

VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 2/28/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	(\$13,372.90)		(\$13,372.90)
1018 - Truist OP 2442 ICS	\$686,971.86		\$686,971.86
1034 - BankUnited OPMM 8450	\$5,715.97		\$5,715.97
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	\$936,140.32		\$936,140.32
Reserve Accounts			
1216 - Bank OZK CD 8885 02/23/27 3.533%		\$247,626.30	\$247,626.30
1218 - Truist MM 2450		\$65,820.96	\$65,820.96
1219 - Truist MM 2450 ICS		\$190,018.40	\$190,018.40
Total Reserve Accounts		\$503,465.66	\$503,465.66
Other Assets			
1100 - Accounts Receivable	\$18,693.71		\$18,693.71
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$5,827.44		\$5,827.44
1615 - Prepaid Expenses	\$4,447.17		\$4,447.17
Total Other Assets	\$28,424.15		\$28,424.15
Total Assets	\$964,564.47	\$503,465.66	\$1,468,030.13

Venetia Community Association, Inc.

Balance Sheet as of 2/28/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$30,353.32		\$30,353.32
3020 - Income Tax Payable	\$4,968.00		\$4,968.00
3030 - Accrued Expenses	\$1,375.00		\$1,375.00
3035 - Prepaid Assessments	\$69,473.89		\$69,473.89
3045 - Deferred Cable Revenue	\$229,287.00		\$229,287.00
3050 - Deferred Revenue	\$112,358.25		\$112,358.25
Total Current Liabilities	\$447,815.46		\$447,815.46
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		\$28,282.06	\$28,282.06
Total Reserve Fund		\$503,465.66	\$503,465.66
Equity			
5510 - Prior Years Fund Balance	\$483,284.19		\$483,284.19
5999 - Net Income	\$33,464.82		\$33,464.82
Total Equity	\$516,749.01		\$516,749.01
Total Liabilities / Equity	\$964,564.47	\$503,465.66	\$1,468,030.13

Venetia Community Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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)	133,836.50	133,964.50	(128.00)	803,787.00
6210 - Reserve Fees	-	-	-	48,086.25	48,086.25	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	90,880.00	90,754.16	125.84	544,525.00
6340 - Late Fees	725.00	62.50	662.50	800.00	125.00	675.00	750.00
6345 - Interest Fees	254.17	20.83	233.34	316.46	41.66	274.80	250.00
6910 - Bank Interest	298.38	625.00	(326.62)	617.01	1,250.00	(632.99)	7,500.00
6915 - Gate Stickers/RFID	280.00	350.00	(70.00)	673.00	700.00	(27.00)	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	83.34	(83.34)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	6,114.00	6,114.00	-	36,684.00
Total Income	116,972.80	116,516.33	456.47	281,323.22	281,118.91	204.31	1,590,541.00
Total Income	116,972.80	116,516.33	456.47	281,323.22	281,118.91	204.31	1,590,541.00

Operating Expense

Administrative

7020 - Dues/Licenses/Permits	-	83.33	83.33	-	166.70	166.70	1,000.00
7040 - FL Dept of State Fee	61.25	8.33	(52.92)	61.25	16.66	(44.59)	100.00
7100 - Insurance	5,827.43	6,409.58	582.15	11,654.86	12,819.16	1,164.30	76,915.00
7140 - Professional Fees - Audit	4,550.00	600.00	(3,950.00)	4,550.00	1,200.00	(3,350.00)	7,200.00
7150 - Professional Fees - Legal	2,934.44	416.67	(2,517.77)	27,166.18	833.34	(26,332.84)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	120.00	120.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	-	58.34	58.34	350.00
7200 - Management Fees	3,481.00	3,481.00	-	6,962.00	6,962.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	257.03	416.67	159.64	344.43	833.34	488.91	5,000.00
7260 - Postage	1,408.59	375.00	(1,033.59)	1,453.28	750.00	(703.28)	4,500.00
7261 - Printing	1,413.58	466.67	(946.91)	1,630.48	933.34	(697.14)	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	33.30	33.30	200.00
7400 - Telephone	35.09	30.00	(5.09)	70.18	60.00	(10.18)	360.00
Total Administrative	19,968.41	12,393.09	(7,575.32)	53,892.66	24,786.18	(29,106.48)	148,717.00

