

**VENETIA COMMUNITY ASSOCIATION, INC.**  
**AUDITED FINANCIAL REPORTS**  
**December 31, 2025**

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

# Venetia Community Association, Inc.

Balance Sheet as of 12/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Accounts</b>			
1017 - Truist OP 2442	\$84,940.18		\$84,940.18
1018 - Truist OP 2442 ICS	\$545,708.31		\$545,708.31
1034 - BankUnited OPMM 8450	\$5,698.23		\$5,698.23
1044 - First Horizon OPMM 2011	\$10,899.39		\$10,899.39
1048 - First Horizon CD9479 03/08/26 2.85%	\$245,000.00		\$245,000.00
1090 - Petty Cash - Infrastructure	\$926.00		\$926.00
<b>Total Operating Accounts</b>	<b>\$893,172.11</b>		<b>\$893,172.11</b>
<b>Reserve Accounts</b>			
1217 - Bank OZK CD 6305 12/14/25 4.40%		\$246,901.67	\$246,901.67
1218 - Truist MM 2450		\$41,270.24	\$41,270.24
1219 - Truist MM 2450 ICS		\$186,584.05	\$186,584.05
<b>Total Reserve Accounts</b>		<b>\$474,755.96</b>	<b>\$474,755.96</b>
<b>Other Assets</b>			
1100 - Accounts Receivable	\$10,399.14		\$10,399.14
1101 - Violation Fines Receivable	\$12,475.75		\$12,475.75
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$17,482.30		\$17,482.30
1615 - Prepaid Expenses	\$3,999.40		\$3,999.40
<b>Total Other Assets</b>	<b>\$43,812.42</b>		<b>\$43,812.42</b>
<b>Total Assets</b>	<b>\$936,984.53</b>	<b>\$474,755.96</b>	<b>\$1,411,740.49</b>

# Venetia Community Association, Inc.

Balance Sheet as of 12/31/2025

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>			
3010 - Accounts Payable	\$9,834.88	\$9,800.00	\$19,634.88
3020 - Income Tax Payable	\$4,968.00		\$4,968.00
3030 - Accrued Expenses	\$13,212.88		\$13,212.88
3035 - Prepaid Assessments	\$190,283.58		\$190,283.58
3045 - Deferred Cable Revenue	\$235,401.00		\$235,401.00
<b>Total Current Liabilities</b>	<b>\$453,700.34</b>	<b>\$9,800.00</b>	<b>\$463,500.34</b>
<b>Reserve Fund</b>			
5130 - Fountains/Waterfalls Reserve		\$39,514.32	\$39,514.32
5131 - Waterfall & Pump Equipment Reserve		\$23,939.42	\$23,939.42
5132 - Well Pump Stations Reserve		\$12,182.00	\$12,182.00
5133 - Irrigation Equipment Reserve		\$18,000.00	\$18,000.00
5140 - Fence/Gate Reserve		\$39,963.54	\$39,963.54
5141 - Fence/Gate Electronics Reserve		\$4,991.13	\$4,991.13
5210 - Pond Retention Reserve		\$35,834.00	\$35,834.00
5220 - Preserves Committee Reserve		\$30,000.20	\$30,000.20
5300 - Bldg Restoration Reserve		\$5,200.00	\$5,200.00
5320 - Paving/Roads/Sidewalks Reserve		\$159,924.49	\$159,924.49
5340 - Pool Reserve		\$37,795.41	\$37,795.41
5400 - Clubhouse/Roofing Reserve		\$1,312.18	\$1,312.18
5410 - Clubhouse A/C Reserve		\$9,663.93	\$9,663.93
5450 - Courts Reserve		\$2,179.51	\$2,179.51
5485 - Capital Improvements Reserve		\$17,099.31	\$17,099.31
5490 - Reserves Interest - Current		\$27,356.52	\$27,356.52
<b>Total Reserve Fund</b>		<b>\$464,955.96</b>	<b>\$464,955.96</b>
<b>Equity</b>			
5510 - Prior Years Fund Balance	\$373,039.80		\$373,039.80
5525 - Surplus Carryover	(\$30,000.00)		(\$30,000.00)
5999 - Net Income	\$140,244.39		\$140,244.39
<b>Total Equity</b>	<b>\$483,284.19</b>		<b>\$483,284.19</b>
<b>Total Liabilities / Equity</b>	<b>\$936,984.53</b>	<b>\$474,755.96</b>	<b>\$1,411,740.49</b>

