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

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$66,640.11		$66,640.11
1018 - Truist OP 2442 ICS	$608,432.95		$608,432.95
1034 - BankUnited OPMM 8450	$5,655.15		$5,655.15
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	**$932,831.48**		**$932,831.48**
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		$243,295.69	$243,295.69
1218 - Truist MM 2450		$75,000.63	$75,000.63
1219 - Truist MM 2450 ICS		$155,041.12	$155,041.12
Total Reserve Accounts		**$473,337.44**	**$473,337.44**
Other Assets			
1100 - Accounts Receivable	$31,872.48		$31,872.48
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$40,792.02		$40,792.02
1615 - Prepaid Expenses	$5,301.00		$5,301.00
Total Other Assets	**$77,421.33**		**$77,421.33**
Total Assets	**$1,010,252.81**	**$473,337.44**	**$1,483,590.25**

Venetia Community Association, Inc.

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$178,617.25		$178,617.25
3035 - Prepaid Assessments	$47,636.72		$47,636.72
3045 - Deferred Cable Revenue	$247,629.00		$247,629.00
3050 - Deferred Revenue	$115,550.58		$115,550.58
3450 - Operating Income Carryover	$10,000.00		$10,000.00
Total Current Liabilities	**$599,433.55**		**$599,433.55**
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		$23,389.09	$23,389.09
Total Reserves		**$473,337.44**	**$473,337.44**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$67,780.46		$67,780.46
Total Equity	**$410,819.26**		**$410,819.26**
Total Liabilities / Equity	**$1,010,252.81**	**$473,337.44**	**$1,483,590.25**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	545,160.00	545,160.00	-	817,740.00
6210 - Reserve Fees	-	-	-	114,099.75	114,099.75	-	152,133.00
6215 - Cable/Internet Assessment	47,405.58	47,479.75	(74.17)	379,244.67	379,838.00	(593.33)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	2,000.00	41.67	1,958.33	4,403.00	333.32	4,069.68	500.00
6345 - Interest Fees	569.51	-	569.51	1,792.32	-	1,792.32	-
6910 - Bank Interest	374.22	750.00	(375.78)	5,338.05	6,000.00	(661.95)	9,000.00
6915 - Gate Stickers/RFID	504.00	256.67	247.33	2,829.00	2,053.36	775.64	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	466.68	3,403.32	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	13,634.92	13,636.42	(1.50)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	20,000.00	20,000.00	-	30,000.00
Total Income	**124,555.31**	**122,288.56**	**2,266.75**	**1,344,356.71**	**1,081,587.53**	**262,769.18**	**1,608,775.00**
Total Income	**124,555.31**	**122,288.56**	**2,266.75**	**1,344,356.71**	**1,081,587.53**	**262,769.18**	**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	666.68	(8.67)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	66.64	5.39	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	45,757.37	50,866.64	5,109.27	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	4,133.36	(1,965.64)	6,200.00
7150 - Professional Fees - Legal	2,411.56	208.33	(2,203.23)	3,339.20	1,666.68	(1,672.52)	2,500.00
7160 - Professional Fees - Rsv Study	850.00	300.00	(550.00)	1,390.00	2,400.00	1,010.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	200.00	(100.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	27,040.00	27,040.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	99.64	500.00	400.36	2,417.30	4,000.00	1,582.70	6,000.00
7260 - Postage	31.01	500.00	468.99	2,503.36	4,000.00	1,496.64	6,000.00
7261 - Printing	464.80	416.67	(48.13)	3,574.63	3,333.36	(241.27)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	133.32	133.32	200.00
7400 - Telephone	63.04	383.33	320.29	2,326.26	3,066.64	740.38	4,600.00
Total Administrative	**13,127.48**	**12,696.66**	**(430.82)**	**95,483.72**	**101,573.32**	**6,089.60**	**152,360.00**