Grounds

7510 - Irrigation Contract	638.60	638.58	(.02)	1,277.20	1,277.16	(.04)	7,663.00
7520 - Irrigation Maint/Repairs	1,829.84	2,916.67	1,086.83	1,829.84	5,833.34	4,003.50	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,872.08	65.54	5,613.08	5,744.16	131.08	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	21,354.86	21,355.00	.14	128,130.00
7620 - Landscape Mulch	472.50	1,208.33	735.83	472.50	2,416.66	1,944.16	14,500.00
7650 - Landscape Svc/Replacement/Other	-	4,532.08	4,532.08	-	9,064.16	9,064.16	54,385.00
7651 - Tree Removal/Replacement	-	8,000.00	8,000.00	-	16,000.00	16,000.00	96,000.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	2,833.30	2,833.30	17,000.00
7680 - Fountain/Waterfall Maint.	(380.00)	500.00	880.00	1,120.00	1,000.00	(120.00)	6,000.00
7681 - Waterfall Maintenance Contract	-	416.67	416.67	380.00	833.34	453.34	5,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7820 - Wetlands/Littoral Shelves	659.50	2,166.67	1,507.17	659.50	4,333.30	3,673.80	26,000.00
7900 - Preserve Trimming	-	4,166.67	4,166.67	-	8,333.34	8,333.34	50,000.00
7910 - Preserve Maintenance	-	833.33	833.33	-	1,666.70	1,666.70	10,000.00
Total Grounds	16,704.41	41,178.58	24,474.17	32,706.98	82,357.12	49,650.14	494,143.00
Maintenance							
8030 - Security	-	83.33	83.33	-	166.70	166.70	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	41.66	41.66	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	-	333.30	333.30	2,000.00
8050 - Entrance Gates Maint/Repairs	292.34	625.00	332.66	371.39	1,250.00	878.61	7,500.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	94.88	2,500.00	2,405.12	15,000.00
8220 - Pest Control Int/Ext	111.89	208.33	96.44	341.93	416.70	74.77	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	116.70	116.70	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
8231 - Gutters	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
Total Maintenance	404.23	4,079.15	3,674.92	808.20	8,158.38	7,350.18	48,950.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	3,187.80	3,400.00	212.20	20,400.00
8320 - Clubhouse Supplies	169.01	166.67	(2.34)	169.01	333.30	164.29	2,000.00
8330 - Clubhouse Maint/Repairs	301.68	1,166.67	864.99	537.76	2,333.34	1,795.58	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	116.66	116.66	700.00
8400 - Pool Maint. Contract	975.00	1,075.00	100.00	1,950.00	2,150.00	200.00	12,900.00
8420 - Pool/Deck Repair/Svc	-	541.67	541.67	527.20	1,083.30	556.10	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	583.30	583.30	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	-	216.70	216.70	1,300.00
8500 - Courts Maintenance	1,455.48	208.33	(1,247.15)	1,455.48	416.70	(1,038.78)	2,500.00
Total Pool & Recreation	4,495.07	5,316.67	821.60	7,827.25	10,633.30	2,806.05	63,800.00
Utilities							
8620 - Electric	7,924.90	6,416.67	(1,508.23)	15,406.44	12,833.34	(2,573.10)	77,000.00
8661 - Bulk Cable/Internet Svc	43,004.28	45,377.08	2,372.80	86,008.56	90,754.16	4,745.60	544,525.00
8700 - Water & Sewer	904.91	691.67	(213.24)	1,889.83	1,383.34	(506.49)	8,300.00
Total Utilities	51,834.09	52,485.42	651.33	103,304.83	104,970.84	1,666.01	629,825.00
Other							
9710 - Contingency Fund	-	273.33	273.33	-	546.66	546.66	3,280.00
9711 - Gate Sticker Expense	247.94	281.75	33.81	552.23	563.50	11.27	3,381.00
9712 - Storage Units	340.00	425.00	85.00	680.00	850.00	170.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	166.66	166.66	1,000.00
9970 - Transfer to Reserves	-	-	-	48,086.25	48,086.25	-	192,345.00
Total Other	587.94	1,063.41	475.47	49,318.48	50,213.07	894.59	205,106.00
Total Expense	93,994.15	116,516.32	22,522.17	247,858.40	281,118.89	33,260.49	1,590,541.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	22,978.65	.01	22,978.64	33,464.82	.02	33,464.80	-
Net Total	22,978.65	.01	22,978.64	33,464.82	.02	33,464.80	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

February 28, 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	-	-	-	925.54	28,282.06
Total Reserves	\$ 464,955.96	48,086.25	-	(10,502.09)	925.54	503,465.66

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