

**VENETIA COMMUNITY ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**March 31, 2026**

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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 3/31/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Accounts</b>			
1017 - Truist OP 2442	(\$26,801.39)		(\$26,801.39)
1018 - Truist OP 2442 ICS	\$392,108.45		\$392,108.45
1025 - Chase OPMM 8927	\$2,000.00		\$2,000.00
1026 - Chase CD6945 02/13/27 3%	\$240,000.00		\$240,000.00
1034 - BankUnited OPMM 8450	\$5,725.19		\$5,725.19
1044 - First Horizon OPMM 2011	\$10,899.39		\$10,899.39
1049 - First Horizon CD3632 10/07/26 3.20%	\$246,721.71		\$246,721.71
1090 - Petty Cash - Infrastructure	\$926.00		\$926.00
<b>Total Operating Accounts</b>	<b>\$871,579.35</b>		<b>\$871,579.35</b>
<b>Reserve Accounts</b>			
1216 - Bank OZK CD 8885 02/23/27 3.533%		\$248,298.31	\$248,298.31
1218 - Truist MM 2450		\$65,821.52	\$65,821.52
1219 - Truist MM 2450 ICS		\$190,107.18	\$190,107.18
<b>Total Reserve Accounts</b>		<b>\$504,227.01</b>	<b>\$504,227.01</b>
<b>Other Assets</b>			
1100 - Accounts Receivable	\$6,119.45		\$6,119.45
1320 - Allowance for Bad Debt	(\$542.68)		(\$542.68)
1610 - Prepaid Insurance	\$77,740.89		\$77,740.89
1615 - Prepaid Expenses	\$4,076.69		\$4,076.69
<b>Total Other Assets</b>	<b>\$87,394.35</b>		<b>\$87,394.35</b>
<b>Total Assets</b>	<b>\$958,973.70</b>	<b>\$504,227.01</b>	<b>\$1,463,200.71</b>

# Venetia Community Association, Inc.

Balance Sheet as of 3/31/2026

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Current Liabilities</b>			
3010 - Accounts Payable	\$29,530.64		\$29,530.64
3030 - Accrued Expenses	\$1,375.00		\$1,375.00
3035 - Prepaid Assessments	\$182,304.89		\$182,304.89
3045 - Deferred Cable Revenue	\$226,230.00		\$226,230.00
<b>Total Current Liabilities</b>	<b>\$439,440.53</b>		<b>\$439,440.53</b>
<b>Reserve Fund</b>			
5130 - Fountains/Waterfalls Reserve		\$42,635.07	\$42,635.07
5131 - Waterfall & Pump Equipment Reserve		\$24,214.17	\$24,214.17
5132 - Well Pump Stations Reserve		\$17,711.50	\$17,711.50
5133 - Irrigation Equipment Reserve		\$20,500.00	\$20,500.00
5140 - Fence/Gate Reserve		\$42,463.54	\$42,463.54
5141 - Fence/Gate Electronics Reserve		\$4,991.13	\$4,991.13
5210 - Pond Retention Reserve		\$36,354.75	\$36,354.75
5220 - Preserves Committee Reserve		\$32,625.20	\$32,625.20
5300 - Bldg Restoration Reserve		\$8,910.00	\$8,910.00
5320 - Paving/Roads/Sidewalks Reserve		\$171,944.99	\$171,944.99
5340 - Pool Reserve		\$39,062.41	\$39,062.41
5400 - Clubhouse/Roofing Reserve		\$2,065.43	\$2,065.43
5410 - Clubhouse A/C Reserve		\$12,925.93	\$12,925.93
5450 - Courts Reserve		(\$4,000.24)	(\$4,000.24)
5485 - Capital Improvements Reserve		\$22,779.72	\$22,779.72
5490 - Reserves Interest - Current		\$29,043.41	\$29,043.41
<b>Total Reserve Fund</b>		<b>\$504,227.01</b>	<b>\$504,227.01</b>
<b>Equity</b>			
5510 - Prior Years Fund Balance	\$483,284.19		\$483,284.19
5999 - Net Income	\$36,248.98		\$36,248.98
<b>Total Equity</b>	<b>\$519,533.17</b>		<b>\$519,533.17</b>
<b>Total Liabilities / Equity</b>	<b>\$958,973.70</b>	<b>\$504,227.01</b>	<b>\$1,463,200.71</b>

