VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
March 31, 2025

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 3/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1010 - Cadence OP 9742	$147,835.23		$147,835.23
1011 - Cadence OP 9742 ICS	$142,257.12		$142,257.12
1017 - Truist OP 2442	$44,596.22		$44,596.22
1018 - Truist OP 2442 ICS	$248,912.53		$248,912.53
1034 - BankUnited OPMM 8450	$5,590.40		$5,590.40
1044 - First Horizon OPMM 2011	$3,628.22		$3,628.22
1046 - First Hor CD2253 04/23/25 3.80%	$245,221.57		$245,221.57
1090 - Petty Cash - Infrastructure	$926.00		$926.00
Total Operating Accounts	**$838,967.29**		**$838,967.29**
Reserve Accounts			
1211 - Cadence MM 4753		$19,757.49	$19,757.49
1213 - Cadence MM 4753 ICS		$155,080.21	$155,080.21
1217 - Bank OZK CD 6305 05/14/25 4.88%		$238,657.08	$238,657.08
1218 - Truist MM 2450		$25,325.50	$25,325.50
Total Reserve Accounts		**$438,820.28**	**$438,820.28**
Other Assets			
1100 - Accounts Receivable	$7,147.21		$7,147.21
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$69,929.17		$69,929.17
1615 - Prepaid Expenses	$2,713.00		$2,713.00
Total Other Assets	**$79,245.21**		**$79,245.21**
Total Assets	**$918,212.50**	**$438,820.28**	**$1,357,032.78**

Venetia Community Association, Inc.