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	68,145.00	68,145.00	-	817,740.00	817,740.00	-	817,740.00
6210 - Reserve Fees	-	-	-	152,133.00	152,133.00	-	152,133.00
6215 - Cable/Internet Assessment	47,554.25	47,479.75	74.50	569,313.00	569,757.00	(444.00)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	(100.00)	41.67	(141.67)	5,828.00	500.00	5,328.00	500.00
6345 - Interest Fees	156.03	-	156.03	2,710.18	-	2,710.18	-
6910 - Bank Interest	288.40	750.00	(461.60)	11,307.67	9,000.00	2,307.67	9,000.00
6915 - Gate Stickers/RFID	252.00	256.63	(4.63)	3,879.00	3,080.00	799.00	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	700.00	3,170.00	700.00
6923 - Violation Fines	12,475.75	-	12,475.75	12,475.75	-	12,475.75	-
6926 - Cable Rights Income	3,057.00	3,057.16	(.16)	25,862.92	25,865.00	(2.08)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	30,000.00	30,000.00	-	30,000.00
<b>Total Income</b>	<b>134,328.43</b>	<b>122,288.54</b>	<b>12,039.89</b>	<b>1,889,104.52</b>	<b>1,608,775.00</b>	<b>280,329.52</b>	<b>1,608,775.00</b>
<b>Total Income</b>	<b>134,328.43</b>	<b>122,288.54</b>	<b>12,039.89</b>	<b>1,889,104.52</b>	<b>1,608,775.00</b>	<b>280,329.52</b>	<b>1,608,775.00</b>

## Operating Expense

### Administrative

7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	1,000.00	324.65	1,000.00
7040 - FL Dept of State Fee	-	8.37	8.37	61.25	100.00	38.75	100.00
7100 - Insurance	5,827.43	6,358.37	530.94	69,067.09	76,300.00	7,232.91	76,300.00
7140 - Professional Fees - Audit	-	516.63	516.63	7,599.00	6,200.00	(1,399.00)	6,200.00
7150 - Professional Fees - Legal	3,090.82	208.33	(2,882.49)	6,595.38	2,500.00	(4,095.38)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	1,390.00	3,600.00	2,210.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	300.00	-	300.00
7200 - Management Fees	3,380.00	3,380.00	-	40,560.00	40,560.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	89.40	500.00	410.60	4,779.57	6,000.00	1,220.43	6,000.00
7260 - Postage	64.38	500.00	435.62	3,756.44	6,000.00	2,243.56	6,000.00
7261 - Printing	21.60	416.63	395.03	4,819.21	5,000.00	180.79	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	200.00	200.00	200.00
7301 - Income Tax	4,968.00	-	(4,968.00)	4,968.00	-	(4,968.00)	-
7400 - Telephone	35.15	383.37	348.22	2,478.75	4,600.00	2,121.25	4,600.00
<b>Total Administrative</b>	<b>17,476.78</b>	<b>12,696.70</b>	<b>(4,780.08)</b>	<b>147,050.04</b>	<b>152,360.00</b>	<b>5,309.96</b>	<b>152,360.00</b>

### Grounds

7510 - Irrigation Contract	620.00	620.00	-	7,440.00	7,440.00	-	7,440.00
7520 - Irrigation Maint/Repairs	207.09	2,916.63	2,709.54	36,988.99	35,000.00	(1,988.99)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.87	(44.67)	33,138.73	33,142.00	3.27	33,142.00
7600 - Landscape Contract	10,366.44	10,366.38	(.06)	124,397.28	124,397.00	(.28)	124,397.00
7620 - Landscape Mulch	-	1,208.37	1,208.37	12,653.33	14,500.00	1,846.67	14,500.00
7650 - Landscape Svc/Replacement/Other	4,769.52	4,958.37	188.85	51,549.24	59,500.00	7,950.76	59,500.00
7651 - Tree Removal/Replacement	-	6,391.63	6,391.63	4,400.00	76,700.00	72,300.00	76,700.00

