VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2025

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$62,198.85		$62,198.85
1018 - Truist OP 2442 ICS	$375,554.59		$375,554.59
1034 - BankUnited OPMM 8450	$5,628.82		$5,628.82
1044 - First Horizon OPMM 2011	$6,177.27		$6,177.27
1047 - First Hor CD6912 11/21/25 3.35%	$245,000.00		$245,000.00
1090 - Petty Cash - Infrastructure	$926.00		$926.00
Total Operating Accounts	**$695,485.53**		**$695,485.53**
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		$241,512.50	$241,512.50
1218 - Truist MM 2450		$75,000.95	$75,000.95
1219 - Truist MM 2450 ICS		$121,530.77	$121,530.77
Total Reserve Accounts		**$438,044.22**	**$438,044.22**
Other Assets			
1100 - Accounts Receivable	$252,952.54		$252,952.54
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$52,446.88		$52,446.88
1615 - Prepaid Expenses	$6,075.77		$6,075.77
Total Other Assets	**$310,931.02**		**$310,931.02**
Total Assets	**$1,006,416.55**	**$438,044.22**	**$1,444,460.77**

Venetia Community Association, Inc.

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$29,047.29		$29,047.29
3035 - Prepaid Assessments	$150,275.70		$150,275.70
3045 - Deferred Cable Revenue	$253,743.00		$253,743.00
3450 - Operating Income Carryover	$15,000.00		$15,000.00
Total Current Liabilities	**$448,065.99**		**$448,065.99**
Reserves			
5130 - Fountains/Waterfalls Reserve		$44,197.31	$44,197.31
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		$26,515.54	$26,515.54
5141 - Fence/Gate Electronics Reserve		$7,000.50	$7,000.50
5210 - Pond Retention Reserve		$33,750.50	$33,750.50
5220 - Preserves Committee Reserve		$27,000.20	$27,000.20
5300 - Bldg Restoration Reserve		$15,000.00	$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		$136,069.49	$136,069.49
5340 - Pool Reserve		$33,993.91	$33,993.91
5400 - Clubhouse/Roofing Reserve		($8,706.32)	($8,706.32)
5410 - Clubhouse A/C Reserve		$7,455.20	$7,455.20
5450 - Courts Reserve		$19,999.51	$19,999.51
5485 - Capital Improvements Reserve		$7,238.81	$7,238.81
5490 - Reserves Interest - Current		$21,446.63	$21,446.63
Total Reserves		**$438,044.22**	**$438,044.22**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$215,311.76		$215,311.76
Total Equity	**$558,350.56**		**$558,350.56**
Total Liabilities / Equity	**$1,006,416.55**	**$438,044.22**	**$1,444,460.77**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6200 - Assessment Fees	68,145.00	68,145.00	-	408,870.00	408,870.00	-	817,740.00
6210 - Reserve Fees	-	-	-	76,066.50	76,066.50	-	152,133.00
6215 - Cable/Internet Assessment	47,405.58	47,479.75	(74.17)	284,433.50	284,878.50	(445.00)	569,757.00
6225 - Special Assessment 6/30/25	253,985.00	-	253,985.00	253,985.00	-	253,985.00	-
6340 - Late Fees	(25.00)	41.67	(66.67)	2,403.00	249.98	2,153.02	500.00
6345 - Interest Fees	129.31	-	129.31	1,172.69	-	1,172.69	-
6910 - Bank Interest	247.84	750.00	(502.16)	4,650.32	4,500.00	150.32	9,000.00
6915 - Gate Stickers/RFID	239.00	256.67	(17.67)	2,129.00	1,540.02	588.98	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	350.02	3,519.98	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	7,520.92	7,522.14	(1.22)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	15,000.00	15,000.00	-	30,000.00
Total Income	**375,683.73**	**122,288.56**	**253,395.17**	**1,060,100.93**	**798,977.16**	**261,123.77**	**1,608,775.00**
Total Income	**375,683.73**	**122,288.56**	**253,395.17**	**1,060,100.93**	**798,977.16**	**261,123.77**	**1,608,775.00**

Operating Expense

Administrative

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7020 - Dues/Licenses/Permits	.35	83.33	82.98	675.35	500.02	(175.33)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	49.98	(11.27)	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	34,102.51	38,149.98	4,047.47	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	3,100.02	(2,998.98)	6,200.00
7150 - Professional Fees - Legal	(317.64)	208.33	525.97	282.36	1,250.02	967.66	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	540.00	1,800.00	1,260.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	150.00	(150.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	20,280.00	20,280.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	105.70	500.00	394.30	1,675.51	3,000.00	1,324.49	6,000.00
7260 - Postage	520.00	500.00	(20.00)	1,970.42	3,000.00	1,029.58	6,000.00
7261 - Printing	807.23	416.67	(390.56)	2,703.38	2,500.02	(203.36)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	99.98	99.98	200.00
7400 - Telephone	547.17	383.33	(163.84)	2,263.22	2,299.98	36.76	4,600.00
Total Administrative	**10,870.24**	**12,696.66**	**1,826.42**	**70,953.00**	**76,180.00**	**5,227.00**	**152,360.00**

