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

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$51,316.81		$51,316.81
1018 - Truist OP 2442 ICS	$591,725.04		$591,725.04
1034 - BankUnited OPMM 8450	$5,678.38		$5,678.38
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	**$900,823.50**		**$900,823.50**
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		$245,092.05	$245,092.05
1218 - Truist MM 2450		$61,880.61	$61,880.61
1219 - Truist MM 2450 ICS		$186,402.43	$186,402.43
Total Reserve Accounts		**$493,375.09**	**$493,375.09**
Other Assets			
1100 - Accounts Receivable	$31,936.10		$31,936.10
1320 - Allowance for Bad Debt	($544.17)		($544.17)
1610 - Prepaid Insurance	$29,137.16		$29,137.16
1615 - Prepaid Expenses	$4,717.82		$4,717.82
Total Other Assets	**$65,246.91**		**$65,246.91**
Total Assets	**$966,070.41**	**$493,375.09**	**$1,459,445.50**

Venetia Community Association, Inc.

Balance Sheet as of 10/31/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$14,290.50		$14,290.50
3035 - Prepaid Assessments	$36,366.30		$36,366.30
3045 - Deferred Cable Revenue	$241,515.00		$241,515.00
3050 - Deferred Revenue	$231,398.50		$231,398.50
3450 - Operating Income Carryover	$5,000.00		$5,000.00
Total Current Liabilities	**$528,570.30**		**$528,570.30**
Reserves			
5130 - Fountains/Waterfalls Reserve		$39,514.32	$39,514.32
5131 - Waterfall & Pump Equipment Reserve		$23,939.42	$23,939.42
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		$39,963.54	$39,963.54
5141 - Fence/Gate Electronics Reserve		$4,991.13	$4,991.13
5210 - Pond Retention Reserve		$35,834.00	$35,834.00
5220 - Preserves Committee Reserve		$30,000.20	$30,000.20
5300 - Bldg Restoration Reserve		$15,000.00	$15,000.00
5320 - Paving/Roads/Sidewalks Reserve		$161,524.49	$161,524.49
5340 - Pool Reserve		$37,795.41	$37,795.41
5400 - Clubhouse/Roofing Reserve		$1,312.18	$1,312.18
5410 - Clubhouse A/C Reserve		$10,855.20	$10,855.20
5450 - Courts Reserve		$19,999.51	$19,999.51
5485 - Capital Improvements Reserve		$17,099.31	$17,099.31
5490 - Reserves Interest - Current		$25,364.38	$25,364.38
Total Reserves		**$493,375.09**	**$493,375.09**
Equity			
5510 - Prior Years Fund Balance	$373,038.80		$373,038.80
5525 - Surplus Carryover	($30,000.00)		($30,000.00)
5999 - Net Income	$94,461.31		$94,461.31
Total Equity	**$437,500.11**		**$437,500.11**
Total Liabilities / Equity	**$966,070.41**	**$493,375.09**	**$1,459,445.50**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	681,450.00	681,450.00	-	817,740.00
6210 - Reserve Fees	38,033.25	38,033.25	-	152,133.00	152,133.00	-	152,133.00
6215 - Cable/Internet Assessment	47,554.25	47,479.75	74.50	474,204.50	474,797.50	(593.00)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	-	41.67	(41.67)	4,878.00	416.66	4,461.34	500.00
6345 - Interest Fees	96.75	-	96.75	2,174.59	-	2,174.59	-
6910 - Bank Interest	329.22	750.00	(420.78)	6,007.25	7,500.00	(1,492.75)	9,000.00
6915 - Gate Stickers/RFID	294.00	256.67	37.33	3,277.00	2,566.70	710.30	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	583.34	3,286.66	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	19,748.92	19,750.70	(1.78)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	25,000.00	25,000.00	-	30,000.00
Total Income	**160,009.47**	**160,321.81**	**(312.34)**	**1,626,728.26**	**1,364,197.90**	**262,530.36**	**1,608,775.00**
Total Income	**160,009.47**	**160,321.81**	**(312.34)**	**1,626,728.26**	**1,364,197.90**	**262,530.36**	**1,608,775.00**

