

VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 4/30/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	\$42,053.99		\$42,053.99
1018 - Truist OP 2442 ICS	\$404,175.48		\$404,175.48
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	\$5,733.90		\$5,733.90
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
Total Operating Accounts	\$952,510.47		\$952,510.47
Reserve Accounts			
1216 - Bank OZK CD 8885 02/23/27 3.533%		\$249,044.44	\$249,044.44
1218 - Truist MM 2450		\$71,025.98	\$71,025.98
1219 - Truist MM 2450 ICS		\$229,106.77	\$229,106.77
Total Reserve Accounts		\$549,177.19	\$549,177.19
Other Assets			
1100 - Accounts Receivable	\$19,486.14		\$19,486.14
1320 - Allowance for Bad Debt	(\$542.68)		(\$542.68)
1610 - Prepaid Insurance	\$71,262.48		\$71,262.48
1615 - Prepaid Expenses	\$3,807.64		\$3,807.64
Total Other Assets	\$94,013.58		\$94,013.58
Total Assets	\$1,046,524.05	\$549,177.19	\$1,595,701.24

Venetia Community Association, Inc.

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	\$35,841.62		\$35,841.62
3030 - Accrued Expenses	\$1,375.00		\$1,375.00
3035 - Prepaid Assessments	\$54,546.66		\$54,546.66
3045 - Deferred Cable Revenue	\$223,173.00		\$223,173.00
3050 - Deferred Revenue	\$224,716.50		\$224,716.50
Total Current Liabilities	\$539,652.78		\$539,652.78
Reserve Fund			
5130 - Fountains/Waterfalls Reserve		\$48,326.82	\$48,326.82
5131 - Waterfall & Pump Equipment Reserve		\$26,045.92	\$26,045.92
5132 - Well Pump Stations Reserve		\$24,034.00	\$24,034.00
5133 - Irrigation Equipment Reserve		\$24,171.00	\$24,171.00
5140 - Fence/Gate Reserve		\$44,963.54	\$44,963.54
5141 - Fence/Gate Electronics Reserve		\$4,991.13	\$4,991.13
5210 - Pond Retention Reserve		\$39,206.50	\$39,206.50
5220 - Preserves Committee Reserve		\$37,202.20	\$37,202.20
5300 - Bldg Restoration Reserve		\$14,248.00	\$14,248.00
5320 - Paving/Roads/Sidewalks Reserve		\$194,369.01	\$194,369.01
5340 - Pool Reserve		\$40,329.41	\$40,329.41
5400 - Clubhouse/Roofing Reserve		\$2,818.68	\$2,818.68
5410 - Clubhouse A/C Reserve		\$16,901.93	\$16,901.93
5450 - Courts Reserve		\$551.42	\$551.42
5485 - Capital Improvements Reserve		\$28,492.22	\$28,492.22
5490 - Reserves Interest - Current		\$2,525.41	\$2,525.41
Total Reserve Fund		\$549,177.19	\$549,177.19
Equity			
5510 - Prior Years Fund Balance	\$483,284.19		\$483,284.19
5999 - Net Income	\$23,587.08		\$23,587.08
Total Equity	\$506,871.27		\$506,871.27
Total Liabilities / Equity	\$1,046,524.05	\$549,177.19	\$1,595,701.24

Venetia Community Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	66,918.25	66,982.25	(64.00)	267,673.00	267,929.00	(256.00)	803,787.00
6210 - Reserve Fees	48,086.25	48,086.25	-	96,172.50	96,172.50	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	181,760.00	181,508.32	251.68	544,525.00
6340 - Late Fees	-	62.50	(62.50)	875.00	250.00	625.00	750.00
6345 - Interest Fees	27.00	20.83	6.17	530.21	83.32	446.89	250.00
6910 - Bank Interest	190.20	625.00	(434.80)	2,781.63	2,500.00	281.63	7,500.00
6915 - Gate Stickers/RFID	182.00	350.00	(168.00)	1,247.00	1,400.00	(153.00)	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	12,228.00	12,228.00	-	36,684.00
Total Income	163,900.70	164,602.58	(701.88)	563,267.34	562,237.82	1,029.52	1,590,541.00
Total Income	163,900.70	164,602.58	(701.88)	563,267.34	562,237.82	1,029.52	1,590,541.00

