

VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
November 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 11/30/2025

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	\$216.38		\$216.38
1018 - Truist OP 2442 ICS	\$578,690.30		\$578,690.30
1034 - BankUnited OPMM 8450	\$5,678.38		\$5,678.38
1044 - First Horizon OPMM 2011	\$255,899.39		\$255,899.39
1090 - Petty Cash - Infrastructure	\$926.00		\$926.00
Total Operating Accounts	\$841,410.45		\$841,410.45
Reserve Accounts			
1217 - Bank OZK CD 6305 12/14/25 4.40%		\$246,010.03	\$246,010.03
1218 - Truist MM 2450		\$60,281.11	\$60,281.11
1219 - Truist MM 2450 ICS		\$186,494.36	\$186,494.36
Total Reserve Accounts		\$492,785.50	\$492,785.50
Other Assets			
1100 - Accounts Receivable	\$22,700.81		\$22,700.81
1320 - Allowance for Bad Debt	(\$544.17)		(\$544.17)
1610 - Prepaid Insurance	\$23,309.73		\$23,309.73
1615 - Prepaid Expenses	\$4,358.61		\$4,358.61
Total Other Assets	\$49,824.98		\$49,824.98
Total Assets	\$891,235.43	\$492,785.50	\$1,384,020.93

Venetia Community Association, Inc.

Balance Sheet as of 11/30/2025

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$14,311.98	\$8,910.00	\$23,221.98
3035 - Prepaid Assessments	\$59,721.94		\$59,721.94
3045 - Deferred Cable Revenue	\$238,458.00		\$238,458.00
3050 - Deferred Revenue	\$115,699.25		\$115,699.25
3450 - Operating Income Carryover	\$2,500.00		\$2,500.00
Total Current Liabilities	\$430,691.17	\$8,910.00	\$439,601.17
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		\$159,924.49	\$159,924.49
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		\$11,089.51	\$11,089.51
5485 - Capital Improvements Reserve		\$17,099.31	\$17,099.31
5490 - Reserves Interest - Current		\$26,374.79	\$26,374.79
Total Reserves		\$483,875.50	\$483,875.50
Equity			
5510 - Prior Years Fund Balance	\$373,038.80		\$373,038.80
5525 - Surplus Carryover	(\$30,000.00)		(\$30,000.00)
5999 - Net Income	\$117,505.46		\$117,505.46
Total Equity	\$460,544.26		\$460,544.26
Total Liabilities / Equity	\$891,235.43	\$492,785.50	\$1,384,020.93

Venetia Community Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	68,145.00	68,145.00	-	749,595.00	749,595.00	-	817,740.00
6210 - Reserve Fees	-	-	-	152,133.00	152,133.00	-	152,133.00
6215 - Cable/Internet Assessment	47,554.25	47,479.75	74.50	521,758.75	522,277.25	(518.50)	569,757.00
6225 - Special Assessment 6/30/25	-	-	-	253,985.00	-	253,985.00	-
6340 - Late Fees	1,050.00	41.67	1,008.33	5,928.00	458.33	5,469.67	500.00
6345 - Interest Fees	379.56	-	379.56	2,554.15	-	2,554.15	-
6910 - Bank Interest	5,012.02	750.00	4,262.02	11,019.27	8,250.00	2,769.27	9,000.00
6915 - Gate Stickers/RFID	350.00	256.67	93.33	3,627.00	2,823.37	803.63	3,080.00
6920 - Miscellaneous Income	-	58.33	(58.33)	3,870.00	641.67	3,228.33	700.00
6926 - Cable Rights Income	3,057.00	3,057.14	(.14)	22,805.92	22,807.84	(1.92)	25,865.00
6930 - Surplus Rollover	2,500.00	2,500.00	-	27,500.00	27,500.00	-	30,000.00
Total Income	128,047.83	122,288.56	5,759.27	1,754,776.09	1,486,486.46	268,289.63	1,608,775.00
Total Income	128,047.83	122,288.56	5,759.27	1,754,776.09	1,486,486.46	268,289.63	1,608,775.00

