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

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$94,949.98		$94,949.98
1018 - Truist OP 2442 ICS	$595,960.63		$595,960.63
1034 - BankUnited OPMM 8450	$5,641.97		$5,641.97
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	**$948,655.85**		**$948,655.85**
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		$242,387.84	$242,387.84
1218 - Truist MM 2450		$108,352.33	$108,352.33
1219 - Truist MM 2450 ICS		$121,603.04	$121,603.04
Total Reserve Accounts		**$472,343.21**	**$472,343.21**
Other Assets			
1100 - Accounts Receivable	$129,666.37		$129,666.37
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$46,619.45		$46,619.45
1615 - Prepaid Expenses	$5,648.94		$5,648.94
Total Other Assets	**$181,390.59**		**$181,390.59**
Total Assets	**$1,130,046.44**	**$472,343.21**	**$1,602,389.65**

Venetia Community Association, Inc.

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$39,853.69		$39,853.69
3030 - Accrued Expenses	$175.00		$175.00
3035 - Prepaid Assessments	$35,325.49		$35,325.49
3045 - Deferred Cable Revenue	$250,686.00		$250,686.00
3050 - Deferred Revenue	$231,101.16		$231,101.16
3450 - Operating Income Carryover	$12,500.00		$12,500.00
Total Current Liabilities	**$569,641.34**		**$569,641.34**
Reserves			
5130 - Fountains/Waterfalls Reserve		$39,514.57	$39,514.57
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		$33,239.54	$33,239.54
5141 - Fence/Gate Electronics Reserve		$9,500.50	$9,500.50
5210 - Pond Retention Reserve		$34,792.25	$34,792.25
5220 - Preserves Committee Reserve		$28,500.20	$28,500.20
5300 - Bldg Restoration Reserve		$15,000.00	$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		$148,796.99	$148,796.99
5340 - Pool Reserve		$35,894.66	$35,894.66
5400 - Clubhouse/Roofing Reserve		($3,697.07)	($3,697.07)
5410 - Clubhouse A/C Reserve		$9,155.20	$9,155.20
5450 - Courts Reserve		$19,999.51	$19,999.51
5485 - Capital Improvements Reserve		$12,169.06	$12,169.06
5490 - Reserves Interest - Current		$22,394.86	$22,394.86
Total Reserves		**$472,343.21**	**$472,343.21**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$217,366.30		$217,366.30
Total Equity	**$560,405.10**		**$560,405.10**
Total Liabilities / Equity	**$1,130,046.44**	**$472,343.21**	**$1,602,389.65**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	-	477,015.00	477,015.00	-	817,740.00
6210 - Reserve Fees	38,033.25	38,033.25	-	114,099.75	114,099.75	-	152,133.00
6215 - Cable/Internet Assessment	47,405.59	47,479.75	(74.16)	331,839.09	332,358.25	(519.16)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	-	41.67	(41.67)	2,403.00	291.65	2,111.35	500.00
6345 - Interest Fees	50.12	-	50.12	1,222.81	-	1,222.81	-
6910 - Bank Interest	313.51	750.00	(436.49)	4,963.83	5,250.00	(286.17)	9,000.00
6915 - Gate Stickers/RFID	196.00	256.67	(60.67)	2,325.00	1,796.69	528.31	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	408.35	3,461.65	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	10,577.92	10,579.28	(1.36)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	17,500.00	17,500.00	-	30,000.00
Total Income	**159,700.47**	**160,321.81**	**(621.34)**	**1,219,801.40**	**959,298.97**	**260,502.43**	**1,608,775.00**
Total Income	**159,700.47**	**160,321.81**	**(621.34)**	**1,219,801.40**	**959,298.97**	**260,502.43**	**1,608,775.00**

Operating Expense

Administrative

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	583.35	(92.00)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	58.31	(2.94)	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	39,929.94	44,508.31	4,578.37	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	3,616.69	(2,482.31)	6,200.00
7150 - Professional Fees - Legal	645.28	208.33	(436.95)	927.64	1,458.35	530.71	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	540.00	2,100.00	1,560.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	175.00	(125.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	23,660.00	23,660.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	642.15	500.00	(142.15)	2,317.66	3,500.00	1,182.34	6,000.00
7260 - Postage	501.93	500.00	(1.93)	2,472.35	3,500.00	1,027.65	6,000.00
7261 - Printing	406.45	416.67	10.22	3,109.83	2,916.69	(193.14)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	116.65	116.65	200.00
7400 - Telephone	-	383.33	383.33	2,263.22	2,683.31	420.09	4,600.00
Total Administrative	**11,403.24**	**12,696.66**	**1,293.42**	**82,356.24**	**88,876.66**	**6,520.42**	**152,360.00**

Grounds

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7510 - Irrigation Contract	620.00	620.00	-	4,340.00	4,340.00	-	7,440.00
7520 - Irrigation Maint/Repairs	-	2,916.67	2,916.67	8,159.11	20,416.69	12,257.58	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	19,106.03	19,332.81	226.78	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	72,565.08	72,564.94	(.14)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	8,458.31	8,302.15	14,500.00
7650 - Landscape Svc/Replacement/Other	808.83	4,958.33	4,149.50	14,783.45	34,708.31	19,924.86	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	2,350.00	52,033.31	49,683.31	89,200.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	6,519.45	5,833.31	(686.14)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	14,583.31	(2,716.69)	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

