VENETIA COMMUNITY ASSOCIATION, INC.

FINANCIAL REPORTS

September 30, 2025

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BALANCE SHEET

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$55,616.37		$55,616.37
1018 - Truist OP 2442 ICS	$515,651.55		$515,651.55
1034 - BankUnited OPMM 8450	$5,667.05		$5,667.05
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	**$829,038.24**		**$829,038.24**
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		$244,206.94	$244,206.94
1218 - Truist MM 2450		$75,001.25	$75,001.25
1219 - Truist MM 2450 ICS		$155,127.58	$155,127.58
Total Reserve Accounts		**$474,335.77**	**$474,335.77**
Other Assets			
1100 - Accounts Receivable	$15,445.91		$15,445.91
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$34,964.59		$34,964.59
1615 - Prepaid Expenses	$5,088.30		$5,088.30
Total Other Assets	**$54,954.63**		**$54,954.63**
Total Assets	**$883,992.87**	**$474,335.77**	**$1,358,328.64**

Venetia Community Association, Inc.

Balance Sheet as of 9/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$54,557.36	$6,850.91	$61,408.27
3035 - Prepaid Assessments	$157,791.54		$157,791.54
3045 - Deferred Cable Revenue	$244,572.00		$244,572.00
3450 - Operating Income Carryover	$7,500.00		$7,500.00
Total Current Liabilities	**$464,420.90**	**$6,850.91**	**$471,271.81**
Reserves			
5130 - Fountains/Waterfalls Reserve		$39,514.57	$39,514.57
5131 - Waterfall & Pump Equipment Reserve		$32,211.03	$32,211.03
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		$7,339.50	$7,339.50
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		$24,387.42	$24,387.42
Total Reserves		**$467,484.86**	**$467,484.86**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$76,533.17		$76,533.17
Total Equity	**$419,571.97**		**$419,571.97**
Total Liabilities / Equity	**$883,992.87**	**$474,335.77**	**$1,358,328.64**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-	613,305.00	613,305.00	-	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)	426,650.25	427,317.75	(667.50)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	475.00	41.67	433.33	4,878.00	374.99	4,503.01	500.00
6345 - Interest Fees	285.52	-	285.52	2,077.84	-	2,077.84	-
6910 - Bank Interest	339.98	750.00	(410.02)	5,678.03	6,750.00	(1,071.97)	9,000.00
6915 - Gate Stickers/RFID	154.00	256.67	(102.67)	2,983.00	2,310.03	672.97	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	525.01	3,344.99	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	16,691.92	16,693.56	(1.64)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	22,500.00	22,500.00	-	30,000.00
Total Income	**122,362.08**	**122,288.56**	**73.52**	**1,466,718.79**	**1,203,876.09**	**262,842.70**	**1,608,775.00**
Total Income	**122,362.08**	**122,288.56**	**73.52**	**1,466,718.79**	**1,203,876.09**	**262,842.70**	**1,608,775.00**

Operating Expense

Administrative							
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	750.01	74.66	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	74.97	13.72	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	51,584.80	57,224.97	5,640.17	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	6,099.00	4,650.03	(1,448.97)	6,200.00
7150 - Professional Fees - Legal	114.80	208.33	93.53	3,454.00	1,875.01	(1,578.99)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	1,390.00	2,700.00	1,310.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	225.00	(75.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	30,420.00	30,420.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	79.20	500.00	420.80	2,496.50	4,500.00	2,003.50	6,000.00
7260 - Postage	41.46	500.00	458.54	2,544.82	4,500.00	1,955.18	6,000.00
7261 - Printing	242.26	416.67	174.41	3,816.89	3,750.03	(66.86)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	149.99	149.99	200.00
7400 - Telephone	47.04	383.33	336.29	2,373.30	3,449.97	1,076.67	4,600.00
Total Administrative	**9,732.19**	**12,696.66**	**2,964.47**	**105,215.91**	**114,269.98**	**9,054.07**	**152,360.00**