Operating Expense

Administrative

7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	916.67	241.32	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	91.63	30.38	100.00
7100 - Insurance	5,827.43	6,358.33	530.90	63,239.66	69,941.63	6,701.97	76,300.00
7140 - Professional Fees - Audit	-	516.67	516.67	7,599.00	5,683.37	(1,915.63)	6,200.00
7150 - Professional Fees - Legal	(241.44)	208.33	449.77	3,504.56	2,291.67	(1,212.89)	2,500.00
7160 - Professional Fees - Rsv Study	-	300.00	300.00	1,390.00	3,300.00	1,910.00	3,600.00
7170 - Professional Fees - Tax Prep	-	25.00	25.00	300.00	275.00	(25.00)	300.00
7200 - Management Fees	3,380.00	3,380.00	-	37,180.00	37,180.00	-	40,560.00
7250 - Office Svc/Supplies/Misc	1,585.62	500.00	(1,085.62)	4,690.17	5,500.00	809.83	6,000.00
7260 - Postage	387.06	500.00	112.94	3,692.06	5,500.00	1,807.94	6,000.00
7261 - Printing	298.30	416.67	118.37	4,797.61	4,583.37	(214.24)	5,000.00
7300 - Communications Expense	-	16.67	16.67	-	183.33	183.33	200.00
7400 - Telephone	35.15	383.33	348.18	2,443.60	4,216.63	1,773.03	4,600.00
Total Administrative	11,272.12	12,696.66	1,424.54	129,573.26	139,663.30	10,090.04	152,360.00

