VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 9742	265,537.83
1034 · BankUnited OPMM 8450	5,506.28
1041 · Bank OZK CD7158 4/11/22 .30%	236,365.62
Due (to)/from Reserves	14,500.00
Total Operating Accts	521,909.73
Reserve Accts	
1211 · Cadence MM 4753	317,052.61
1212 · Iberia MM 5615	248,437.85
1216 · FHB CD 7217 7/23/23 1.10%	218,393.93
1219 · Liberty Savings MM 1094	228,211.18
1223 · BankUnited MM 1502	69,108.11
Due (to)/from Operating	(14,500.00)
Total Reserve Accts	1,066,703.68
Total Checking/Savings	1,588,613.41
Accounts Receivable	16,695.37
Other Current Assets	
1200 · Undeposited Funds	520.00
Total Other Current Assets	520.00
Total Current Assets	1,605,828.78
Other Assets	
1320 · Allowance for Bad Debt	(544.17)
1610 · Prepaid Insurance	7,237.72
Total Other Assets	6,693.55
TOTAL ASSETS	**1,612,522.33**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	20,111.72
Other Current Liabilities	
3045 · Deferred Cable Revenue	35,721.80
3050 · Deferred Revenue	191,624.60
3310 · Prepaid Owner Assessments	36,249.29
3450 · Operating Income Carryover	37,766.63
Total Other Current Liabilities	301,362.32
Total Current Liabilities	321,474.04
Long Term Liabilities	
Reserves	1,066,703.68
Total Long Term Liabilities	1,066,703.68
Total Liabilities	1,388,177.72
Equity	
5200 · Retained Earnings	33,719.52
5510 · Prior Years Fund Balance	215,007.11
5525 · Surplus Carryover	(41,200.00)
Net Income	16,817.98
Total Equity	224,344.61
TOTAL LIABILITIES & EQUITY	**1,612,522.33**

02/19/22

Venetia Community Association, Inc.
Revenue & Expense Budget Performance
January 2022