Operating Expense

Administrative							
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	833.34	157.99	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	83.30	22.05	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	57,412.23	63,583.30	6,171.07	76,300.00
7140 - Professional Fees - Audit	1,500.00	516.67	(983.33)	7,599.00	5,166.70	(2,432.30)	6,200.00
7150 - Professional Fees - Legal	292.00	208.33	(83.67)	3,746.00	2,083.34	(1,662.66)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	1,390.00	3,000.00	1,610.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	250.00	(50.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	33,800.00	33,800.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	608.05	500.00	(108.05)	3,104.55	5,000.00	1,895.45	6,000.00
7260 - Postage	760.18	500.00	(260.18)	3,305.00	5,000.00	1,695.00	6,000.00
7261 - Printing	682.42	416.67	(265.75)	4,499.31	4,166.70	(332.61)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	166.66	166.66	200.00
7400 - Telephone	35.15	383.33	348.18	2,408.45	3,833.30	1,424.85	4,600.00
Total Administrative	**13,085.23**	**12,696.66**	**(388.57)**	**118,301.14**	**126,966.64**	**8,665.50**	**152,360.00**

Grounds							
7510 - Irrigation Contract	620.00	620.00	-	6,200.00	6,200.00	-	7,440.00
7520 - Irrigation Maint/Repairs	504.76	2,916.67	2,411.91	34,160.79	29,166.70	(4,994.09)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	27,525.65	27,618.30	92.65	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	103,664.40	103,664.20	(.20)	124,397.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	156.16	12,083.30	11,927.14	14,500.00
7650 - Landscape Svc/Replacement/Other	1,340.00	4,958.33	3,618.33	37,895.72	49,583.30	11,687.58	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	4,400.00	74,333.30	69,933.30	89,200.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	17,098.94	8,333.30	(8,765.64)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	20,833.30	3,533.30	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	14,166.66	(188.34)	17,000.00
7680 - Fountain/Waterfall Maint.	-	416.67	416.67	7,665.11	4,166.70	(3,498.41)	5,000.00
7681 - Waterfall Maintenance Contract	380.00	575.00	195.00	1,140.00	5,750.00	4,610.00	6,900.00
7820 - Wetlands/Littoral Shelves	5,155.50	2,166.67	(2,988.83)	280,657.50	21,666.66	(258,990.84)	26,000.00
7900 - Preserve Trimming	8,433.00	5,416.67	(3,016.33)	67,503.00	54,166.70	(13,336.30)	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	4,110.00	8,333.34	4,223.34	10,000.00
Total Grounds	**29,606.24**	**44,006.58**	**14,400.34**	**623,832.27**	**440,065.76**	**(183,766.51)**	**528,079.00**
Maintenance							
8030 - Security	-	83.33	83.33	-	833.34	833.34	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	208.30	208.30	250.00
8040 - Lamp Post/Signs Maintenance	1,195.96	166.67	(1,029.29)	2,561.96	1,666.66	(895.30)	2,000.00
8050 - Entrance Gates Maint/Repairs	2,895.59	416.67	(2,478.92)	10,860.05	4,166.70	(6,693.35)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	1,559.39	1,250.00	(309.39)	9,175.10	12,500.00	3,324.90	15,000.00
8220 - Pest Control Int/Ext	341.93	208.33	(133.60)	1,469.65	2,083.34	613.69	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	583.34	583.34	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	26,947.50	20,833.30	(6,114.20)	25,000.00
Total Maintenance	**5,992.87**	**4,287.49**	**(1,705.38)**	**51,014.26**	**42,874.98**	**(8,139.28)**	**51,450.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	15,180.00	16,181.70	1,001.70	19,418.00
8320 - Clubhouse Supplies	127.85	166.67	38.82	395.44	1,666.66	1,271.22	2,000.00
8330 - Clubhouse Maint/Repairs	1,352.36	833.33	(519.03)	2,933.71	8,333.30	5,399.59	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	500.00	105.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	9,000.00	8,500.00	(500.00)	10,200.00
8420 - Pool/Deck Repair/Svc	422.89	541.67	118.78	9,666.82	5,416.66	(4,250.16)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	2,916.66	2,916.66	3,500.00
8430 - Exercise Equipment Repair	175.00	108.33	(66.67)	2,713.88	1,083.34	(1,630.54)	1,300.00
8500 - Courts Maintenance	135.39	208.33	72.94	349.39	2,083.34	1,733.95	2,500.00
Total Pool & Recreation	**4,706.49**	**4,668.17**	**(38.32)**	**40,633.85**	**46,681.66**	**6,047.81**	**56,018.00**
Utilities							
8620 - Electric	4,971.54	6,758.33	1,786.79	59,858.62	67,583.30	7,724.68	81,100.00
8660 - Cable TV	-	-	-	119,218.85	147,128.00	27,909.15	147,128.00
8661 - Bulk Cable/Internet Svc	43,004.28	44,298.00	1,293.72	259,931.39	221,490.00	(38,441.39)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	899.92	650.00	(249.92)	6,978.53	6,500.00	(478.53)	7,800.00
Total Utilities	**48,875.74**	**51,706.33**	**2,830.59**	**537,436.26**	**555,244.30**	**17,808.04**	**658,657.00**
Other							
9710 - Contingency Fund	-	402.33	402.33	-	4,023.30	4,023.30	4,828.00
9711 - Gate Sticker Expense	270.48	-	(270.48)	1,115.73	-	(1,115.73)	-
9712 - Storage Units	340.00	354.17	14.17	3,491.80	3,541.70	49.90	4,250.00
9713 - Holiday Decorations	1,171.03	83.33	(1,087.70)	1,285.29	833.30	(451.99)	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	38,033.25	38,033.25	-	152,133.00	152,133.00	-	152,133.00
Total Other	**39,814.76**	**38,873.08**	**(941.68)**	**161,049.17**	**160,531.30**	**(517.87)**	**162,211.00**
Total Expense	**142,081.33**	**156,238.31**	**14,156.98**	**1,532,266.95**	**1,372,364.64**	**(159,902.31)**	**1,608,775.00**
Operating Net Total	**17,928.14**	**4,083.50**	**13,844.64**	**94,461.31**	**(8,166.74)**	**102,628.05**	**-**
Net Total	**17,928.14**	**4,083.50**	**13,844.64**	**94,461.31**	**(8,166.74)**	**102,628.05**	**-**