Grounds

7510 - Irrigation Contract	620.00	620.00	-	6,820.00	6,820.00	-	7,440.00
7520 - Irrigation Maint/Repairs	2,621.11	2,916.67	295.56	36,781.90	32,083.37	(4,698.53)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,761.83	(44.71)	30,332.19	30,380.13	47.94	33,142.00
7600 - Landscape Contract	10,366.44	10,366.42	(.02)	114,030.84	114,030.62	(.22)	124,397.00
7620 - Landscape Mulch	12,497.17	1,208.33	(11,288.84)	12,653.33	13,291.63	638.30	14,500.00
7650 - Landscape Svc/Replacement/Other	8,884.00	4,958.33	(3,925.67)	46,779.72	54,541.63	7,761.91	59,500.00
7651 - Tree Removal/Replacement	-	7,433.33	7,433.33	4,400.00	81,766.63	77,366.63	89,200.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	17,098.94	9,166.63	(7,932.31)	10,000.00
7653 - Berm Trimming	-	2,083.33	2,083.33	17,300.00	22,916.63	5,616.63	25,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	14,355.00	15,583.33	1,228.33	17,000.00
7680 - Fountain/Waterfall Maint.	312.31	416.67	104.36	7,977.42	4,583.37	(3,394.05)	5,000.00
7681 - Waterfall Maintenance Contract	-	575.00	575.00	1,140.00	6,325.00	5,185.00	6,900.00
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	280,657.50	23,833.33	(256,824.17)	26,000.00
7900 - Preserve Trimming	-	5,416.67	5,416.67	67,503.00	59,583.37	(7,919.63)	65,000.00
7910 - Preserve Maintenance	-	833.33	833.33	4,110.00	9,166.67	5,056.67	10,000.00
Total Grounds	38,107.57	44,006.58	5,899.01	661,939.84	484,072.34	(177,867.50)	528,079.00
Maintenance							
8030 - Security	-	83.33	83.33	-	916.67	916.67	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	229.13	229.13	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	2,561.96	1,833.33	(728.63)	2,000.00
8050 - Entrance Gates Maint/Repairs	2,241.80	416.67	(1,825.13)	13,101.85	4,583.37	(8,518.48)	5,000.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	9,175.10	13,750.00	4,574.90	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	1,469.65	2,291.67	822.02	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	641.67	641.67	700.00
8230 - Sidewalk Repairs	-	2,083.33	2,083.33	26,947.50	22,916.63	(4,030.87)	25,000.00
Total Maintenance	2,241.80	4,287.49	2,045.69	53,256.06	47,162.47	(6,093.59)	51,450.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,518.00	1,618.17	100.17	16,698.00	17,799.87	1,101.87	19,418.00
8320 - Clubhouse Supplies	15.92	166.67	150.75	411.36	1,833.33	1,421.97	2,000.00
8330 - Clubhouse Maint/Repairs	86.05	833.33	747.28	3,019.76	9,166.63	6,146.87	10,000.00
8340 - Welcome Committee	-	50.00	50.00	394.61	550.00	155.39	600.00
8400 - Pool Maint. Contract	975.00	850.00	(125.00)	9,975.00	9,350.00	(625.00)	10,200.00
8420 - Pool/Deck Repair/Svc	288.02	541.67	253.65	9,954.84	5,958.33	(3,996.51)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	-	3,208.33	3,208.33	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	2,713.88	1,191.67	(1,522.21)	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	349.39	2,291.67	1,942.28	2,500.00
Total Pool & Recreation	2,882.99	4,668.17	1,785.18	43,516.84	51,349.83	7,832.99	56,018.00
Utilities							
8620 - Electric	6,033.39	6,758.33	724.94	65,892.01	74,341.63	8,449.62	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	302,935.67	265,788.00	(37,147.67)	310,086.00
8665 - Cable Addtl' Srvs (Internet)	-	-	-	91,448.87	112,543.00	21,094.13	112,543.00
8700 - Water & Sewer	762.84	650.00	(112.84)	7,741.37	7,150.00	(591.37)	7,800.00
Total Utilities	49,800.51	51,706.33	1,905.82	587,236.77	606,950.63	19,713.86	658,657.00
Other							
9710 - Contingency Fund	-	402.33	402.33	-	4,425.63	4,425.63	4,828.00
9711 - Gate Sticker Expense	259.21	-	(259.21)	1,374.94	-	(1,374.94)	-
9712 - Storage Units	340.00	354.17	14.17	3,831.80	3,895.87	64.07	4,250.00
9713 - Holiday Decorations	99.48	83.33	(16.15)	1,384.77	916.63	(468.14)	1,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-	-	-	152,133.00	152,133.00	-	152,133.00
Total Other	698.69	839.83	141.14	161,747.86	161,371.13	(376.73)	162,211.00
Total Expense	105,003.68	118,205.06	13,201.38	1,637,270.63	1,490,569.70	(146,700.93)	1,608,775.00
Operating Net Total	23,044.15	4,083.50	18,960.65	117,505.46	(4,083.24)	121,588.70	-
Net Total	23,044.15	4,083.50	18,960.65	117,505.46	(4,083.24)	121,588.70	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

November 30, 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	-	(7,009.37)	-	4,991.13
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	-	(34,180.25)	-	159,924.49
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	-	-	(8,910.00)	-	11,089.51
5485 Capital Improvements	(2,621.69)	19,721.00	-	-	-	17,099.31
5490 Interest	14,510.41	-	-	-	11,864.38	26,374.79
Total Reserves	\$ 409,874.55	152,133.00	-	(89,996.43)	11,864.38	483,875.50

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
 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
 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 \$ 7,009.37

5320 Paving/Roads/Sidewalks

4/16/25 - Howell Concrete - Damaged concrete project - \$32,580.25
 11/14/25 - Tibor's Masonary - Replace broken slabs b/n pool & condos - \$1,600
Total \$ 34,180.25

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

5450 Courts

11/21/25 - Sport Surfaces - 33% deposit for tennis courts (x2) resurfacing - \$8,910
Total \$ 8,910.00

Allocation Details