00	\$82,432.00
	55-5515-00-00	Mulch Villas	\$13,000.00	\$0.00	\$14,500.00

**3**

2027 Budget Continued

Venetian Pointe Homeowners Association Inc					
180	Account	Description	2026 Budget	2026 Actual 06/30/26	2027 Budget
Operating Accounts					
Expense Accounts					
LAKE & WETLAND EXPENSE			30,500.00		\$41,000.00
	56-5506-00-00	Preserve Annual Report	\$3,000.00	\$0.00	\$1,000.00
	56-5605-00-00	Wetland Preserve Maint.	\$15,000.00	\$14,470.00	\$30,000.00
	56-5610-00-00	Lake/Fountain M&R	\$12,000.00	\$4,066.97	\$10,000.00
	56-5615-00-00	Lake Monitoring Reports	\$500.00	\$0.00	\$0.00
IRRIGATION & PUMP EXPENSE			23,000.00		\$22,000.00
	57-5705-00-00	Irrigation Repairs Common	\$10,000.00	\$9,719.86	\$15,000.00
	57-5710-00-00	Well Monitoring & Repair	\$10,000.00	\$0.00	\$5,000.00
	57-5715-00-00	Pump Maintenance	\$3,000.00	\$0.00	\$2,000.00
POOL EXPENSE			22,500.00		\$23,000.00
	58-5805-00-00	Pool Cleaning Service	\$16,000.00	\$6,603.33	\$15,000.00
	58-5810-00-00	Pool Equipment Repair	\$4,000.00	\$248.22	\$2,000.00
	58-5815-00-00	Pool Furn Repair/Replace	\$1,500.00	\$351.45	\$5,000.00
	58-5820-00-00	Licenses & Permits	\$1,000.00	\$400.00	\$1,000.00

**3**

2027 Budget Continued

Venetian Pointe Homeowners Association Inc

180	Account	Description	2026 Budget	2026 Actual 06/30/26	2027 Budget
Operating Accounts					
Expense Accounts					
INSURANCE			\$44,803.00		\$46,347.21
	60-6040-00-00	Insurance Expense	\$44,803.00	\$22,691.42	\$46,347.21
RESERVE FUNDING			56,479.02		\$56,492.00
	75-7554-00-00	Asphalt - resurface	\$14,947.31	\$7,473.66	\$14,950.00
	75-7593-00-00	Asphalt Seal Coat	\$9,817.88	\$4,908.96	\$9,817.00
	75-7676-00-00	Mailbox Replacement	\$949.89	\$474.96	\$950.00
	75-7680-00-00	Cabana Roof Replacement	\$1,149.82	\$574.92	\$1,150.00
	75-7690-00-00	Pool Resurface	\$2,709.14	\$1,354.56	\$2,700.00
	75-7750-00-00	Irrigation Pumps/Controller	\$7,305.59	\$3,652.80	\$7,300.00
	75-7783-00-00	Perimeter Wall	\$5,488.83	\$2,744.40	\$5,490.00
	75-7784-00-00	Monument Sign	\$977.78	\$531.41	\$1,000.00
	75-7785-00-00	Misc. Pooled Reserves	\$13,132.78	\$6,566.40	\$13,135.00
	75-7800-00-00	Reserve Interest - Contrib.	\$0.00	\$1,728.37	\$0.00
PRIOR YEAR ADJUSTMENTS					
	90-9000-00-00	Prior Year Expense	\$0.00	-\$1,132.00	\$0.00
Expense Accounts Total			\$629,331.02	\$295,874.84	\$629,149.21
Operating Accounts Net			\$0.00	\$23,214.73	\$6,000.00

**3**

2027 Budget Totals

Venetian Pointe Homeowner's Association, Inc.
Proposed Budget for the period of January 1,
2027 thru December 31, 2027

	Total	Per home				
Total Expense Less SFH & Villa Lawncare & Mulch allocation	\$ 372,738.21	\$ 2,070.77	180			
SFH	\$ 102,987.00	\$ 1,287.34	80			
Villas	\$ 96,932.00	\$ 969.32	100			
Reserve	\$ 56,492.00	\$ 313.84	180			
Total Expense	\$ 629,149.21					
Home Type	2027 Per Year	2027 Per Quarter	2026 per Quarter	2027 vs 2026	%	Round Amount
SFH Assessment Amount	\$ 3,671.95	\$ 917.99	\$ 918.26	\$ (0.27)	0.0%	\$ 920.00
Villas Assessment Amount	\$ 3,353.93	\$ 838.48	\$ 838.72	\$ (0.24)	0.0%	\$ 840.00
Proceeds from SFH	\$ 293,756.00					
Proceeds from Villas	\$ 335,393.00					
Total	\$ 629,149.00					
Delta due to rounding	\$ (0.21)					



3

2027 Budget Reserves

Venetian Pointe Homeowner's Association, Inc.