Grounds

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7510 - Irrigation Contract	620.00	620.00	-	3,720.00	3,720.00	-	7,440.00
7520 - Irrigation Maint/Repairs	-	2,916.67	2,916.67	8,159.11	17,500.02	9,340.91	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	16,299.49	16,570.98	271.49	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	62,198.64	62,198.52	(.12)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	7,249.98	7,093.82	14,500.00
7650 - Landscape Svc/Replacement/Other	498.00	4,958.33	4,460.33	13,974.62	29,749.98	15,775.36	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	2,350.00	44,599.98	42,249.98	89,200.00
7652 - Tree Maintenance/Trimming	289.86	833.33	543.47	6,519.45	4,999.98	(1,519.47)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	12,499.98	(4,800.02)	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Operating Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	14,355.00	8,499.98	(5,855.02)	17,000.00
7680 - Fountain/Waterfall Maint.	615.00	416.67	(198.33)	5,608.75	2,500.02	(3,108.73)	5,000.00
7681 - Waterfall Maintenance Contract	(1,140.00)	575.00	1,715.00	380.00	3,450.00	3,070.00	6,900.00
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	135,043.50	12,999.98	(122,043.52)	26,000.00
7900 - Preserve Trimming	-	5,416.67	5,416.67	-	32,500.02	32,500.02	65,000.00
7910 - Preserve Maintenance	1,310.00	833.33	(476.67)	5,895.00	5,000.02	(894.98)	10,000.00
Total Grounds	**15,365.84**	**44,006.58**	**28,640.74**	**291,959.72**	**264,039.44**	**(27,920.28)**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	500.02	500.02	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	124.98	124.98	250.00
8040 - Lamp Post/Signs Maintenance	1,276.64	166.67	(1,109.97)	1,276.64	999.98	(276.66)	2,000.00
8050 - Entrance Gates Maint/Repairs	878.27	416.67	(461.60)	4,577.04	2,500.02	(2,077.02)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	5,955.21	7,500.00	1,544.79	15,000.00
8220 - Pest Control Int/Ext	111.89	208.33	96.44	785.79	1,250.02	464.23	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	350.02	350.02	700.00
8230 - Sidewalk Repairs	23,847.50	2,083.33	(21,764.17)	23,847.50	12,499.98	(11,347.52)	25,000.00
Total Maintenance	**26,114.30**	**4,287.49**	**(21,826.81)**	**36,442.18**	**25,725.02**	**(10,717.16)**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	9,108.00	9,709.02	601.02	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	267.59	999.98	732.39	2,000.00
8330 - Clubhouse Maint/Repairs	744.58	833.33	88.75	1,354.61	4,999.98	3,645.37	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	300.00	(94.61)	600.00
8400 - Pool Maint. Contract	850.00	850.00	-	5,100.00	5,100.00	-	10,200.00
8420 - Pool/Deck Repair/Svc	-	541.67	541.67	5,529.49	3,249.98	(2,279.51)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	1,749.98	1,749.98	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	2,363.88	650.02	(1,713.86)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,250.02	1,036.02	2,500.00
Total Pool & Recreation	**3,112.58**	**4,668.17**	**1,555.59**	**24,332.18**	**28,008.98**	**3,676.80**	**56,018.00**
Utilities							
8620 - Electric	6,029.23	6,758.33	729.10	36,900.00	40,549.98	3,649.98	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	44,967.95	44,298.00	(669.95)	87,957.74	44,298.00	(43,659.74)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	509.15	650.00	140.85	4,113.54	3,900.00	(213.54)	7,800.00
Total Utilities	**51,506.33**	**51,706.33**	**200.00**	**339,639.00**	**348,418.98**	**8,779.98**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	2,413.98	2,413.98	4,828.00
9711 - Gate Sticker Expense	112.70	-	(112.70)	157.78	-	(157.78)	-
9712 - Storage Units	350.20	354.17	3.97	2,101.20	2,125.02	23.82	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	499.98	385.72	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9899 - Hurricane Clean-Up	-	-	-	3,023.35	-	(3,023.35)	-
9970 - Transfer to Reserves	-	-	-	76,066.50	76,066.50	-	152,133.00
Total Other	**462.90**	**839.83**	**376.93**	**81,463.09**	**81,105.48**	**(357.61)**	**162,211.00**
Total Expense	**107,432.19**	**118,205.06**	**10,772.87**	**844,789.17**	**823,477.90**	**(21,311.27)**	**1,608,775.00**
Operating Net Total	**268,251.54**	**4,083.50**	**264,168.04**	**215,311.76**	**(24,500.74)**	**239,812.50**	**-**
Net Total	**268,251.54**	**4,083.50**	**264,168.04**	**215,311.76**	**(24,500.74)**	**239,812.50**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
June 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 51,997.81	(0.50)	-	(7,800.00)	-	44,197.31
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	13,448.00	-	-	-	26,515.54
5141 Fence/Gate Electronics	2,000.50	5,000.00	-	-	-	7,000.50
5210 Pond Retention	31,667.00	2,083.50	-	-	-	33,750.50
5220 Preserves Committee	24,000.20	3,000.00	-	-	-	27,000.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	25,455.00	-	(32,580.25)	-	136,069.49
5340 Swimming Pool	30,192.41	3,801.50	-	-	-	33,993.91
5400 Clubhouse / Roofing	(13,816.82)	10,018.50	-	(4,908.00)	-	(8,706.32)
5410 Clubhouse A/C	13,600.00	3,400.00	-	(9,544.80)	-	7,455.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	9,860.50	-	-	-	7,238.81
5490 Interest	14,510.41	-	-	-	6,936.22	21,446.63
Total Reserves	**$ 409,874.55**	**76,066.50**	**-**	**(54,833.05)**	**6,936.22**	**438,044.22**

Expense Details

5130 Fountains/Waterfalls

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

Total $ 7,800.00

5320 Paving/Roads/Sidewalks

4/16/25 - Howell Concrete - Damaged concrete project - $32,580.25

Total $ 32,580.25

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

Total $ 9,544.80

Allocation Details