Balance Sheet as of 3/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$72,141.79	$9,544.80	$81,686.59
3030 - Accrued Expenses	$760.00		$760.00
3035 - Prepaid Assessments	$162,426.82		$162,426.82
3045 - Deferred Cable Revenue	$258,584.92		$258,584.92
3450 - Operating Income Carryover	$22,500.00		$22,500.00
Total Current Liabilities	**$516,413.53**	**$9,544.80**	**$525,958.33**
Reserves			
5130 - Fountains/Waterfalls Reserve		$44,197.56	$44,197.56
5131 - Waterfall & Pump Equipment Reserve		$36,900.94	$36,900.94
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		$19,791.54	$19,791.54
5141 - Fence/Gate Electronics Reserve		$4,500.50	$4,500.50
5210 - Pond Retention Reserve		$32,708.75	$32,708.75
5220 - Preserves Committee Reserve		$25,500.20	$25,500.20
5300 - Bldg Restoration Reserve		$15,000.00	$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		$155,922.24	$155,922.24
5340 - Pool Reserve		$32,093.16	$32,093.16
5400 - Clubhouse/Roofing Reserve		($13,715.57)	($13,715.57)
5410 - Clubhouse A/C Reserve		$5,755.20	$5,755.20
5450 - Courts Reserve		$19,999.51	$19,999.51
5485 - Capital Improvements Reserve		$2,308.56	$2,308.56
5490 - Reserves Interest - Current		$18,130.89	$18,130.89
Total Reserves		**$429,275.48**	**$429,275.48**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$58,760.17		$58,760.17
Total Equity	**$401,798.97**		**$401,798.97**
Total Liabilities / Equity	**$918,212.50**	**$438,820.28**	**$1,357,032.78**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6200 - Assessment Fees	68,145.00	68,145.00	-	204,435.00	204,435.00	-	817,740.00
6210 - Reserve Fees	-	-	-	38,033.25	38,033.25	-	152,133.00
6215 - Cable/Internet Assessment	47,405.58	47,479.75	(74.17)	142,216.75	142,439.25	(222.50)	569,757.00
6340 - Late Fees	(75.00)	41.67	(116.67)	1,028.00	124.97	903.03	500.00
6345 - Interest Fees	107.16	-	107.16	462.13	-	462.13	-
6910 - Bank Interest	392.50	750.00	(357.50)	1,336.78	2,250.00	(913.22)	9,000.00
6915 - Gate Stickers/RFID	322.00	256.67	65.33	1,386.00	770.01	615.99	3,080.00
6920 - Miscellaneous Income	3,870.00	58.33	3,811.67	3,870.00	175.03	3,694.97	700.00
6926 - Cable Rights Income	893.00	893.00	-	2,679.00	2,679.00	-	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	7,500.00	7,500.00	-	30,000.00
Total Income	**123,560.24**	**120,124.42**	**3,435.82**	**402,946.91**	**398,406.51**	**4,540.40**	**1,608,775.00**
Total Income	**123,560.24**	**120,124.42**	**3,435.82**	**402,946.91**	**398,406.51**	**4,540.40**	**1,608,775.00**
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	83.33	83.33	-	250.03	250.03	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	24.99	(36.26)	100.00
7100 - Insurance	5,540.10	6,358.33	818.23	16,620.22	19,074.99	2,454.77	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	1,550.01	(4,548.99)	6,200.00
7150 - Professional Fees - Legal	(769.28)	208.33	977.61	1,593.56	625.03	(968.53)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	-	900.00	900.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	75.00	(225.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	10,140.00	10,140.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	575.54	500.00	(75.54)	1,244.65	1,500.00	255.35	6,000.00
7260 - Postage	61.26	500.00	438.74	1,392.34	1,500.00	107.66	6,000.00
7261 - Printing	227.10	416.67	189.57	1,766.55	1,250.01	(516.54)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	49.97	49.97	200.00
7400 - Telephone	376.86	383.33	6.47	1,111.01	1,149.99	38.98	4,600.00
Total Administrative	**9,391.58**	**12,696.66**	**3,305.08**	**40,328.58**	**38,090.02**	**(2,238.56)**	**152,360.00**
Grounds							
7510 - Irrigation Contract	620.00	620.00	-	1,860.00	1,860.00	-	7,440.00
7520 - Irrigation Maint/Repairs	1,557.71	2,916.67	1,358.96	5,765.93	8,750.01	2,984.08	35,000.00
7550 - Lake Maintenance Contract	2,698.59	2,761.83	63.24	8,095.77	8,285.49	189.72	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	31,099.32	31,099.26	(.06)	124,397.00
7620 - Landscape Mulch	52.16	1,208.33	1,156.17	52.16	3,624.99	3,572.83	14,500.00
7650 - Landscape Svc/Replacement/Other	390.26	4,958.33	4,568.07	8,978.26	14,874.99	5,896.73	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	400.00	22,299.99	21,899.99	89,200.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	6,113.57	2,499.99	(3,613.58)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	-	6,249.99	6,249.99	25,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	4,249.97	4,249.97	17,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7680 - Fountain/Waterfall Maint.	1,865.00	416.67	(1,448.33)	2,595.00	1,250.01	(1,344.99)	5,000.00