PROPOSED 2027 BUDGET RESERVES

For JANUARY 1, 2027 THRU DECEMBER 31, 2027

<u>Category</u>	<u>Useful Life</u>	<u>Remaining Life</u>	<u>Replacement Cost</u>	<u>Balance 30-06-26</u>	<u>2026 Funding Jul - Dec</u>	<u>2026 Spending</u>	<u>Balance 01-01-27</u>	<u>Balance to Fund</u>	<u>2027 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	\$ -	\$ 140,652.51	\$ 545,065.40	\$ 56,479.02

4 Other Business (if any)

5

Next Meeting and Adjournment



Next Meeting & Adjournment

The Board of Directors will meet immediately after this budget approval meeting. This is likely to be the last Board meeting of 2026.

OUR ANNUAL MEETING IS TENTATIVELY SCHEDULED FOR JANUARY 28th, 2027.

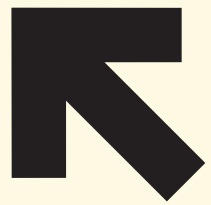
All meetings start at 6:00 pm unless otherwise advised; Preferred venue is Lakes Regional Library, 15290 Bass Road, Fort Myers; All dates, times and venues are subject to confirmation.





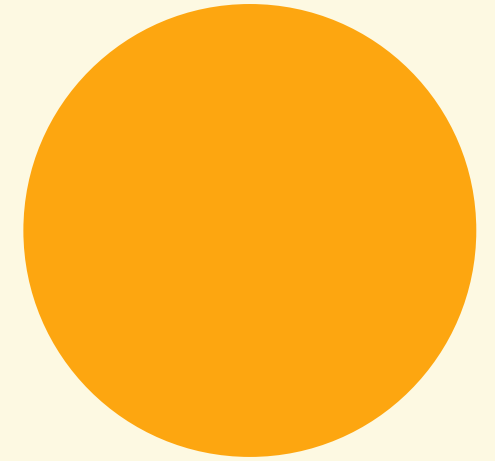
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Venetian Pointe Homeowners Association Board of Directors Meeting

October 7, 2026



Agenda

Welcome & Introductions

1

Statutory Requirements

2

Board & Committee Reports

3

Old Business

4

New Business

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Welcome & Introductions

Welcome to this month's Board of Directors meeting for Venetian Pointe HOA.

We made introductions at our budget approval meeting.

We went over our mission vision and values at the said meeting.

Board meeting rules mentioned at said meeting apply to this meeting as well.



2

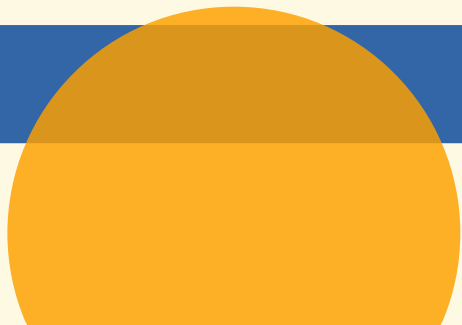
Statutory Requirements





Statutory Requirements

- 1. Certify Quorum**
- 2. Prove Notice of Meeting**
- 3. Confirm the Agenda**
- 4. Read (or Waive Reading of) and Approve the Last Meeting Minutes**



3

Board & Committee Reports



3

Treasurer's Report end August

7/31/2026

	Actual	Budget	Variance
Balance Sheet			
Assets			
Cash			
Popular bank - operating account	\$184,662.40		
Popular Bank - reserve account	\$33,218.80		
Total operating and reserve cash available	\$217,881.20		
Investments			
From Operating - Bank OZK CD/IRA 7 months 4.00%	\$80,349.86		
From Operating - Bank OZK CD/IRA 7 months 4.00%	\$80,349.41		
From Reserve - Bank OZK CD/IRA 7-month 4.30%	\$61,603.27		
Reserve Bank OZK CD #2486 4.0% 11/20/2026	\$70,000.00		
Total Investments	\$292,302.54		
Other Short Term Assets			
Total Accts Receivable	\$2,111.00		
Prepaid Insurance	\$43,487.19		\$35,468.80
Other ST assets	\$3,586.00		
Total Other ST assets	\$49,184.19		
TOTAL ASSETS	\$559,367.93		

7/31/2026

	Actual	Budget	Variance
Liabilities			
Total Accts Payable	\$954.10		
Deferred Revenue	\$52,533.33		
Accrued Expenses	\$1,192.00		
Prepaid Fees	\$20,473.47		
Due to developer	\$45,000.00		
Other liabilities	\$3,380.00		
TOTAL LIABILITIES	\$123,532.90		
Equity			
Reserves	\$183,568.21		
**Surplus /Deficit current year	\$51,351.63		
Surplus /Deficit - prior year	\$51,915.19		
Capital Contributions as of 06/30/2026	\$149,000.00		\$0.00
Total Fund Balances	\$252,266.82		
Total Liability and equity	\$559,367.93		