	Jan 22	Budget	$ Over Budget	Jan 22	YTD Budget	$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	95,812.31	96,226.41	(414.10)	95,812.31	96,226.41	(414.10)	1,154,717.00
6210 · Reserve Fees	45,522.25	45,522.25	0.00	45,522.25	45,522.25	0.00	182,089.00
6340 · Late Fees	50.00	62.50	(12.50)	50.00	62.50	(12.50)	750.00
6345 · Interest Fees	234.13	20.87	213.26	234.13	20.87	213.26	250.00
6910 · Bank Interest	61.35	166.63	(105.28)	61.35	166.63	(105.28)	2,000.00
6920 · Miscellaneous Income	35.00	16.63	18.37	35.00	16.63	18.37	200.00
6926 · Cable Rights Income (5/2/25)	893.12	893.12	0.00	893.12	893.12	0.00	10,717.00
6930 · Surplus Rollover	3,433.37	3,433.37	0.00	3,433.37	3,433.37	0.00	41,200.00
Total Income	146,041.53	146,341.78	(300.25)	146,041.53	146,341.78	(300.25)	1,391,923.00
Gross Profit	146,041.53	146,341.78	(300.25)	146,041.53	146,341.78	(300.25)	1,391,923.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	215.77	60.38	155.39	215.77	60.38	155.39	725.00
7040 · FL Dept of State Fee	0.00	10.38	(10.38)	0.00	10.38	(10.38)	125.00
7100 · Insurance	3,618.88	4,250.00	(631.12)	3,618.88	4,250.00	(631.12)	51,000.00
7140 · Professional Fees - Audit	0.00	420.87	(420.87)	0.00	420.87	(420.87)	5,050.00
7150 · Professional Fees - Legal	(1,637.50)	416.63	(2,054.13)	(1,637.50)	416.63	(2,054.13)	5,000.00
7160 · Professional Fees - Rsv Study	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7170 · Professional Fees - Tax Prep	0.00	25.38	(25.38)	0.00	25.38	(25.38)	305.00
7200 · Management Fees	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	36,000.00
7250 · Office Svc/Supplies/Misc	840.51	375.00	465.51	840.51	375.00	465.51	4,500.00
7260 · Postage	501.18	208.37	292.81	501.18	208.37	292.81	2,500.00
7261 · Printing	697.65	229.13	468.52	697.65	229.13	468.52	2,750.00
7300 · Communications Expense	1,616.00	133.37	1,482.63	1,616.00	133.37	1,482.63	1,600.00
7400 · Telephone	219.32	270.87	(51.55)	219.32	270.87	(51.55)	3,250.00
Total Administrative	9,071.81	9,433.75	(361.94)	9,071.81	9,433.75	(361.94)	113,205.00
Grounds							
7520 · Irrigation Maint/Repairs	691.00	1,666.63	(975.63)	691.00	1,666.63	(975.63)	20,000.00
7550 · Lake Maintenance Contract	2,556.80	2,575.00	(18.20)	2,556.80	2,575.00	(18.20)	30,900.00
7600 · Landscape Contract	10,500.00	10,833.37	(333.37)	10,500.00	10,833.37	(333.37)	130,000.00
7650 · Landscape Svc/Replacement...	77.00	2,916.63	(2,839.63)	77.00	2,916.63	(2,839.63)	35,000.00
7651 · Tree Removal/Replacement	0.00	4,583.37	(4,583.37)	0.00	4,583.37	(4,583.37)	55,000.00
7652 · Tree Maintenance/Trimming	70.00	833.37	(763.37)	70.00	833.37	(763.37)	10,000.00
7655 · Palm Tree Trimming	0.00	1,166.63	(1,166.63)	0.00	1,166.63	(1,166.63)	14,000.00
7680 · Fountain/Waterfall Maint.	606.80	430.00	176.80	606.80	430.00	176.80	5,160.00
7681 · Waterfall Maintenance Contr...	0.00	570.00	(570.00)	0.00	570.00	(570.00)	6,840.00
7820 · Wetlands/Littoral Shelves	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
Total Grounds	14,501.60	26,825.00	(12,323.40)	14,501.60	26,825.00	(12,323.40)	321,900.00
Maintenance							
8030 · Security	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8035 · Civilian Patrol	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
8040 · Lamp Post Maintenance	25.24	333.37	(308.13)	25.24	333.37	(308.13)	4,000.00
8050 · Entrance Gates Maint/Repairs	824.95	416.63	408.32	824.95	416.63	408.32	5,000.00
8150 · Maintenance Repairs/Svc/Su...	1,012.18	1,458.37	(446.19)	1,012.18	1,458.37	(446.19)	17,500.00
8151 · Maintenance Contract Hrly	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
8220 · Pest Control Int/Ext	13.91	208.37	(194.46)	13.91	208.37	(194.46)	2,500.00
8230 · Sidewalk Repairs	0.00	2,916.63	(2,916.63)	0.00	2,916.63	(2,916.63)	35,000.00
8231 · Gutters	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	24,000.00
Total Maintenance	1,876.28	7,600.00	(5,723.72)	1,876.28	7,600.00	(5,723.72)	91,200.00
Other							
9710 · Contingency Fund	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
9712 · Storage Units	318.74	320.00	(1.26)	318.74	320.00	(1.26)	3,840.00
9970 · Transfer to Reserves	45,522.25	45,522.25	0.00	45,522.25	45,522.25	0.00	182,089.00
Total Other	45,840.99	45,925.62	(84.63)	45,840.99	45,925.62	(84.63)	186,929.00
Pool & Recreation							
8310 · Clubhouse Maint. Contract	1,170.48	1,000.00	170.48	1,170.48	1,000.00	170.48	12,000.00
8320 · Clubhouse Supplies	201.18	150.00	51.18	201.18	150.00	51.18	1,800.00
8330 · Clubhouse Maint/Repairs	301.20	666.63	(365.43)	301.20	666.63	(365.43)	8,000.00
8340 · Welcome Committee	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8400 · Pool Maint. Contract	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
8420 · Pool/Deck Repair/Svc	140.03	416.63	(276.60)	140.03	416.63	(276.60)	5,000.00
8425 · Pool Heater Maintenance	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
8430 · Exercise Equipment Repair	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
8500 · Courts Maintenance	1,167.84	83.37	1,084.47	1,167.84	83.37	1,084.47	1,000.00
Total Pool & Recreation	3,730.73	3,483.26	247.47	3,730.73	3,483.26	247.47	41,800.00
Utilities							
8620 · Electric	7,165.07	5,083.37	2,081.70	7,165.07	5,083.37	2,081.70	61,000.00
8660 · Cable TV	26,331.42	26,858.12	(526.70)	26,331.42	26,858.12	(526.70)	322,297.00
8665 · Cable Addtl' Srvs (Internet)	20,170.91	20,574.37	(403.46)	20,170.91	20,574.37	(403.46)	246,892.00
8700 · Water & Sewer	534.74	558.37	(23.63)	534.74	558.37	(23.63)	6,700.00
Total Utilities	54,202.14	53,074.23	1,127.91	54,202.14	53,074.23	1,127.91	636,889.00
Total Expense	129,223.55	146,341.86	(17,118.31)	129,223.55	146,341.86	(17,118.31)	1,391,923.00
Net Income	**16,817.98**	**(0.08)**	**16,818.06**	**16,817.98**	**(0.08)**	**16,818.06**	**0.00**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
January 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 83,961.10	4,289.75	-	-	-	88,250.85
5140 Fence/Gate	36,896.31	-	-	-	-	36,896.31
5141 Fence/Gate Electronics	(6,924.50)	-	-	-	-	(6,924.50)
5300 Building Restoration	11,400.00	-	-	-	-	11,400.00
5320 Paving/Roads/Sidewalks	799,744.24	37,564.00	-	(14,500.00)	-	822,808.24
5340 Swimming Pool	4,627.50	1,576.75	4,051.91	-	-	10,256.16
5400 Clubhouse Roofing	46,574.16	839.25	-	-	-	47,413.41
5450 Courts	14,999.51	1,250.00	-	-	-	16,249.51
5485 Capital Improvements	39,890.41	2.50	-	-	-	39,892.91
5490 Interest	4,051.91	-	(4,051.91)	-	251.12	251.12
5491 Interest - Prior years	-	-	-	-	209.67	209.67
Total Reserves	**$ 1,035,220.64**	**45,522.25**	**-**	**(14,500.00)**	**460.79**	**1,066,703.68**

Expense Details

5320 Paving/Roads/Sidewalks

1/29/22- DMK Assoc. - Engineering bidding & Base plan prep - $14,500		
Total	**$**	**14,500.00**

Allocation Details

1/22 - 2021 interest allocated to 5340 Swimming Pool $4,051.91