



KW PROPERTY MANAGEMENT & CONSULTING

ASSOCIATION NAME: Venetian Palms

ENTITY#: 002

FOR THE YEAR BEGINNING JANUARY 1, 2026 TO DECEMBER 31, 2026

	2025 Approved Budget Monthly	2025 Approved Budget Annual
Assessment Income		
411000 - Assessment	\$ 99,387	\$ 1,192,639
415000 - Reserve Assessment	\$ 30,833	\$ 370,000
Total Assessment Income	\$ 130,220	\$ 1,562,639
Other Income		
420080 - Application/Screening	\$ 417	\$ 5,000
420140 - Auto Decals	\$ -	\$ -
420160 - Bad Debt Recovery	\$ -	\$ -
420540 - Finance Charges	\$ -	\$ -
420720 - Interest Income	\$ -	\$ -
420780 - Late Fee Income	\$ -	\$ -
420820 - Laundry Income	\$ 1,000	\$ 12,000
421000 - Non Sufficient Fee Income	\$ -	\$ -
421020 - Other Income	\$ -	\$ -
421680 - Violation / Fine Income	\$ -	\$ -
Total Other Income	\$ 1,417	\$ 17,000
Administrative Expenses		
500080 - Accounting/Audit/Tax Fees	\$ 258	\$ 3,100
500240 - Annual Budget Processing	\$ 208	\$ 2,500
500280 - Application/Screening Fees	\$ 83	\$ 1,000
500360 - Bad Debt Expense	\$ 692	\$ 8,304
500400 - Bank Charges	\$ 50	\$ 600
501000 - Corporate Annual Report	\$ 5	\$ 61
501560 - Fees Payable to Division	\$ 69	\$ 832
501720 - Gasoline	\$ 100	\$ 1,200
502120 - Legal Expense	\$ 583	\$ 7,000
502440 - Licenses & Permits	\$ 102	\$ 1,225
502920 - Licenses & Permits Pool	\$ 4	\$ 50
503040 - Loan Cost Amort	\$ -	\$ -
504000 - Office Supplies	\$ 417	\$ 5,000
504400 - Postage & Delivery	\$ 192	\$ 2,300
504440 - Printing & Copying	\$ 167	\$ 2,000
504520 - Prior Year Deficit Funding	\$ 2,333	\$ 28,000
504640 - 50 Year Cert. Fees & Permits	\$ 417	\$ 5,000
505400 - Special Assessment Deficit Funding	\$ 1,667	\$ 20,000
505600 - Taxes	\$ 6	\$ 75
500760 - Computer Equipment Purchase	\$ -	\$ -
Total Administrative Expenses	\$ 7,354	\$ 88,247
Utilities		
600000 - Electricity	\$ 2,500	\$ 30,000
601000 - Natural Gas	\$ 250	\$ 3,000
602000 - Telephone	\$ 350	\$ 4,200
604040 - Water & Sewer	\$ 10,417	\$ 125,000
Total Utilities	\$ 13,517	\$ 162,200
Contracts		
701840 - Equipment Lease	\$ 165	\$ 1,982
702320 - Fire Alarm Contract	\$ 1,119	\$ 13,432
704120 - Landscaping/Grounds Contract	\$ 2,460	\$ 29,520
705160 - Management Overhead Fee	\$ 150	\$ 1,800
705200 - Management Services	\$ 4,181	\$ 50,173
705240 - Special Assessment Admin	\$ 208	\$ 2,496
705440 - Parking	\$ 200	\$ 2,400
705560 - Pest Control	\$ 657	\$ 7,887
705920 - Pool Contract	\$ 735	\$ 8,820
707000 - Security Services	\$ 10,977	\$ 131,719
707600 - Trash Removal	\$ 4,106	\$ 49,269
Total Contracts	\$ 24,958	\$ 299,498

2026 Approved Budget Monthly	2026 Approved Budget Annual
\$ 97,509	\$ 1,170,113
\$ 31,667	\$ 380,000
\$ 129,176	\$ 1,550,113
\$ 450	\$ 5,400
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 833	\$ 10,000
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 1,283	\$ 15,400
\$ 258	\$ 3,100
\$ 208	\$ 2,500
\$ 83	\$ 1,000
\$ 692	\$ 8,304
\$ 50	\$ 600
\$ 5	\$ 61
\$ 69	\$ 832
\$ 100	\$ 1,200
\$ 417	\$ 5,000
\$ 102	\$ 1,225
\$ 4	\$ 50
\$ -	\$ -
\$ 833	\$ 10,000
\$ 192	\$ 2,300
\$ 167	\$ 2,000
\$ 1,583	\$ 19,000
\$ 417	\$ 5,000
\$ 1,667	\$ 20,000
\$ 6	\$ 75
\$ 17	\$ 200
\$ 6,871	\$ 82,447
\$ 2,250	\$ 27,000
\$ 283	\$ 3,400
\$ 417	\$ 5,000
\$ 8,333	\$ 100,000
\$ 11,283	\$ 135,400
\$ 177	\$ 2,118
\$ 1,237	\$ 14,840
\$ 2,583	\$ 30,996
\$ 150	\$ 1,800
\$ 4,390	\$ 52,681
\$ 208	\$ 2,496
\$ 200	\$ 2,400
\$ 657	\$ 7,887
\$ 784	\$ 9,408
\$ 11,019	\$ 132,227
\$ 4,281	\$ 51,376
\$ 25,686	\$ 308,228