**3**

Treasurer's Report end August

7/31/2026					Year to date		
	Actual	Budget	Variance		Actual	Budget	Variance
Income Statement							
Income	\$52,533.33	\$52,110.92	\$422.41		\$420,266.67	\$416,887.36	\$3,379.31
Special assessment	\$0.00	\$0.00			-	-	\$0.00
Operating and Reserve interest income	\$492.79	\$333.33	\$159.46		\$4,457.45	\$2,000.00	\$2,457.45
Other Interest and Fees	\$0.00	\$0.00	\$0.00		852.55	666.64	\$185.91
Total Income	\$53,026.12	\$52,444.25	\$581.87		\$425,576.67	\$419,554.00	\$6,022.67
Operating expense	\$45,037.18	\$52,444.21	\$7,407.03		\$374,225.04	419,553.68	45,328.64
Net income	\$7,988.94	\$0.04	\$7,988.90		51,351.63	\$0.32	51,351.31



3

Treasurer's Report end July

7/31/2026

	Actual	Budget	Variance
Balance Sheet			
Assets			
Cash			
Popular bank - operating account	\$263,190.48		
Popular Bank - reserve account	\$28,504.13		
Total operating and reserve cash available	\$291,694.61		
Investments			
From Operating - Bank OZK CD/IRA 7 months 4.00%	\$80,082.50		
From Operating - Bank OZK CD/IRA 7 months 4.00%	\$80,082.95		
From Reserve - Bank OZK CD/IRA 7-month 4.30%	\$61,603.27		
Reserve Bank OZK CD #2486 4.0% 11/20/2026	\$70,000.00		
Total Investments	\$291,768.72		
Other Short Term Assets			
Total Accts Receivable	\$4,162.29		
Prepaid Insurance	\$551.25		(\$3,733.57)
Other ST assets	\$3,676.00		
Total Other ST assets	\$8,389.54		
TOTAL ASSETS	\$591,852.87		

7/31/2026

	Actual	Budget	Variance
Liabilities			
Total Accts Payable	\$1,082.01		
Deferred Revenue	\$105,066.66		
Accrued Expenses	\$196.22		
Prepaid Fees	\$14,373.47		
Due to developer	\$45,000.00		
Other liabilities	\$3,270.00		
TOTAL LIABILITIES	\$168,988.36		
Equity			
Reserves	\$178,586.63		
**Surplus /Deficit current year	\$43,362.69		
Surplus /Deficit - prior year	\$51,915.19		
Capital Contributions as of 06/30/2026	\$149,000.00		\$1,500.00
Total Fund Balances	\$244,277.88		
Total Liability and equity	\$591,852.87		



3

Treasurer's Report end July

7/31/2026					Year to date		
	Actual	Budget	Variance		Actual	Budget	Variance
Income Statement							
Income	\$52,533.33	\$52,110.92	\$422.41		\$367,733.34	\$364,776.44	\$2,956.90
Special assessment	\$0.00	\$0.00			-	-	\$0.00
Operating and Reserve interest income	\$927.65	\$333.33	\$594.32		\$4,817.21	\$2,333.31	\$2,483.90
Other Interest and Fees	\$0.00	\$0.00	\$0.00			-	\$0.00
Total Income	\$53,460.98	\$52,444.25	\$1,016.73		\$372,550.55	\$367,109.75	5,440.80
Operating expense	\$33,313.02	\$52,444.21	\$19,131.19		\$329,187.86	367,109.47	37,921.61
Net income	\$20,147.96	\$0.04	\$20,147.92		43,362.69	\$0.28	43,362.41

4

Old Business



Old Business

Special Assessments for Painting Q1 2027 (Zuckerman) and Q1 2028 (Lennar)

Zuckerman owners are to be assessed a base amount between \$2,892.24 and \$3,339.93 for single story and \$4,964.48 or \$5,011.96 for 2 story villas. The base amount is calculated from square footage registered with Lee County. Homeowner base amount payment will be due no later than January 31st, 2027.

Lennar villa owners will be assessed a base amount between \$1,601.53 and \$1,715.19 in January 2028. The base amount is calculated from square footage registered with Lee County. Homeowner base amount payment will be due no later than January 31st, 2028. Any wood replacement will be charged additionally.

Is there a motion to proceed with these special assessments?

5

New Business



New Business

Community Asphalt Sealcoating/Restripe, Broken Curbing and Concrete Flatwork Repair

As part of the FPAT Reserve Study process, proposals were solicited from qualified contractors to perform the sealcoating and restriping of the community's roads, along with the replacement of damaged curbing and concrete flatwork.

Funding: This project is included within the reserve schedule, and funding will be drawn from the Association's reserve account. The reserve allocation for this project will be fully funded by the end of 2026. Work would be started beginning of January 2027 latest to avoid overlapping with painting.

Maintenance Committee Recommendation: Award the contract to Paramount Asphalt & Sealcoating, which submitted the lowest bid while meeting the project requirements.

Is there a motion to proceed with this project?

Contractor Proposals

Vendor	Proposed Cost
Rose Paving	\$36,295
DG Paving Solutions, Inc.	\$35,240
Paramount Asphalt & Sealcoating	\$29,100



Next Meeting & Adjournment

All meetings start at 6:00 pm; preferred venue is Lakes Regional Library, 15290 Bass Road, Fort Myers; All dates, times and venues are subject to confirmation.

Annual Member Meeting January 28, 2027 – to be confirmed. One Director position is up for election. First Notice will be sent around November 20th including a "Notice of Intent to be a Candidate" form.



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