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	9,916.65	(4,438.35)	17,000.00
7680 - Fountain/Waterfall Maint.	420.36	416.67	(3.69)	6,029.11	2,916.69	(3,112.42)	5,000.00
7681 - Waterfall Maintenance Contract	380.00	575.00	195.00	760.00	4,025.00	3,265.00	6,900.00
7820 - Wetlands/Littoral Shelves	922.50	2,166.67	1,244.17	135,966.00	15,166.65	(120,799.35)	26,000.00
7900 - Preserve Trimming	32,800.00	5,416.67	(27,383.33)	32,800.00	37,916.69	5,116.69	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	5,895.00	5,833.35	(61.65)	10,000.00
Total Grounds	**49,124.67**	**44,006.58**	**(5,118.09)**	**341,084.39**	**308,046.02**	**(33,038.37)**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	583.35	583.35	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	145.81	145.81	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	1,276.64	1,166.65	(109.99)	2,000.00
8050 - Entrance Gates Maint/Repairs	579.05	416.67	(162.38)	5,156.09	2,916.69	(2,239.40)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	160.50	1,250.00	1,089.50	6,115.71	8,750.00	2,634.29	15,000.00
8220 - Pest Control Int/Ext	230.04	208.33	(21.71)	1,015.83	1,458.35	442.52	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	408.35	408.35	700.00
8230 - Sidewalk Repairs	2,500.00	2,083.33	(416.67)	26,347.50	14,583.31	(11,764.19)	25,000.00
Total Maintenance	**3,469.59**	**4,287.49**	**817.90**	**39,911.77**	**30,012.51**	**(9,899.26)**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	10,626.00	11,327.19	701.19	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	267.59	1,166.65	899.06	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	833.33	757.75	1,430.19	5,833.31	4,403.12	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	350.00	(44.61)	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	6,075.00	5,950.00	(125.00)	10,200.00
8420 - Pool/Deck Repair/Svc	2,790.48	541.67	(2,248.81)	8,319.97	3,791.65	(4,528.32)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,041.65	2,041.65	3,500.00
8430 - Exercise Equipment Repair	175.00	108.33	(66.67)	2,538.88	758.35	(1,780.53)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,458.35	1,244.35	2,500.00
Total Pool & Recreation	**5,534.06**	**4,668.17**	**(865.89)**	**29,866.24**	**32,677.15**	**2,810.91**	**56,018.00**
Utilities							
8620 - Electric	5,840.43	6,758.33	917.90	42,740.43	47,308.31	4,567.88	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	42,989.79	44,298.00	1,308.21	130,947.53	88,596.00	(42,351.53)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	573.87	650.00	76.13	4,687.41	4,550.00	(137.41)	7,800.00
Total Utilities	**49,404.09**	**51,706.33**	**2,302.24**	**389,043.09**	**400,125.31**	**11,082.22**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	2,816.31	2,816.31	4,828.00
9711 - Gate Sticker Expense	326.83	-	(326.83)	484.61	-	(484.61)	-
9712 - Storage Units	350.20	354.17	3.97	2,451.40	2,479.19	27.79	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	583.31	469.05	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
9899 - Hurricane Clean-Up	-	-	-	3,023.35	-	(3,023.35)	-
9970 - Transfer to Reserves	38,033.25	38,033.25	-	114,099.75	114,099.75	-	152,133.00
Total Other	**38,710.28**	**38,873.08**	**162.80**	**120,173.37**	**119,978.56**	**(194.81)**	**162,211.00**
Total Expense	**157,645.93**	**156,238.31**	**(1,407.62)**	**1,002,435.10**	**979,716.21**	**(22,718.89)**	**1,608,775.00**
Operating Net Total	**2,054.54**	**4,083.50**	**(2,028.96)**	**217,366.30**	**(20,417.24)**	**237,783.54**	**-**
Net Total	**2,054.54**	**4,083.50**	**(2,028.96)**	**217,366.30**	**(20,417.24)**	**237,783.54**	**-**

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

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 51,997.81	(0.75)	-	(12,482.49)	-	39,514.57
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	20,172.00	-	-	-	33,239.54
5141 Fence/Gate Electronics	2,000.50	7,500.00	-	-	-	9,500.50
5210 Pond Retention	31,667.00	3,125.25	-	-	-	34,792.25
5220 Preserves Committee	24,000.20	4,500.00	-	-	-	28,500.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	38,182.50	-	(32,580.25)	-	148,796.99
5340 Swimming Pool	30,192.41	5,702.25	-	-	-	35,894.66
5400 Clubhouse / Roofing	(13,816.82)	15,027.75	-	(4,908.00)	-	(3,697.07)
5410 Clubhouse A/C	13,600.00	5,100.00	-	(9,544.80)	-	9,155.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	14,790.75	-	-	-	12,169.06
5490 Interest	14,510.41	-	-	-	7,884.45	22,394.86
Total Reserves	**$ 409,874.55**	**114,099.75**	**-**	**(59,515.54)**	**7,884.45**	**472,343.21**

Expense Details

Allocation Details

5130 Fountains/Waterfalls

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

7/7/25 - Water Equipment Technologies - Submersible motor - $4,682.49

Total $ 12,482.49

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