

Venetia Community Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024	2025
	Approved	Approved
	Budget	Budget
INCOME		
6200 · Assessment	788,013	817,740
6210 · Reserve Fee	109,858	152,133
6215 · Cable/Internet Assessment	615,735	569,757
6235 · Special Assessment (02/24)	0	0
6340 · Late Fee	500	500
6345 · Interest Fees	300	0
6910 · Interest Income	0	9,000
6915 · Gate Stickers/RFID	0	3,080
6920 · Miscellaneous	700	700
6925 · Cable Refund	10,717	25,865
6930 · Surplus Rollover	40,000	30,000
TOTAL INCOME	1,565,823	1,608,775
EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	1,000	1,000
7040 · FL Dept of State Fee	125	100
7100 · Insurance	70,184	76,300
7140 · Professional Fees - Audit	5,700	6,200
7150 · Professional Fees - Legal	2,500	2,500
7160 · Professional Fees - Rsv Study	500	3,600
7170 · Professional Fees - Tax Prep	350	300
7200 · Management Fees	39,000	40,560
7250 · Office Svc/Supplies/Misc	5,500	6,000
7260 · Postage	3,500	6,000
7261 · Printing	3,800	5,000
7300 · Communications Expense	200	200
7301 · Income Tax	0	0
7400 · Telephone	3,000	4,600
TOTAL ADMINISTRATIVE	135,359	152,360
GROUNDS		
7510 · Irrigation Contract	23,280	7,440
7520 · Irrigation Maint/Repairs	32,000	35,000
7550 · Lake Maintenance Contract	30,900	33,142
7600 · Landscape Contract	119,376	124,397
7620 · Landscape Mulch	13,500	14,500
7650 · Landscape Svc/Replacement	54,050	59,500
7651 · Tree Removal/Replacement	65,686	76,700
7652 · Tree Maintenance/Trimming	4,314	10,000
7653 · Berm Trimming	40,000	25,000
7655 · Palm Tree Trimming	17,000	17,000
7680 · Fountain/Waterfall Maint.	6,000	5,000
7681 · Waterfall Maintenance Contract	8,000	6,900
7820 · Wetlands/Littoral	26,000	26,000
7900 · Preserve Trimming	55,000	65,000
7910 · Preserve Maintenance	10,000	10,000
Total Grounds	505,106	515,579
MAINTENANCE		
8030 · Security	1,000	1,000
8031 · Drone Flight Contract	6,500	250
8035 · Civilian Patrol	250	0

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8040 · Lamp Post Maintenance/Signs	2,000	2,000
8050 · Entrance Gates Maint/Repairs	3,000	5,000
8150 · Maintenance Repairs/Svc/Supply	15,000	15,000
8151 · Maintenance Contract Hrly	2,500	0
8220 · Pest Control Int/Ext	2,500	2,500
8221 · Wildlife Control	700	700
8230 · Sidewalk Repairs	35,000	25,000
8231 · Gutters	0	12,500
TOTAL MAINTENANCE	68,450	63,950
POOL & RECREATION		
8310 · Clubhouse Cleaning Contract	13,200	19,418
8320 · Clubhouse Supplies	2,000	2,000
8330 · Clubhouse Maint/Repairs	8,000	10,000
8340 · Welcome Committee	500	600
8400 · Pool Maint. Contract	9,300	10,200
8420 · Pool/Deck Repair/Svc	6,500	6,500
8425 · Pool Heater Maintenance	3,500	3,500
8430 · Exercise Equipment Repair	1,300	1,300
8500 · Courts Maintenance	2,500	2,500
TOTAL POOL & RECREATION	46,800	56,018
UTILITIES		
8620 · Electric	71,000	81,100
8660 · Cable TV	348,736	147,128
NEW 8661 · Bulk Cable/Internet Svc	0	310,086
8665 · Cable Addtl' Srvs (Internet)	266,999	112,543
8700 · Water & Sewer	7,250	7,800
TOTAL UTILITIES	693,985	658,657
OTHER		
9710 · Contingency Fund	2,929	4,828
9712 · Storage Units	3,336	4,250
NEW 9713 · Holiday Decorations	0	1,000
9970 · Transfer to Reserves	109,858	152,133
TOTAL OTHER	116,123	162,211
TOTAL EXPENSES	1,565,823	1,608,775

QUARTERLY UNIT ASSESSMENT	2024	2025
MAINTENANCE	\$ 306	\$ 318
CABLE & INTERNET (Lots Excluded)	\$ 241	\$ 223
RESERVES	\$ 43	\$ 59
TOTAL	\$ 590	\$ 600
Total Units Paying Cable/Internet	639	639
Vacant Lots	4	4
Total Units	643	643
Maintenance & Reserves Paid	4	4
QUARTERLY LOT ASSESSMENT	2024	2025
(Lots excluded from paying Cable & Internet)	\$ 349	\$ 377
Total Vacant Lots	4	4

Venetia Community Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2025 - December 31, 2025
 DESIGNATED RESERVES
 643 Units

PERCENT
 FUNDING
 100.00%

	1	2	3	4	5	6	7	8	9	10	11	12	13	
	ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	2024 ALLOCATION ADJ	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	2025 ALLOCATION ADJ	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER	
ACCT#	ASSET													
5130	Fountains/Waterfalls	10	1	51,997	124,740	3,258	-76,000	0	0	51,998	0	-1	-1	0.00
5131	Waterfall & Pump Equipment	10	1	38,000	0	0	38,000	0	0	38,000	0	0	0	0.00
5132	Well Pump Stations	10	1	20,000	0	0	20,000	0	0	20,000	0	0	0	0.00
5133	Irrigation Equipment	10	1	18,000	0	0	18,000	0	0	18,000	0	0	0	0.00
5140	Fence/Gate Reserve	15	1	39,964	13,068	0	0	0	0	13,068	0	26,896	26,896	10.46
5141	Fence/Gate Electronics	15	1	12,001	2,001	0	0	0	0	2,001	0	10,000	10,000	3.89
5210	Pond Retention	4	2	40,000	25,000	8,334	-1,667	0	0	31,667	0	8,333	4,167	1.62
5220	Preserves Committee	4	2	36,000	9,030	12,000	2,970	0	0	24,000	0	12,000	6,000	2.33
5300	Blding Restoration/Painting	5	1	15,000	11,400	3,600	0	0	0	15,000	0	0	0	0.00
5320	Roads/Paving/Sidewalks	20	18	1,027,000	118,874	56,901	0	65,161	0	110,614	0	916,386	50,910	19.79
5340	Swimming Pool	15	3	53,000	22,589	7,603	0	0	0	30,192	0	22,808	7,603	2.96
5400	Clubhouse/Roofing	25	25	76,635	49,729	9,935	0	76,635	0	-16,971	0	93,606	20,036	7.79
5410	Clubhouse A/C	5	3	34,000	6,800	6,800	0	0	0	13,600	0	20,400	6,800	2.64
5450	Courts	7	1	20,000	20,000	0	0	0	0	20,000	0	0	0	0.00
5485	Capital Reserve	5	1	15,000	12,322	1,427	7,313	25,784	0	-4,721	0	19,721	19,721	7.67
5490	Interest				8,616	7,082	-8,616	0	0	7,082	0	0	0	0.00
TOTAL				1,496,597	424,169	116,940	0	167,580	0	373,529	0	1,130,149	152,133	59.15