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	66,918.25	66,982.25	(64.00)	200,754.75	200,946.75	(192.00)	803,787.00
6210 - Reserve Fees	-	-	-	48,086.25	48,086.25	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	136,320.00	136,131.24	188.76	544,525.00
6340 - Late Fees	75.00	62.50	12.50	875.00	187.50	687.50	750.00
6345 - Interest Fees	186.75	20.83	165.92	503.21	62.49	440.72	250.00
6910 - Bank Interest	1,974.42	625.00	1,349.42	2,591.43	1,875.00	716.43	7,500.00
6915 - Gate Stickers/RFID	392.00	350.00	42.00	1,065.00	1,050.00	15.00	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	125.01	(125.01)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	9,171.00	9,171.00	-	36,684.00
<b>Total Income</b>	<b>118,043.42</b>	<b>116,516.33</b>	<b>1,527.09</b>	<b>399,366.64</b>	<b>397,635.24</b>	<b>1,731.40</b>	<b>1,590,541.00</b>
<b>Total Income</b>	<b>118,043.42</b>	<b>116,516.33</b>	<b>1,527.09</b>	<b>399,366.64</b>	<b>397,635.24</b>	<b>1,731.40</b>	<b>1,590,541.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7020 - Dues/Licenses/Permits	-	83.33	83.33	-	250.03	250.03	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	24.99	(36.26)	100.00
7100 - Insurance	5,827.44	6,409.58	582.14	17,482.30	19,228.74	1,746.44	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	4,550.00	1,800.00	(2,750.00)	7,200.00
7150 - Professional Fees - Legal	184.56	416.67	232.11	27,350.74	1,250.01	(26,100.73)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	180.00	180.00	720.00
7170 - Professional Fees - Tax Prep	350.00	29.17	(320.83)	350.00	87.51	(262.49)	350.00
7200 - Management Fees	3,481.00	3,481.00	-	10,443.00	10,443.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	442.50	416.67	(25.83)	786.93	1,250.01	463.08	5,000.00
7260 - Postage	41.44	375.00	333.56	1,494.72	1,125.00	(369.72)	4,500.00
7261 - Printing	212.70	466.67	253.97	1,843.18	1,400.01	(443.17)	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	49.97	49.97	200.00
7400 - Telephone	35.09	30.00	(5.09)	105.27	90.00	(15.27)	360.00
<b>Total Administrative</b>	<b>10,574.73</b>	<b>12,393.09</b>	<b>1,818.36</b>	<b>64,467.39</b>	<b>37,179.27</b>	<b>(27,288.12)</b>	<b>148,717.00</b>
<b>Grounds</b>							
7510 - Irrigation Contract	638.60	638.58	(.02)	1,915.80	1,915.74	(.06)	7,663.00
7520 - Irrigation Maint/Repairs	816.01	2,916.67	2,100.66	2,645.85	8,750.01	6,104.16	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,872.08	65.54	8,419.62	8,616.24	196.62	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	32,032.29	32,032.50	.21	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	472.50	3,624.99	3,152.49	14,500.00
7650 - Landscape Svc/Replacement/Other	350.00	4,532.08	4,182.08	350.00	13,596.24	13,246.24	54,385.00
7651 - Tree Removal/Replacement	-	8,000.00	8,000.00	-	24,000.00	24,000.00	96,000.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	4,249.97	4,249.97	17,000.00
7680 - Fountain/Waterfall Maint.	-	500.00	500.00	1,120.00	1,500.00	380.00	6,000.00
7681 - Waterfall Maintenance Contract	-	416.67	416.67	380.00	1,250.01	870.01	5,000.00