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

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 51,997.81	(1.00)	-	(12,482.49)	-	39,514.32
5131 Waterfall & Pump Equipment	36,900.94	-	-	(12,961.52)	-	23,939.42
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	26,896.00	-	-	-	39,963.54
5141 Fence/Gate Electronics	2,000.50	10,000.00	-	(2,161.00)	-	9,839.50
5210 Pond Retention	31,667.00	4,167.00	-	-	-	35,834.00
5220 Preserves Committee	24,000.20	6,000.00	-	-	-	30,000.20
5300 Building Restoration	15,000.00	-	-	-	-	15,000.00
5320 Paving/Roads/Sidewalks	143,194.74	50,910.00	-	(37,428.62)	-	156,676.12
5340 Swimming Pool	30,192.41	7,603.00	-	-	-	37,795.41
5400 Clubhouse / Roofing	(13,816.82)	20,037.00	-	(4,908.00)	-	1,312.18
5410 Clubhouse A/C	13,600.00	6,800.00	-	(9,544.80)	-	10,855.20
5450 Courts	19,999.51	-	-	-	-	19,999.51
5485 Capital Improvements	(2,621.69)	19,721.00	-	-	-	17,099.31
5490 Interest	14,510.41	-	-	-	10,853.97	25,364.38
Total Reserves	**$ 409,874.55**	**152,133.00**	**-**	**(79,486.43)**	**10,853.97**	**493,375.09**

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

5131 Waterfall & Pump Equipment

9/16/25 - Water Equipment Technologies - New Aquamaster motor installation for floating fountain - $4,689.91
10/14/25 - Water Equipment Technologies - S. Jacaranda Falls - new motor & pump end - $8,271.61

Total $ 12,961.52

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
10/1/25 - CIA Access - Replace front door & screen on CAPXM - $2,310.33
10/1/25 - CIA Access - Front display replaced - $2,538.04

Total $ 37,428.62

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