Operating Expense

Administrative

7020 - Dues/Licenses/Permits	-	83.33	83.33	-	333.36	333.36	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	33.32	(27.93)	100.00
7100 - Insurance	6,478.41	6,409.58	(68.83)	23,960.71	25,638.32	1,677.61	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	4,550.00	2,400.00	(2,150.00)	7,200.00
7150 - Professional Fees - Legal	5,454.00	416.67	(5,037.33)	32,804.74	1,666.68	(31,138.06)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	240.00	240.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	350.00	116.68	(233.32)	350.00
7200 - Management Fees	3,481.00	3,481.00	-	13,924.00	13,924.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	194.25	416.67	222.42	981.18	1,666.68	685.50	5,000.00
7260 - Postage	36.26	375.00	338.74	1,530.98	1,500.00	(30.98)	4,500.00
7261 - Printing	209.61	466.67	257.06	2,052.79	1,866.68	(186.11)	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	66.64	66.64	200.00
7400 - Telephone	35.02	30.00	(5.02)	140.29	120.00	(20.29)	360.00
Total Administrative	15,888.55	12,393.09	(3,495.46)	80,355.94	49,572.36	(30,783.58)	148,717.00

Grounds

7510 - Irrigation Contract	638.60	638.58	(.02)	2,554.40	2,554.32	(.08)	7,663.00
7520 - Irrigation Maint/Repairs	25,155.80	2,916.67	(22,239.13)	27,801.65	11,666.68	(16,134.97)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,872.08	65.54	11,226.16	11,488.32	262.16	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	42,709.72	42,710.00	.28	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	472.50	4,833.32	4,360.82	14,500.00
7650 - Landscape Svc/Replacement/Other	-	4,532.08	4,532.08	350.00	18,128.32	17,778.32	54,385.00
7651 - Tree Removal/Replacement	-	8,000.00	8,000.00	-	32,000.00	32,000.00	96,000.00
7652 - Tree Maintenance/Trimming	14,450.00	833.33	(13,616.67)	14,450.00	3,333.32	(11,116.68)	10,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	5,666.64	5,666.64	17,000.00
7680 - Fountain/Waterfall Maint.	-	500.00	500.00	1,120.00	2,000.00	880.00	6,000.00
7681 - Waterfall Maintenance Contract	1,500.00	416.67	(1,083.33)	1,880.00	1,666.68	(213.32)	5,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7820 - Wetlands/Littoral Shelves	-	2,166.67	2,166.67	12,299.00	8,666.64	(3,632.36)	26,000.00
7900 - Preserve Trimming	-	4,166.67	4,166.67	22,800.00	16,666.68	(6,133.32)	50,000.00
7910 - Preserve Maintenance	-	833.33	833.33	-	3,333.36	3,333.36	10,000.00
Total Grounds	55,228.37	41,178.58	(14,049.79)	137,663.43	164,714.28	27,050.85	494,143.00
Maintenance							
8030 - Security	1,078.03	83.33	(994.70)	1,078.03	333.36	(744.67)	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	83.32	83.32	250.00
8040 - Lamp Post/Signs Maintenance	107.00	166.67	59.67	107.00	666.64	559.64	2,000.00
8050 - Entrance Gates Maint/Repairs	-	625.00	625.00	371.39	2,500.00	2,128.61	7,500.00
8150 - Maintenance Repairs/Svc/Supply	493.37	1,250.00	756.63	588.25	5,000.00	4,411.75	15,000.00
8220 - Pest Control Int/Ext	352.19	208.33	(143.86)	694.12	833.36	139.24	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	233.36	233.36	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
8231 - Gutters	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
Total Maintenance	2,030.59	4,079.15	2,048.56	2,838.79	16,316.68	13,477.89	48,950.00
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	6,375.60	6,800.00	424.40	20,400.00
8320 - Clubhouse Supplies	-	166.67	166.67	169.01	666.64	497.63	2,000.00
8330 - Clubhouse Maint/Repairs	431.53	1,166.67	735.14	1,044.87	4,666.68	3,621.81	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	233.32	233.32	700.00
8400 - Pool Maint. Contract	975.00	1,075.00	100.00	3,900.00	4,300.00	400.00	12,900.00
8420 - Pool/Deck Repair/Svc	2,323.96	541.67	(1,782.29)	3,346.16	2,166.64	(1,179.52)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	165.00	1,166.64	1,001.64	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	-	433.36	433.36	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	1,455.48	833.36	(622.12)	2,500.00
Total Pool & Recreation	5,324.39	5,316.67	(7.72)	16,456.12	21,266.64	4,810.52	63,800.00
Utilities							
8620 - Electric	6,048.36	6,416.67	368.31	28,438.50	25,666.68	(2,771.82)	77,000.00
8661 - Bulk Cable/Internet Svc	43,004.28	45,377.08	2,372.80	172,017.12	181,508.32	9,491.20	544,525.00
8700 - Water & Sewer	442.76	691.67	248.91	3,386.10	2,766.68	(619.42)	8,300.00
Total Utilities	49,495.40	52,485.42	2,990.02	203,841.72	209,941.68	6,099.96	629,825.00
Other							
9710 - Contingency Fund	-	273.33	273.33	-	1,093.32	1,093.32	3,280.00
9711 - Gate Sticker Expense	169.05	281.75	112.70	991.76	1,127.00	135.24	3,381.00
9712 - Storage Units	340.00	425.00	85.00	1,360.00	1,700.00	340.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	333.32	333.32	1,000.00
9970 - Transfer to Reserves	48,086.25	48,086.25	-	96,172.50	96,172.50	-	192,345.00
Total Other	48,595.30	49,149.66	554.36	98,524.26	100,426.14	1,901.88	205,106.00
Total Expense	176,562.60	164,602.57	(11,960.03)	539,680.26	562,237.78	22,557.52	1,590,541.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(12,661.90)	.01	(12,661.91)	23,587.08	.04	23,587.04	-
Net Total	(12,661.90)	.01	(12,661.91)	23,587.08	.04	23,587.04	-

