

Venetian Pointe Homeowner's Association, Inc.

c/o Alliant Association Management

13831 Vector Avenue

Fort Myers, FL 33907

Voice (239) 454-1101**Fax (239) 454-1147

Date: October 29, 2018

TO: ALL ASSOCIATION MEMBERS:

Re: NOTICE OF BUDGET APPROVAL AND ANNUAL MEETING

Notice is hereby given in accordance with the Bylaws of the association and the Florida Homeowner's Act that the Budget Approval and the Annual Meeting of the Membership will be on the following date, place and time:

Date: November 13, 2018

Time: 2:00 pm

Place: Alliant Association Management
13831 Vector Avenue
Fort Myers, FL 33907

The following is included in this packet:

- Agenda
- 2019 Budget

Additional changes to this budget may take place between now and the formal approval by the board.

If you need to update your **owner contact information/email**, you can find the Owner Email Opt-In Form under our Resident Services/Documents and Forms/Forms section of our web site at, www.alliantproperty.com.

Sincerely,

Bonnie Hapner, CAM
On behalf of the Board of Directors
Venetian Pointe Homeowner's Association, Inc.

Venetian Pointe Homeowner's Association, Inc.

c/o Alliant Association Management
13831 Vector Avenue
Fort Myers, FL 33907
Voice (239) 454-1101**Fax (239) 454-1147

ANNUAL MEMBERSHIP MEETING AGENDA

November 13, 2018 at 2:00 PM

Alliant Association Management

13831 Vector Avenue

Fort Myers, FL 33907

- 1) Certifying of proxies and quorum
- 2) Proof of Notice
- 3) New Business
- 4) Comments of the Membership (limited to 3 minutes per owner)
- 5) Adjournment

**Notice of Board of Directors Organizational Meeting
Immediately Following the Annual Meeting**

- 1) Call to Order
- 2) Approval of 2019 Budget
- 3) Organization of Officers
- 4) Adjournment

*This agenda was prepared by Alliant Association Management located at
13831 Vector Avenue, Fort Myers, FL 33907 in accordance with Florida Statutes.*

Venetian Pointe Detached Home and Villa HOA Budget
For the Period: January 1, 2019 - December 31, 2019
80 Single Family 100 Twin Villas

2018 Budget	8/31/2018 Actual	12/31/2018 Estimate		2019 Budget
426,122.00	9,280.04	24,973.04	Regular Assessments	426,122.00
-	0.84	0.84	Interest Income	
426,122.00	9,280.88	24,973.88	Total Revenue	426,122.00
ADMINISTRATIVE EXPENSES				
62.00	61.25	61.25	Annual Filing Fee	62.00
12,000.00	2,243.30	10,337.86	Insurance	12,000.00
5,000.00			Legal & Accounting/Tax Prep	5,000.00
21,600.00	1,750.00	2,750.00	Management Fees	21,600.00
3,000.00	49.49	99.49	Office Expense	3,000.00
1,200.00	101.59	181.59	Postage/Office Expense	1,200.00
42,862.00	4,205.63	13,430.19	TOTAL ADMINISTRATIVE EXPENSE	42,862.00
COMMON GROUND MAINTENANCE				
1,500.00			Building Maintenance	1,500.00
7,500.00			Fence/Wall Maintenance	7,500.00
6,000.00			Cleaning/Janitorial	6,000.00
1,000.00			Janitorial Supplies	1,000.00
6,000.00			Pest Control	6,000.00
8,000.00	598.88	898.32	Gate Repair	8,000.00
2,000.00			Fountain Maintenance	2,000.00
24,000.00	9,731.00	15,855.00	Lawn care/Pests/Fert/Commons	24,000.00
6,000.00			Pinestraw/Mulch	6,000.00
3,000.00			Landscape Improvements	3,000.00
3,000.00	75.00	75.00	Maintenance Repairs	3,000.00
5,000.00			Tree Trimming/Removal	5,000.00
3,000.00			Lift Station	3,000.00
1,200.00			Maintenance Repairs - Equipment	1,200.00
2,000.00			Miscellaneous	2,000.00
79,200.00	10,404.88	16,828.32	TOTAL COMMON GROUND MAINTENANCE	79,200.00
LAKE AND WETLAND EXPENSE				
8,000.00	3,298.40	4,354.40	Lake /Fountain Maintenance/Repair	8,000.00
2,400.00			Lake Monitoring Reports	2,400.00
5,000.00	2,000.00	4,000.00	Wetland/Preserve Maintenance	8,000.00
15,400.00	5,298.40	8,354.40	TOTAL LAKE AND WETLAND EXPENSE	18,400.00
IRRIGATION & PUMP EXPENSE				
5,000.00	242.57	727.71	Irrigation Repairs	5,000.00
5,000.00			Well Monitoring and Reports	5,000.00
3,000.00			Pump Maintenance	3,000.00
13,000.00	242.57	727.71	TOTAL IRRIGATION & PUMP EXPENSE	13,000.00
UTILITY EXPENSE				
10,000.00	208.34	625.02	Electric - Clubhouse/Pool	10,000.00
1,200.00			Electric - Entry Lights	1,200.00
6,000.00			Electric Irrigation	6,000.00
6,000.00	3,561.16	5,745.16	Electric Fountains	6,000.00
16,000.00	2,795.28	6,395.28	Electric Street Lights	16,000.00
	128.66	328.66	Electric Lift Station	-
2,400.00	24.27	24.27	Electric Gate/Lift Station	2,400.00
1,000.00			Telephone	1,000.00
5,000.00			Waste Removal	5,000.00
1,200.00	59.27	177.81	Water/Sewer	1,200.00
48,800.00	6,776.98	13,296.20	TOTAL UTILITY EXPENSE	48,800.00
POOL EXPENSE				
8,160.00			Cleaning Service	8,160.00
3,000.00			Equipment Repair	3,000.00
1,000.00			Pool Furniture Repair/Replace	1,000.00
300.00			Licenses and Permits	300.00
12,460.00	-	-	TOTAL POOL EXPENSE	12,460.00
211,722.00	26,928.46	52,636.82	Total Commons Expense	214,722.00

Landscape Individual Homes and Villas					
86,400.00	2,088.00	3,480.00	Lawn care/Pest Control Single Family		86,400.00
78,000.00	2,088.00	2,088.00	Lawn care/Pest Control Villas		78,000.00
5,000.00			Irrigation Repairs Single Family		5,000.00
5,000.00			Irrigation Repairs Villas		5,000.00
20,000.00			Mulch Single Family		18,500.00
20,000.00			Mulch Villas		18,500.00
214,400.00	4,176.00	5,568.00	Total Individual Lot Landscape		211,400.00
426,122.00	31,104.46	58,204.82	Total Expenses		426,122.00
294.05			Single Family Commons		298.23
348.12			Single Family Landscape		343.44
642.17			Total Quarterly Assessment Single Family		641.66
294.06			Villas Commons		298.23
257.50			Villas Individual Landscape		253.75
551.56			Total Quarterly Assessment Villas		551.98