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7820 - Wetlands/Littoral Shelves	11,639.50	2,166.67	(9,472.83)	12,299.00	6,499.97	(5,799.03)	26,000.00
7900 - Preserve Trimming	22,800.00	4,166.67	(18,633.33)	22,800.00	12,500.01	(10,299.99)	50,000.00
7910 - Preserve Maintenance	-	833.33	833.33	-	2,500.03	2,500.03	10,000.00
<b>Total Grounds</b>	<b>49,728.08</b>	<b>41,178.58</b>	<b>(8,549.50)</b>	<b>82,435.06</b>	<b>123,535.70</b>	<b>41,100.64</b>	<b>494,143.00</b>
<b>Maintenance</b>							
8030 - Security	-	83.33	83.33	-	250.03	250.03	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	62.49	62.49	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	-	499.97	499.97	2,000.00
8050 - Entrance Gates Maint/Repairs	-	625.00	625.00	371.39	1,875.00	1,503.61	7,500.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	94.88	3,750.00	3,655.12	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	341.93	625.03	283.10	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	175.03	175.03	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
8231 - Gutters	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
<b>Total Maintenance</b>	<b>-</b>	<b>4,079.15</b>	<b>4,079.15</b>	<b>808.20</b>	<b>12,237.53</b>	<b>11,429.33</b>	<b>48,950.00</b>
<b>Pool &amp; Recreation</b>							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	4,781.70	5,100.00	318.30	20,400.00
8320 - Clubhouse Supplies	-	166.67	166.67	169.01	499.97	330.96	2,000.00
8330 - Clubhouse Maint/Repairs	75.58	1,166.67	1,091.09	613.34	3,500.01	2,886.67	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	174.99	174.99	700.00
8400 - Pool Maint. Contract	975.00	1,075.00	100.00	2,925.00	3,225.00	300.00	12,900.00
8420 - Pool/Deck Repair/Svc	495.00	541.67	46.67	1,022.20	1,624.97	602.77	6,500.00
8425 - Pool Heater Maintenance	165.00	291.67	126.67	165.00	874.97	709.97	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	-	325.03	325.03	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	1,455.48	625.03	(830.45)	2,500.00
<b>Total Pool &amp; Recreation</b>	<b>3,304.48</b>	<b>5,316.67</b>	<b>2,012.19</b>	<b>11,131.73</b>	<b>15,949.97</b>	<b>4,818.24</b>	<b>63,800.00</b>
<b>Utilities</b>							
8620 - Electric	6,983.70	6,416.67	(567.03)	22,390.14	19,250.01	(3,140.13)	77,000.00
8661 - Bulk Cable/Internet Svc	43,004.28	45,377.08	2,372.80	129,012.84	136,131.24	7,118.40	544,525.00
8700 - Water & Sewer	1,053.51	691.67	(361.84)	2,943.34	2,075.01	(868.33)	8,300.00
<b>Total Utilities</b>	<b>51,041.49</b>	<b>52,485.42</b>	<b>1,443.93</b>	<b>154,346.32</b>	<b>157,456.26</b>	<b>3,109.94</b>	<b>629,825.00</b>
<b>Other</b>							
9710 - Contingency Fund	-	273.33	273.33	-	819.99	819.99	3,280.00
9711 - Gate Sticker Expense	270.48	281.75	11.27	822.71	845.25	22.54	3,381.00
9712 - Storage Units	340.00	425.00	85.00	1,020.00	1,275.00	255.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	249.99	249.99	1,000.00
9970 - Transfer to Reserves	-	-	-	48,086.25	48,086.25	-	192,345.00
<b>Total Other</b>	<b>610.48</b>	<b>1,063.41</b>	<b>452.93</b>	<b>49,928.96</b>	<b>51,276.48</b>	<b>1,347.52</b>	<b>205,106.00</b>
<b>Total Expense</b>	<b>115,259.26</b>	<b>116,516.32</b>	<b>1,257.06</b>	<b>363,117.66</b>	<b>397,635.21</b>	<b>34,517.55</b>	<b>1,590,541.00</b>

# Venetia Community Association, Inc.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	2,784.16	.01	2,784.15	36,248.98	.03	36,248.95	-
Net Total	2,784.16	.01	2,784.15	36,248.98	.03	36,248.95	-

# VENETIA COMMUNITY ASSOCIATION, INC.

## Reserve Balances

March 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	\$ 39,514.32	3,120.75	-	-	-	42,635.07
5131 Waterfall & Pump Equipment	23,939.42	274.75	-	-	-	24,214.17
5132 Well Pump Stations	12,182.00	5,529.50	-	-	-	17,711.50
5133 Irrigation Equipment	18,000.00	2,500.00	-	-	-	20,500.00
5140 Fence/Gate	39,963.54	2,500.00	-	-	-	42,463.54
5141 Fence/Gate Electronics	4,991.13	-	-	-	-	4,991.13
5210 Pond Retention	35,834.00	520.75	-	-	-	36,354.75
5220 Preserves Committee	30,000.20	2,625.00	-	-	-	32,625.20
5300 Building Restoration	5,200.00	5,000.00	-	(1,290.00)	-	8,910.00
5320 Paving/Roads/Sidewalks	159,924.49	12,020.50	-	-	-	171,944.99
5340 Swimming Pool	37,795.41	1,267.00	-	-	-	39,062.41
5400 Clubhouse / Roofing	1,312.18	753.25	-	-	-	2,065.43
5410 Clubhouse A/C	9,663.93	3,262.00	-	-	-	12,925.93
5450 Courts	2,179.51	3,000.25	-	(9,180.00)	-	(4,000.24)
5485 Capital Improvements	17,099.31	5,712.50	-	(32.09)	-	22,779.72
5490 Interest	27,356.52	-	-	-	1,686.89	29,043.41
<b>Total Reserves</b>	<b>\$ 464,955.96</b>	<b>48,086.25</b>	<b>-</b>	<b>(10,502.09)</b>	<b>1,686.89</b>	<b>504,227.01</b>

**Expense Details**

**5300 Building Restoration**

1/8/26 - MS Painting FL - Paint balusters in front of building - \$1,290

**Total \$ 1,290.00**

**5450 Courts**

1/1/26 - Sport Surfaces - Balance pmt for tennis courts (x2) resurfacing - \$9,180

**Total \$ 9,180.00**

**5485 Capital Improvements**

1/23/26 - Bank OZK CD Closure Fee - \$32.09

**Total \$ 32.09**

**Allocation Details**