

VENETIA COMMUNITY ASSOCIATION, INC.
REVISED FINANCIAL REPORTS
January 31, 2026

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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 1/31/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	\$62,870.48		\$62,870.48
1018 - Truist OP 2442 ICS	\$686,682.11		\$686,682.11
1034 - BankUnited OPMM 8450	\$5,707.65		\$5,707.65
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
Total Operating Accounts	\$1,012,085.63		\$1,012,085.63
Reserve Accounts			
1202 - Credit Memo	\$500.00		\$500.00
1216 - Bank OZK CD 8885 02/23/27 3.533%		\$246,884.41	\$246,884.41
1218 - Truist MM 2450		\$75,000.45	\$75,000.45
1219 - Truist MM 2450 ICS		\$189,938.25	\$189,938.25
Total Reserve Accounts	\$500.00	\$511,823.11	\$512,323.11
Other Assets			
1100 - Accounts Receivable	\$34,012.36		\$34,012.36
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$11,654.87		\$11,654.87
1615 - Prepaid Expenses	\$4,795.11		\$4,795.11
Total Other Assets	\$49,918.17		\$49,918.17
Total Assets	\$1,062,503.80	\$511,823.11	\$1,574,326.91

Venetia Community Association, Inc.

Balance Sheet as of 1/31/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$39,178.20	\$9,180.00	\$48,358.20
3020 - Income Tax Payable	\$4,968.00		\$4,968.00
3030 - Accrued Expenses	\$1,755.00		\$1,755.00
3035 - Prepaid Assessments	\$65,771.74		\$65,771.74
3045 - Deferred Cable Revenue	\$232,344.00		\$232,344.00
3050 - Deferred Revenue	\$224,716.50		\$224,716.50
Total Current Liabilities	\$568,733.44	\$9,180.00	\$577,913.44
Reserve Fund			
5130 - Fountains/Waterfalls Reserve		\$42,635.07	\$42,635.07
5131 - Waterfall & Pump Equipment Reserve		\$24,214.17	\$24,214.17
5132 - Well Pump Stations Reserve		\$17,711.50	\$17,711.50
5133 - Irrigation Equipment Reserve		\$20,500.00	\$20,500.00
5140 - Fence/Gate Reserve		\$42,463.54	\$42,463.54
5141 - Fence/Gate Electronics Reserve		\$4,991.13	\$4,991.13
5210 - Pond Retention Reserve		\$36,354.75	\$36,354.75
5220 - Preserves Committee Reserve		\$32,625.20	\$32,625.20
5300 - Bldg Restoration Reserve		\$8,910.00	\$8,910.00
5320 - Paving/Roads/Sidewalks Reserve		\$171,944.99	\$171,944.99
5340 - Pool Reserve		\$39,062.41	\$39,062.41
5400 - Clubhouse/Roofing Reserve		\$2,065.43	\$2,065.43
5410 - Clubhouse A/C Reserve		\$12,925.93	\$12,925.93
5450 - Courts Reserve		(\$4,000.24)	(\$4,000.24)
5485 - Capital Improvements Reserve		\$22,779.72	\$22,779.72
5490 - Reserves Interest - Current		\$27,459.51	\$27,459.51
Total Reserve Fund		\$502,643.11	\$502,643.11
Equity			
5510 - Prior Years Fund Balance	\$483,284.19		\$483,284.19
5999 - Net Income	\$10,486.17		\$10,486.17
Total Equity	\$493,770.36		\$493,770.36
Total Liabilities / Equity	\$1,062,503.80	\$511,823.11	\$1,574,326.91

Venetia Community Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	66,918.25	66,982.25	(64.00)	66,918.25	66,982.25	(64.00)	803,787.00
6210 - Reserve Fees	48,086.25	48,086.25	-	48,086.25	48,086.25	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	45,440.00	45,377.08	62.92	544,525.00
6340 - Late Fees	75.00	62.50	12.50	75.00	62.50	12.50	750.00
6345 - Interest Fees	62.29	20.83	41.46	62.29	20.83	41.46	250.00
6910 - Bank Interest	318.63	625.00	(306.37)	318.63	625.00	(306.37)	7,500.00
6915 - Gate Stickers/RFID	393.00	350.00	43.00	393.00	350.00	43.00	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	41.67	(41.67)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	3,057.00	3,057.00	-	36,684.00
Total Income	164,350.42	164,602.58	(252.16)	164,350.42	164,602.58	(252.16)	1,590,541.00
Total Income	164,350.42	164,602.58	(252.16)	164,350.42	164,602.58	(252.16)	1,590,541.00