Grounds	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7510 - Irrigation Contract	620.00	620.00	-	4,960.00	4,960.00	-	7,440.00
7520 - Irrigation Maint/Repairs	24,482.08	2,916.67	(21,565.41)	32,641.19	23,333.36	(9,307.83)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	21,912.57	22,094.64	182.07	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	82,931.52	82,931.36	(.16)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	9,666.64	9,510.48	14,500.00
7650 - Landscape Svc/Replacement/Other	1,105.56	4,958.33	3,852.77	15,889.01	39,666.64	23,777.63	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	2,350.00	59,466.64	57,116.64	89,200.00
7652 - Tree Maintenance/Trimming	10,279.49	833.33	(9,446.16)	16,798.94	6,666.64	(10,132.30)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	16,666.64	(633.36)	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	14,355.00	11,333.32	(3,021.68)	17,000.00
7680 - Fountain/Waterfall Maint.	-	416.67	416.67	6,029.11	3,333.36	(2,695.75)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	760.00	4,600.00	3,840.00	6,900.00
7820 - Wetlands/Littoral Shelves	139,536.00	2,166.67	(137,369.33)	275,502.00	17,333.32	(258,168.68)	26,000.00
7900 - Preserve Trimming	17,627.50	5,416.67	(12,210.83)	50,427.50	43,333.36	(7,094.14)	65,000.00
7910 - Preserve Maintenance	(1,785.00)	833.33	2,618.33	4,110.00	6,666.68	2,556.68	10,000.00
Total Grounds	**205,038.61**	**44,006.58**	**(161,032.03)**	**546,123.00**	**352,052.60**	**(194,070.40)**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	666.68	666.68	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	166.64	166.64	250.00
8040 - Lamp Post/Signs Maintenance	89.36	166.67	77.31	1,366.00	1,333.32	(32.68)	2,000.00
8050 - Entrance Gates Maint/Repairs	2,808.37	416.67	(2,391.70)	7,964.46	3,333.36	(4,631.10)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	6,115.71	10,000.00	3,884.29	15,000.00
8220 - Pest Control Int/Ext	111.89	208.33	96.44	1,127.72	1,666.68	538.96	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	466.68	466.68	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	26,347.50	16,666.64	(9,680.86)	25,000.00
Total Maintenance	**3,009.62**	**4,287.49**	**1,277.87**	**42,921.39**	**34,300.00**	**(8,621.39)**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	12,144.00	12,945.36	801.36	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	267.59	1,333.32	1,065.73	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	833.33	757.75	1,505.77	6,666.64	5,160.87	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	400.00	5.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	7,050.00	6,800.00	(250.00)	10,200.00
8420 - Pool/Deck Repair/Svc	20.00	541.67	521.67	8,339.97	4,333.32	(4,006.65)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,333.32	2,333.32	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	2,538.88	866.68	(1,672.20)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,666.68	1,452.68	2,500.00
Total Pool & Recreation	**2,588.58**	**4,668.17**	**2,079.59**	**32,454.82**	**37,345.32**	**4,890.50**	**56,018.00**
Utilities							
8620 - Electric	5,980.84	6,758.33	777.49	48,721.27	54,066.64	5,345.37	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	173,937.32	132,894.00	(41,043.32)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	808.09	650.00	(158.09)	5,495.50	5,200.00	(295.50)	7,800.00
Total Utilities	**49,778.72**	**51,706.33**	**1,927.61**	**438,821.81**	**451,831.64**	**13,009.83**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	3,218.64	3,218.64	4,828.00
9711 - Gate Sticker Expense	247.94	-	(247.94)	732.55	-	(732.55)	-
9712 - Storage Units	350.20	354.17	3.97	2,801.60	2,833.36	31.76	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	666.64	552.38	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	-	-	114,099.75	114,099.75	-	152,133.00
Total Other	**598.14**	**839.83**	**241.69**	**120,771.51**	**120,818.39**	**46.88**	**162,211.00**
Total Expense	**274,141.15**	**118,205.06**	**(155,936.09)**	**1,276,576.25**	**1,097,921.27**	**(178,654.98)**	**1,608,775.00**
Operating Net Total	**(149,585.84)**	**4,083.50**	**(153,669.34)**	**67,780.46**	**(16,333.74)**	**84,114.20**	**-**
Net Total	**(149,585.84)**	**4,083.50**	**(153,669.34)**	**67,780.46**	**(16,333.74)**	**84,114.20**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
August 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	-	-	-	8,878.68	23,389.09
Total Reserves	**$ 409,874.55**	**114,099.75**	**-**	**(59,515.54)**	**8,878.68**	**473,337.44**

Expense 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

Allocation Details