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FOR THE YEAR BEGINNING JANUARY 1, 2026 TO DECEMBER 31, 2026

	2025	2025
	Approved Budget	Approved Budget
	Monthly	Annual
Insurance		
720000 - Insurance	\$ 20,346	\$ 244,155
Total Insurance	\$ 20,346	\$ 244,155
R&M		
800240 - Air Cond/HVAC Repairs	\$ 83	\$ 1,000
802680 - Electrical Supplies & Repair	\$ 667	\$ 8,000
803520 - Fire Safety Equipment	\$ 583	\$ 7,000
804840 - Golf Carts	\$ 83	\$ 1,000
805760 - Irrigation R&M	\$ 25	\$ 300
805840 - Janitorial Supplies	\$ 2,083	\$ 25,000
806000 - Landscaping	\$ 833	\$ 10,000
806720 - Landscaping Tree Trimming	\$ 1,250	\$ 15,000
807600 - Miscellaneous Repairs	\$ 2,750	\$ 33,000
807880 - Painting & Supplies	\$ 667	\$ 8,000
808120 - Pest Control	\$ 67	\$ 800
808240 - Plumbing R&M	\$ 667	\$ 8,000
808640 - Pool Repairs & Supplies	\$ 250	\$ 3,000
809160 - Roof R&M	\$ 1,667	\$ 20,000
809760 - Signage	\$ 67	\$ 800
Total R&M	\$ 11,742	\$ 140,900
Other Expenses		
Total Other Expenses	\$ -	\$ -
Payroll & Benefits		
890000 - Payroll & Benefits	\$ 22,887	\$ 274,639
Total Payroll & Benefits	\$ 22,887	\$ 274,639
Reserve Expenses		
900000 - Reserve Contributions	\$ 30,833	\$ 370,000
900003 - Reserve Expense	\$ -	\$ -
Total Reserve Expenses	\$ 30,833	\$ 370,000
Total Expenses	\$ 131,637	\$ 1,579,639
Net Income/(Loss)	\$ -	\$ -

	2026	2026
	Approved Budget	Approved Budget
	Monthly	Annual
	\$ 19,047	\$ 228,563
	\$ 19,047	\$ 228,563
	\$ 83	\$ 1,000
	\$ 667	\$ 8,000
	\$ 833	\$ 10,000
	\$ 83	\$ 1,000
	\$ 25	\$ 300
	\$ 2,083	\$ 25,000
	\$ 833	\$ 10,000
	\$ 1,250	\$ 15,000
	\$ 2,750	\$ 33,000
	\$ 667	\$ 8,000
	\$ 67	\$ 800
	\$ 667	\$ 8,000
	\$ 500	\$ 6,000
	\$ 1,667	\$ 20,000
	\$ 117	\$ 1,400
	\$ 12,292	\$ 147,500
	\$ -	\$ -
	\$ 23,615	\$ 283,375
	\$ 23,615	\$ 283,375
	\$ 31,667	\$ 380,000
	\$ -	\$ -
	\$ 31,667	\$ 380,000
	\$ 130,459	\$ 1,565,513
	\$ -	\$ -

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

Approved By

Approved By

Date

Date

11/19/25
11-19-25



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ENTITY#: 002

Yearly Maintenance: \$1,170,113
Yearly Reserve Allocation: \$380,000

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenance per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
1 BEDROOM/1 BATHROOM	88	0.4011%	35.30%	\$ 391.1	\$ 127.0	\$ 518.1
2 BEDROOM/1 BATHROOM	32	0.4790%	15.33%	\$ 467.0	\$ 151.7	\$ 618.7
2 BEDROOM/2 BATHROOM	48	0.5321%	25.54%	\$ 518.8	\$ 168.5	\$ 687.3
3 BEDROOM/2 BATHROOM	40	0.5959%	23.84%	\$ 581.1	\$ 188.7	\$ 769.8
Total	208		100%			

VARIANCE SUMMARY

Unit Type	# units per Type	2025 Monthly Fees	2026 Monthly Fees	YoY Change (\$)	YoY Change (%)
1 BEDROOM/1 BATHROOM	88	\$ 522.31	\$ 518.13	\$ (4.2)	-1%
2 BEDROOM/1 BATHROOM	32	\$ 623.69	\$ 618.69	\$ (5.0)	-1%
2 BEDROOM/2 BATHROOM	48	\$ 692.90	\$ 687.35	\$ (5.6)	-1%
3 BEDROOM/2 BATHROOM	40	\$ 775.98	\$ 769.76	\$ (6.2)	-1%