Grounds							
7510 - Irrigation Contract	620.00	620.00	-	5,580.00	5,580.00	-	7,440.00
7520 - Irrigation Maint/Repairs	1,014.84	2,916.67	1,901.83	33,656.03	26,250.03	(7,406.00)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	24,719.11	24,856.47	137.36	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	93,297.96	93,297.78	(.18)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	10,874.97	10,718.81	14,500.00
7650 - Landscape Svc/Replacement/Other	20,666.71	4,958.33	(15,708.38)	36,555.72	44,624.97	8,069.25	59,500.00
7651 - Tree Removal/Replacement	2,050.00	7,433.33	5,383.33	4,400.00	66,899.97	62,499.97	89,200.00
7652 - Tree Maintenance/Trimming	300.00	833.33	533.33	17,098.94	7,499.97	(9,598.97)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	18,749.97	1,449.97	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	12,749.99	(1,605.01)	17,000.00
7680 - Fountain/Waterfall Maint.	1,636.00	416.67	(1,219.33)	7,665.11	3,750.03	(3,915.08)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	760.00	5,175.00	4,415.00	6,900.00
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	275,502.00	19,499.99	(256,002.01)	26,000.00
7900 - Preserve Trimming	8,642.50	5,416.67	(3,225.83)	59,070.00	48,750.03	(10,319.97)	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	4,110.00	7,500.01	3,390.01	10,000.00
Total Grounds	**48,103.03**	**44,006.58**	**(4,096.45)**	**594,226.03**	**396,059.18**	**(198,166.85)**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	750.01	750.01	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	187.47	187.47	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	1,366.00	1,499.99	133.99	2,000.00
8050 - Entrance Gates Maint/Repairs	-	416.67	416.67	7,964.46	3,750.03	(4,214.43)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	1,500.00	1,250.00	(250.00)	7,615.71	11,250.00	3,634.29	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	1,127.72	1,875.01	747.29	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	525.01	525.01	700.00
8230 - Sidewalk Repairs	600.00	2,083.33	1,483.33	26,947.50	18,749.97	(8,197.53)	25,000.00
Total Maintenance	**2,100.00**	**4,287.49**	**2,187.49**	**45,021.39**	**38,587.49**	**(6,433.90)**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	13,662.00	14,563.53	901.53	19,418.00
8320 - Clubhouse Supplies	-	166.67	166.67	267.59	1,499.99	1,232.40	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	833.33	757.75	1,581.35	7,499.97	5,918.62	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	450.00	55.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	8,025.00	7,650.00	(375.00)	10,200.00
8420 - Pool/Deck Repair/Svc	903.96	541.67	(362.29)	9,243.93	4,874.99	(4,368.94)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,624.99	2,624.99	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	2,538.88	975.01	(1,563.87)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	214.00	1,875.01	1,661.01	2,500.00
Total Pool & Recreation	**3,472.54**	**4,668.17**	**1,195.63**	**35,927.36**	**42,013.49**	**6,086.13**	**56,018.00**
Utilities							
8620 - Electric	6,165.81	6,758.33	592.52	54,887.08	60,824.97	5,937.89	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	216,927.11	177,192.00	(39,735.11)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	583.11	650.00	66.89	6,078.61	5,850.00	(228.61)	7,800.00
Total Utilities	**49,738.71**	**51,706.33**	**1,967.62**	**488,560.52**	**503,537.97**	**14,977.45**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	3,620.97	3,620.97	4,828.00
9711 - Gate Sticker Expense	112.70	-	(112.70)	845.25	-	(845.25)	-
9712 - Storage Units	350.20	354.17	3.97	3,151.80	3,187.53	35.73	4,250.00
9713 - Holiday Decorations	-	83.33	83.33	114.26	749.97	635.71	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-	-	-	114,099.75	114,099.75	-	152,133.00
Total Other	**462.90**	**839.83**	**376.93**	**121,234.41**	**121,658.22**	**423.81**	**162,211.00**
Total Expense	**113,609.37**	**118,205.06**	**4,595.69**	**1,390,185.62**	**1,216,126.33**	**(174,059.29)**	**1,608,775.00**
Operating Net Total	**8,752.71**	**4,083.50**	**4,669.21**	**76,533.17**	**(12,250.24)**	**88,783.41**	**-**
Net Total	**8,752.71**	**4,083.50**	**4,669.21**	**76,533.17**	**(12,250.24)**	**88,783.41**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
September 30, 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	-	-	(4,689.91)	-	32,211.03
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	-	(2,161.00)	-	7,339.50
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	-	-	-	9,877.01	24,387.42
Total Reserves	**$ 409,874.55**	**114,099.75**	**-**	**(66,366.45)**	**9,877.01**	**467,484.86**

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

5131 Waterfall & Pump Equipment

9/16/25 - Water Equipment Technologies - New Aquamaster motor installation for floating fountain - $4,689.91

Total $ 4,689.91

5141 Fence/Gate Electronics

9/1/25 - CIA Access - Main control board replacement - $2,161

Total $ 2,161.00

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