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7652 - Tree Maintenance/Trimming	28.83	833.37	804.54	17,127.77	10,000.00	(7,127.77)	10,000.00
7653 - Berm Trimming	-	2,083.37	2,083.37	17,300.00	25,000.00	7,700.00	25,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	14,355.00	17,000.00	2,645.00	17,000.00
7680 - Fountain/Waterfall Maint.	-	416.63	416.63	7,977.42	5,000.00	(2,977.42)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	1,140.00	6,900.00	5,760.00	6,900.00
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	280,657.50	26,000.00	(254,657.50)	26,000.00
7900 - Preserve Trimming	-	5,416.63	5,416.63	67,503.00	65,000.00	(2,503.00)	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	4,110.00	10,000.00	5,890.00	10,000.00
<b>Total Grounds</b>	<b>18,798.42</b>	<b>42,964.92</b>	<b>24,166.50</b>	<b>680,738.26</b>	<b>515,579.00</b>	<b>(165,159.26)</b>	<b>515,579.00</b>
<b>Maintenance</b>							
8030 - Security	-	83.33	83.33	-	1,000.00	1,000.00	1,000.00
8031 - Drone Flight Contract	-	20.87	20.87	-	250.00	250.00	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	2,561.96	2,000.00	(561.96)	2,000.00
8050 - Entrance Gates Maint/Repairs	(350.00)	416.63	766.63	12,751.85	5,000.00	(7,751.85)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	1,204.10	1,250.00	45.90	10,379.20	15,000.00	4,620.80	15,000.00
8220 - Pest Control Int/Ext	561.89	208.33	(353.56)	2,031.54	2,500.00	468.46	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	700.00	700.00	700.00
8230 - Sidewalk Repairs	-	2,083.37	2,083.37	26,947.50	25,000.00	(1,947.50)	25,000.00
8231 - Gutters	12,500.00	1,041.63	(11,458.37)	12,500.00	12,500.00	-	12,500.00
<b>Total Maintenance</b>	<b>13,915.99</b>	<b>5,329.16</b>	<b>(8,586.83)</b>	<b>67,172.05</b>	<b>63,950.00</b>	<b>(3,222.05)</b>	<b>63,950.00</b>
<b>Pool &amp; Recreation</b>							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.13	100.13	18,216.00	19,418.00	1,202.00	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	411.36	2,000.00	1,588.64	2,000.00
8330 - Clubhouse Maint/Repairs	2,403.92	833.37	(1,570.55)	5,423.68	10,000.00	4,576.32	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	600.00	205.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	10,950.00	10,200.00	(750.00)	10,200.00
8420 - Pool/Deck Repair/Svc	2,617.80	541.67	(2,076.13)	12,572.64	6,500.00	(6,072.64)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	3,500.00	3,500.00	3,500.00
8430 - Exercise Equipment Repair	175.00	108.33	(66.67)	2,888.88	1,300.00	(1,588.88)	1,300.00
8500 - Courts Maintenance	2,068.36	208.33	(1,860.03)	2,417.75	2,500.00	82.25	2,500.00
<b>Total Pool &amp; Recreation</b>	<b>9,758.08</b>	<b>4,668.17</b>	<b>(5,089.91)</b>	<b>53,274.92</b>	<b>56,018.00</b>	<b>2,743.08</b>	<b>56,018.00</b>
<b>Utilities</b>							
8620 - Electric	6,918.60	6,758.37	(160.23)	72,810.61	81,100.00	8,289.39	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	43,004.28	44,298.00	1,293.72	345,939.95	310,086.00	(35,853.95)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	893.48	650.00	(243.48)	8,634.85	7,800.00	(834.85)	7,800.00
<b>Total Utilities</b>	<b>50,816.36</b>	<b>51,706.37</b>	<b>890.01</b>	<b>638,053.13</b>	<b>658,657.00</b>	<b>20,603.87</b>	<b>658,657.00</b>
<b>Other</b>							
9710 - Contingency Fund	-	402.37	402.37	-	4,828.00	4,828.00	4,828.00

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9711 - Gate Sticker Expense	259.21	-	(259.21)	1,634.15	-	(1,634.15)	-
9712 - Storage Units	340.00	354.13	14.13	4,171.80	4,250.00	78.20	4,250.00
9713 - Holiday Decorations	224.66	83.37	(141.29)	1,609.43	1,000.00	(609.43)	1,000.00
9899 - Hurricane Clean-Up	-	-	-	3,023.35	-	(3,023.35)	-
9970 - Transfer to Reserves	-	-	-	152,133.00	152,133.00	-	152,133.00
<b>Total Other</b>	<b>823.87</b>	<b>839.87</b>	<b>16.00</b>	<b>162,571.73</b>	<b>162,211.00</b>	<b>(360.73)</b>	<b>162,211.00</b>
<b>Total Expense</b>	<b>111,589.50</b>	<b>118,205.19</b>	<b>6,615.69</b>	<b>1,748,860.13</b>	<b>1,608,775.00</b>	<b>(140,085.13)</b>	<b>1,608,775.00</b>
<b>Operating Net Total</b>	<b>22,738.93</b>	<b>4,083.35</b>	<b>18,655.58</b>	<b>140,244.39</b>	<b>-</b>	<b>140,244.39</b>	<b>-</b>
<b>Net Total</b>	<b>22,738.93</b>	<b>4,083.35</b>	<b>18,655.58</b>	<b>140,244.39</b>	<b>-</b>	<b>140,244.39</b>	<b>-</b>