VENETIA COMMUNITY ASSOCIATION, INC.

Reserve Balances

April 30, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	\$ 39,514.32	6,241.50	2,571.00	-	-	48,326.82
5131 Waterfall & Pump Equipment	23,939.42	549.50	1,557.00	-	-	26,045.92
5132 Well Pump Stations	12,182.00	11,059.00	793.00	-	-	24,034.00
5133 Irrigation Equipment	18,000.00	5,000.00	1,171.00	-	-	24,171.00
5140 Fence/Gate	39,963.54	5,000.00	-	-	-	44,963.54
5141 Fence/Gate Electronics	4,991.13	-	-	-	-	4,991.13
5210 Pond Retention	35,834.00	1,041.50	2,331.00	-	-	39,206.50
5220 Preserves Committee	30,000.20	5,250.00	1,952.00	-	-	37,202.20
5300 Building Restoration	5,200.00	10,000.00	338.00	(1,290.00)	-	14,248.00
5320 Paving/Roads/Sidewalks	159,924.49	24,041.00	10,403.52	-	-	194,369.01
5340 Swimming Pool	37,795.41	2,534.00	-	-	-	40,329.41
5400 Clubhouse / Roofing	1,312.18	1,506.50	-	-	-	2,818.68
5410 Clubhouse A/C	9,663.93	6,524.00	714.00	-	-	16,901.93
5450 Courts	2,179.51	6,000.50	5,526.00	(13,154.59)	-	551.42
5485 Capital Improvements	17,099.31	11,425.00	-	(32.09)	-	28,492.22
5490 Interest	27,356.52	-	(27,356.52)	-	2,525.41	2,525.41
Total Reserves	\$ 464,955.96	96,172.50	-	(14,476.68)	2,525.41	549,177.19

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

4/20/26 - A. Sarelas Reimb - (x14) Light replacements on tennis & basketball courts - \$3,974.59

Total \$ 13,154.59

5485 Capital Improvements

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

Total \$ 32.09

Allocation Details

4/30/26 - PY interest reallocated per BOD directive