7681 - Waterfall Maintenance Contract	380.00	575.00	195.00	1,140.00	1,725.00	585.00	6,900.00
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	-	6,499.97	6,499.97	26,000.00
7900 - Preserve Trimming	-	5,416.67	5,416.67	-	16,250.01	16,250.01	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	-	2,500.03	2,500.03	10,000.00
Total Grounds	**17,930.16**	**44,006.58**	**26,076.42**	**66,100.01**	**132,019.70**	**65,919.69**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	250.03	250.03	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	62.49	62.49	250.00
8040 - Lamp Post Maintenance	-	166.67	166.67	-	499.97	499.97	2,000.00
8050 - Entrance Gates Maint/Repairs	579.05	416.67	(162.38)	2,584.08	1,250.01	(1,334.07)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	828.00	1,250.00	422.00	1,346.12	3,750.00	2,403.88	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	331.97	625.03	293.06	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	175.03	175.03	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	-	6,249.99	6,249.99	25,000.00
Total Maintenance	**1,407.05**	**4,287.49**	**2,880.44**	**4,262.17**	**12,862.55**	**8,600.38**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	4,554.00	4,854.51	300.51	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	6.55	499.97	493.42	2,000.00
8330 - Clubhouse Maint/Repairs	83.92	833.33	749.41	383.29	2,499.99	2,116.70	10,000.00
8340 - Welcome Committee	-	50.00	50.00	-	150.00	150.00	600.00
8400 - Pool Maint. Contract	850.00	850.00	-	2,550.00	2,550.00	-	10,200.00
8420 - Pool/Deck Repair/Svc	4,880.00	541.67	(4,338.33)	4,880.00	1,624.97	(3,255.03)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	874.97	874.97	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	748.88	325.03	(423.85)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	625.03	411.03	2,500.00
Total Pool & Recreation	**7,331.92**	**4,668.17**	**(2,663.75)**	**13,336.72**	**14,004.47**	**667.75**	**56,018.00**
Utilities							
8620 - Electric	4,838.33	6,758.33	1,920.00	18,922.42	20,274.99	1,352.57	81,100.00
8660 - Cable TV	29,593.13	29,425.60	(167.53)	88,775.88	88,276.80	(499.08)	147,128.00
8661 - Bulk Cable/Internet Svc	-	-	-	-	-	-	310,086.00
8665 - Cable Addtl' Srvs (Internet)	22,649.76	22,508.60	(141.16)	67,949.28	67,525.80	(423.48)	112,543.00
8700 - Water & Sewer	774.19	650.00	(124.19)	2,290.22	1,950.00	(340.22)	7,800.00
Total Utilities	**57,855.41**	**59,342.53**	**1,487.12**	**177,937.80**	**178,027.59**	**89.79**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	1,206.99	1,206.99	4,828.00
9712 - Storage Units	350.20	354.17	3.97	1,050.60	1,062.51	11.91	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	249.99	135.73	1,000.00
9899 - Hurricane Clean-Up	3,023.35	-	(3,023.35)	3,023.35	-	(3,023.35)	-
9970 - Transfer to Reserves	-	-	-	38,033.25	38,033.25	-	152,133.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Other	**3,373.55**	**839.83**	**(2,533.72)**	**42,221.46**	**40,552.74**	**(1,668.72)**	**162,211.00**
Total Expense	**97,289.67**	**125,841.26**	**28,551.59**	**344,186.74**	**415,557.07**	**71,370.33**	**1,608,775.00**
Operating Net Total	**26,270.57**	**(5,716.84)**	**31,987.41**	**58,760.17**	**(17,150.56)**	**75,910.73**	**-**
Net Total	**26,270.57**	**(5,716.84)**	**31,987.41**	**58,760.17**	**(17,150.56)**	**75,910.73**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
March 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 51,997.81	(0.25)	-	(7,800.00)	-	44,197.56
5131 Waterfall & Pump Equipment	36,900.94	-	-	-	-	36,900.94
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	6,724.00	-	-	-	19,791.54
5141 Fence/Gate Electronics	2,000.50	2,500.00	-	-	-	4,500.50
5210 Pond Retention	31,667.00	1,041.75	-	-	-	32,708.75
5220 Preserves Committee	24,000.20	1,500.00	-	-	-	25,500.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	12,727.50	-	-	-	155,922.24
5340 Swimming Pool	30,192.41	1,900.75	-	-	-	32,093.16
5400 Clubhouse / Roofing	(13,816.82)	5,009.25	-	(4,908.00)	-	(13,715.57)
5410 Clubhouse A/C	13,600.00	1,700.00	-	(9,544.80)	-	5,755.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	4,930.25	-	-	-	2,308.56
5490 Interest	14,510.41	-	-	-	3,620.48	18,130.89
Total Reserves	**$ 409,874.55**	**38,033.25**	**-**	**(22,252.80)**	**3,620.48**	**429,275.48**

Expense Details

5130 Fountains/Waterfalls

2/25/25 - Genesis Sprinklers & Water Mgmt - See Inv #6882 - $7,800

Total $ 7,800.00

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

Total $ 9,544.80

Allocation Details