Operating Expense

Administrative

7020 - Dues/Licenses/Permits	-	83.37	83.37	-	83.37	83.37	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	-	8.33	8.33	100.00
7100 - Insurance	5,827.43	6,409.58	582.15	5,827.43	6,409.58	582.15	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	-	600.00	600.00	7,200.00
7150 - Professional Fees - Legal	24,231.74	416.67	(23,815.07)	24,231.74	416.67	(23,815.07)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	60.00	60.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	-	29.17	29.17	350.00
7200 - Management Fees	3,481.00	3,481.00	-	3,481.00	3,481.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	87.40	416.67	329.27	87.40	416.67	329.27	5,000.00
7260 - Postage	44.69	375.00	330.31	44.69	375.00	330.31	4,500.00
7261 - Printing	216.90	466.67	249.77	216.90	466.67	249.77	5,600.00
7300 - Communications Expense	-	16.63	16.63	-	16.63	16.63	200.00
7400 - Telephone	35.09	30.00	(5.09)	35.09	30.00	(5.09)	360.00
Total Administrative	33,924.25	12,393.09	(21,531.16)	33,924.25	12,393.09	(21,531.16)	148,717.00

Grounds

7510 - Irrigation Contract	638.60	638.58	(.02)	638.60	638.58	(.02)	7,663.00
7520 - Irrigation Maint/Repairs	-	2,916.67	2,916.67	-	2,916.67	2,916.67	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,872.08	65.54	2,806.54	2,872.08	65.54	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	10,677.43	10,677.50	.07	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	-	1,208.33	1,208.33	14,500.00
7650 - Landscape Svc/Replacement/Other	-	4,532.08	4,532.08	-	4,532.08	4,532.08	54,385.00
7651 - Tree Removal/Replacement	-	8,000.00	8,000.00	-	8,000.00	8,000.00	96,000.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	-	833.33	833.33	10,000.00
7655 - Palm Tree Trimming	-	1,416.63	1,416.63	-	1,416.63	1,416.63	17,000.00
7680 - Fountain/Waterfall Maint.	1,500.00	500.00	(1,000.00)	1,500.00	500.00	(1,000.00)	6,000.00
7681 - Waterfall Maintenance Contract	380.00	416.67	36.67	380.00	416.67	36.67	5,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7820 - Wetlands/Littoral Shelves	-	2,166.63	2,166.63	-	2,166.63	2,166.63	26,000.00
7900 - Preserve Trimming	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.00
7910 - Preserve Maintenance	-	833.37	833.37	-	833.37	833.37	10,000.00
Total Grounds	16,002.57	41,178.54	25,175.97	16,002.57	41,178.54	25,175.97	494,143.00
Maintenance							
8030 - Security	-	83.37	83.37	-	83.37	83.37	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	20.83	20.83	250.00
8040 - Lamp Post/Signs Maintenance	-	166.63	166.63	-	166.63	166.63	2,000.00
8050 - Entrance Gates Maint/Repairs	79.05	625.00	545.95	79.05	625.00	545.95	7,500.00
8150 - Maintenance Repairs/Svc/Supply	94.88	1,250.00	1,155.12	94.88	1,250.00	1,155.12	15,000.00
8220 - Pest Control Int/Ext	230.04	208.37	(21.67)	230.04	208.37	(21.67)	2,500.00
8221 - Wildlife Control	-	58.37	58.37	-	58.37	58.37	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	833.33	833.33	10,000.00
8231 - Gutters	-	833.33	833.33	-	833.33	833.33	10,000.00
Total Maintenance	403.97	4,079.23	3,675.26	403.97	4,079.23	3,675.26	48,950.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	1,593.90	1,700.00	106.10	20,400.00
8320 - Clubhouse Supplies	-	166.63	166.63	-	166.63	166.63	2,000.00
8330 - Clubhouse Maint/Repairs	236.08	1,166.67	930.59	236.08	1,166.67	930.59	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	58.33	58.33	700.00
8400 - Pool Maint. Contract	975.00	1,075.00	100.00	975.00	1,075.00	100.00	12,900.00
8420 - Pool/Deck Repair/Svc	527.20	541.63	14.43	527.20	541.63	14.43	6,500.00
8425 - Pool Heater Maintenance	-	291.63	291.63	-	291.63	291.63	3,500.00
8430 - Exercise Equipment Repair	-	108.37	108.37	-	108.37	108.37	1,300.00
8500 - Courts Maintenance	-	208.37	208.37	-	208.37	208.37	2,500.00
Total Pool & Recreation	3,332.18	5,316.63	1,984.45	3,332.18	5,316.63	1,984.45	63,800.00
Utilities							
8620 - Electric	7,481.54	6,416.67	(1,064.87)	7,481.54	6,416.67	(1,064.87)	77,000.00
8661 - Bulk Cable/Internet Svc	43,004.28	45,377.08	2,372.80	43,004.28	45,377.08	2,372.80	544,525.00
8700 - Water & Sewer	984.92	691.67	(293.25)	984.92	691.67	(293.25)	8,300.00
Total Utilities	51,470.74	52,485.42	1,014.68	51,470.74	52,485.42	1,014.68	629,825.00
Other							
9710 - Contingency Fund	-	273.33	273.33	-	273.33	273.33	3,280.00
9711 - Gate Sticker Expense	304.29	281.75	(22.54)	304.29	281.75	(22.54)	3,381.00
9712 - Storage Units	340.00	425.00	85.00	340.00	425.00	85.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	83.33	83.33	1,000.00
9970 - Transfer to Reserves	48,086.25	48,086.25	-	48,086.25	48,086.25	-	192,345.00
Total Other	48,730.54	49,149.66	419.12	48,730.54	49,149.66	419.12	205,106.00
Total Expense	153,864.25	164,602.57	10,738.32	153,864.25	164,602.57	10,738.32	1,590,541.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	10,486.17	.01	10,486.16	10,486.17	.01	10,486.16	-
Net Total	10,486.17	.01	10,486.16	10,486.17	.01	10,486.16	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

