Venetia Community Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
6200 · Assessment	817,740	803,787
6210 · Reserve Fee	152,133	192,345
6215 · Cable/Internet Assessment	569,757	544,525
6225 · Special Assessment 6/30/25	0	0
6340 · Late Fee	500	750
6345 · Interest Fees	0	250
6910 · Interest Income	9,000	7,500
6915 · Gate Stickers/RFID	3,080	4,200
6920 · Miscellaneous	700	500
6925 · Cable Refund	25,865	36,684
6930 · Surplus Rollover	30,000	0
TOTAL INCOME	**1,608,775**	**1,590,541**
EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	1,000	1,000
7040 · FL Dept of State Fee	100	100
7100 · Insurance	76,300	76,915
7140 · Professional Fees - Audit	6,200	7,200
7150 · Professional Fees - Legal	2,500	5,000
7160 · Professional Fees - Rsv Study	3,600	720
7170 · Professional Fees - Tax Prep	300	350
7200 · Management Fees	40,560	41,772
7250 · Office Svc/Supplies/Misc	6,000	5,000
7260 · Postage	6,000	4,500
7261 · Printing	5,000	5,600
7300 · Communications Expense	200	200
7301 · Income Tax	0	0
7400 · Telephone	4,600	360
TOTAL ADMINISTRATIVE	**152,360**	**148,717**
GROUNDS		
7510 · Irrigation Contract	7,440	7,663
7520 · Irrigation Maint/Repairs	35,000	35,000
7550 · Lake Maintenance Contract	33,142	34,465
7600 · Landscape Contract	124,397	128,130
7620 · Landscape Mulch	14,500	14,500
7650 · Landscape Svc/Replacement	59,500	54,385
7651 · Tree Removal/Replacement	89,200	96,000
7652 · Tree Maintenance/Trimming	10,000	10,000
7653 · Berm Trimming	25,000	0
7655 · Palm Tree Trimming	17,000	17,000
7680 · Fountain/Waterfall Maint.	5,000	6,000
7681 · Waterfall Maintenance Contract	6,900	5,000
7820 · Wetlands/Littoral	26,000	26,000
7900 · Preserve Trimming	65,000	50,000
7910 · Preserve Maintenance	10,000	10,000
Total Grounds	**528,079**	**494,143**
MAINTENANCE		
8030 · Security	1,000	1,000
8031 · Drone Flight Contract	250	250
8040 · Lamp Post/Signs Maintenance	2,000	2,000

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8050 · Entrance Gates Maint/Repairs	5,000	7,500
8150 · Maintenance Repairs/Svc/Supply	15,000	15,000
8220 · Pest Control Int/Ext	2,500	2,500
8221 · Wildlife Control	700	700
8230 · Sidewalk Repairs	25,000	10,000
8231 · Gutters	0	10,000
TOTAL MAINTENANCE	**51,450**	**48,950**
POOL & RECREATION		
8310 · Clubhouse Cleaning Contract	19,418	20,400
8320 · Clubhouse Supplies	2,000	2,000
8330 · Clubhouse Maint/Repairs	10,000	14,000
8340 · Welcome Committee	600	700
8400 · Pool Maint. Contract	10,200	12,900
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	**56,018**	**63,800**
UTILITIES		
8620 · Electric	81,100	77,000
8660 · Cable TV	147,128	0
8661 · Bulk Cable/Internet Svc	310,086	544,525
8665 · Cable Addtl' Srvs (Internet)	112,543	0
8700 · Water & Sewer	7,800	8,300
TOTAL UTILITIES	**658,657**	**629,825**
OTHER		
9710 · Contingency Fund	4,828	3,280
9711 · Gate Sticker Expense	0	3,381
9712 · Storage Units	4,250	5,100
9713 · Holiday Decorations	1,000	1,000
9899 · Hurricane Clean-Up	0	0
9970 · Transfer to Reserves	152,133	192,345
TOTAL OTHER	**162,211**	**205,106**
TOTAL EXPENSES	**1,608,775**	**1,590,541**

QUARTERLY UNIT ASSESSMENT	**2025**	**2026**
MAINTENANCE	$ 318	$ 312
CABLE & INTERNET (Lots Excluded)	$ 223	$ 213
RESERVES	$ 59	$ 75
TOTAL	**$ 600**	**$ 600**
Total Units Paying Cable/Internet	639	640
Vacant Lots	4	3
Total Units	**643**	**643**
Maintenance & Reserves Paid	**4**	**4**

QUARTERLY LOT ASSESSMENT	**2025**	**2026**
(Lots excluded from paying Cable & Internet)	**$ 377**	**$ 387**
Total Vacant Lots	4	3

Venetia Community Association, Inc.

APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
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 1/1/2025	ASSESSMENTS COLLECTED 2025	2025 ALLOCATION ADJ	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	2026 ALLOCATION ADJ	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
ACCT#	**ASSET**													
5130	Fountains/Waterfalls	10	1	51,997	51,998	-1	0	12,482	0	39,514	0	12,483	12,483	4.85
5131	Waterfall & Pump Equipment	10	1	38,000	36,901	0	0	0	0	36,901	0	1,099	1,099	0.43
5132	Well Pump Stations	10	1	34,300	12,182	0	0	0	0	12,182	0	22,118	22,118	8.60
5133	Irrigation Equipment	10	1	28,000	18,000	0	0	0	0	18,000	0	10,000	10,000	3.89
5140	Fence/Gate Reserve	15	1	49,964	13,068	26,896	0	0	0	39,964	0	10,000	10,000	3.89
5141	Fence/Gate Electronics	15	1	12,001	2,001	10,000	0	0	0	12,001	0	0	0	0.00
5210	Pond Retention	4	2	40,000	31,667	4,167	0	0	0	35,834	0	4,166	2,083	0.81
5220	Preserves Committee	4	2	36,000	24,000	6,000	0	15,000	0	15,000	0	21,000	10,500	4.08
5300	Blding Restoration/Painting	5	1	35,000	15,000	0	0	0	0	15,000	0	20,000	20,000	7.78
5320	Roads/Paving/Sidewalks	20	18	1,027,000	143,195	50,910	0	32,580	0	161,524	0	865,476	48,082	18.69
5340	Swimming Pool	15	3	53,000	30,192	7,603	0	0	0	37,795	0	15,205	5,068	1.97
5400	Clubhouse/Roofing	25	25	76,635	-13,817	20,037	0	4,908	0	1,312	0	75,323	3,013	1.17
5410	Clubhouse A/C	5	3	50,000	13,600	6,800	0	9,545	0	10,855	0	39,145	13,048	5.07
5450	Courts	7	1	32,000	20,000	0	0	0	0	20,000	0	12,000	12,000	4.67
5485	Capital Reserve	5	1	39,949	-2,622	19,721	0	0	0	17,099	0	22,850	22,850	8.88
5490	Interest				14,510	6,936	0	0	0	21,447	0	0	0	0.00
	TOTAL			1,603,846	409,875	159,069	0	74,516	0	494,428	0	1,130,864	192,345	74.78