**VENETIA COMMUNITY ASSOCIATION, INC.**

**Reserve Balances  
December 31, 2025**

	<b>Balance 1/1/25</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
5130 Fountains/Waterfalls	\$ 51,997.81	(1.00)	-	(12,482.49)	-	39,514.32
5131 Waterfall & Pump Equipment	36,900.94	-	-	(12,961.52)	-	23,939.42
5132 Well Pump Stations	12,182.00	-	-	-	-	12,182.00
5133 Irrigation Equipment	18,000.00	-	-	-	-	18,000.00
5140 Fence/Gate	13,067.54	26,896.00	-	-	-	39,963.54
5141 Fence/Gate Electronics	2,000.50	10,000.00	-	(7,009.37)	-	4,991.13
5210 Pond Retention	31,667.00	4,167.00	-	-	-	35,834.00
5220 Preserves Committee	24,000.20	6,000.00	-	-	-	30,000.20
5300 Building Restoration	15,000.00	-	-	(9,800.00)	-	5,200.00
5320 Paving/Roads/Sidewalks	143,194.74	50,910.00	-	(34,180.25)	-	159,924.49
5340 Swimming Pool	30,192.41	7,603.00	-	-	-	37,795.41
5400 Clubhouse / Roofing	(13,816.82)	20,037.00	-	(4,908.00)	-	1,312.18
5410 Clubhouse A/C	13,600.00	6,800.00	-	(10,736.07)	-	9,663.93
5450 Courts	19,999.51	-	-	(17,820.00)	-	2,179.51
5485 Capital Improvements	(2,621.69)	19,721.00	-	-	-	17,099.31
5490 Interest	14,510.41	-	-	-	12,846.11	27,356.52
<b>Total Reserves</b>	<b>\$ 409,874.55</b>	<b>152,133.00</b>	<b>-</b>	<b>(109,897.70)</b>	<b>12,846.11</b>	<b>464,955.96</b>

**Expense Details**

**5130 Fountains/Waterfalls**

2/25/25 - Genesis Sprinklers & Water Mgmt - See Inv #6882 - \$7,800  
 7/7/25 - Water Equipment Technologies - Submersible motor - \$4,682.49  
**Total \$ 12,482.49**

**5131 Waterfall & Pump Equipment**

9/16/25 - Water Equipment Technologies - New Aquamaster motor installation for floating fountain - \$4,689.91  
 10/14/25 - Water Equipment Technologies - S. Jacaranda Falls - new motor & pump end - \$8,271.61  
**Total \$ 12,961.52**

**5141 Fence/Gate Electronics**

9/1/25 - CIA Access - Main control board replacement - \$2,161  
 10/1/25 - CIA Access - Replace front door & screen on CAPXM - \$2,310.33  
 10/1/25 - CIA Access - Front display replaced - \$2,538.04  
**Total \$ 7,009.37**

**5300 Building Restoration**

12/3/25 - MS Painting FL - Full Exterior Painting Services - \$9,800  
**Total \$ 9,800.00**

**5320 Paving/Roads/Sidewalks**

4/16/25 - Howell Concrete - Damaged concrete project - \$32,580.25  
 11/14/25 - Tibor's Masonary - Replace broken slabs b/n pool & condos - \$1,600  
**Total \$ 34,180.25**

**5400 Clubhouse / Roofing**

2/19/25 - Mark Kaufman Roofing - See Inv #9615-3 - \$4,908  
**Total \$ 4,908.00**

**5410 Clubhouse A/C**

3/20/25 - Bowersox A/C & Heating- Replace Clubhouse fitness room A/C system - \$9,544.80  
 12/4/25 - Bowersox A/C & Heating- Replace capacitors on units 1 & 2 and blower motor on unit 2 - \$1,191.27  
**Total \$ 10,736.07**

**5450 Courts**

11/21/25 - Sport Surfaces - 33% deposit for tennis courts (x2) resurfacing - \$8,910  
 12/16/25 - Sport Surfaces - 33% progress pmt for tennis courts (x2) resurfacing - \$8,910  
**Total \$ 17,820.00**

**Allocation Details**