January 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	\$ 39,514.32	3,120.75	-	-	-	42,635.07
5131 Waterfall & Pump Equipment	23,939.42	274.75	-	-	-	24,214.17
5132 Well Pump Stations	12,182.00	5,529.50	-	-	-	17,711.50
5133 Irrigation Equipment	18,000.00	2,500.00	-	-	-	20,500.00
5140 Fence/Gate	39,963.54	2,500.00	-	-	-	42,463.54
5141 Fence/Gate Electronics	4,991.13	-	-	-	-	4,991.13
5210 Pond Retention	35,834.00	520.75	-	-	-	36,354.75
5220 Preserves Committee	30,000.20	2,625.00	-	-	-	32,625.20
5300 Building Restoration	5,200.00	5,000.00	-	(1,290.00)	-	8,910.00
5320 Paving/Roads/Sidewalks	159,924.49	12,020.50	-	-	-	171,944.99
5340 Swimming Pool	37,795.41	1,267.00	-	-	-	39,062.41
5400 Clubhouse / Roofing	1,312.18	753.25	-	-	-	2,065.43
5410 Clubhouse A/C	9,663.93	3,262.00	-	-	-	12,925.93
5450 Courts	2,179.51	3,000.25	-	(9,180.00)	-	(4,000.24)
5485 Capital Improvements	17,099.31	5,712.50	-	(32.09)	-	22,779.72
5490 Interest	27,356.52	-	-	-	102.99	27,459.51
Total Reserves	\$ 464,955.96	48,086.25	-	(10,502.09)	102.99	502,643.11

Expense Details

5300 Building Restoration

1/8/26 - MS Painting FL - Paint balusters in front of building - \$1,290

Total \$ 1,290.00

5450 Courts

1/1/26 - Sport Surfaces - Balance pmt for tennis courts (x2) resurfacing - \$9,180

Total \$ 9,180.00

5485 Capital Improvements

1/23/26 - Bank OZK CD Closure Fee - \$32.09

Total \$ 32.09

Allocation Details