VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
May 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 5/31/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	($2,909.57)		($2,909.57)
1018 - Truist OP 2442 ICS	$348,537.56		$348,537.56
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	$5,742.42		$5,742.42
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	**$851,917.51**		**$851,917.51**
Reserve Accounts			
1216 - Bank OZK CD 8885 02/23/27 3.533%		$249,768.64	$249,768.64
1218 - Truist MM 2450		$71,026.58	$71,026.58
1219 - Truist MM 2450 ICS		$229,213.81	$229,213.81
Total Reserve Accounts		**$550,009.03**	**$550,009.03**
Other Assets			
1100 - Accounts Receivable	$7,916.20		$7,916.20
1610 - Prepaid Insurance	$64,784.07		$64,784.07
1615 - Prepaid Expenses	$3,628.75		$3,628.75
Total Other Assets	**$76,329.02**		**$76,329.02**
Total Assets	**$928,246.53**	**$550,009.03**	**$1,478,255.56**

Venetia Community Association, Inc.

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$28,422.97		$28,422.97
3030 - Accrued Expenses	$4,110.00		$4,110.00
3035 - Prepaid Assessments	$59,286.26		$59,286.26
3045 - Deferred Cable Revenue	$220,116.00		$220,116.00
3050 - Deferred Revenue	$112,358.25		$112,358.25
Total Current Liabilities	**$424,293.48**		**$424,293.48**
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		$3,357.25	$3,357.25
Total Reserve Fund		**$550,009.03**	**$550,009.03**
Equity			
5510 - Prior Years Fund Balance	$483,284.19		$483,284.19
5999 - Net Income	$20,668.86		$20,668.86
Total Equity	**$503,953.05**		**$503,953.05**
Total Liabilities / Equity	**$928,246.53**	**$550,009.03**	**$1,478,255.56**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6200 - Assessment Fees	66,918.25	66,982.25	(64.00)	334,591.25	334,911.25	(320.00)	803,787.00
6210 - Reserve Fees	-	-	-	96,172.50	96,172.50	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	227,200.00	226,885.40	314.60	544,525.00
6340 - Late Fees	625.00	62.50	562.50	1,500.00	312.50	1,187.50	750.00
6345 - Interest Fees	182.85	20.83	162.02	713.06	104.15	608.91	250.00
6910 - Bank Interest	187.43	625.00	(437.57)	2,969.06	3,125.00	(155.94)	7,500.00
6915 - Gate Stickers/RFID	154.00	350.00	(196.00)	1,401.00	1,750.00	(349.00)	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	208.35	(208.35)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	15,285.00	15,285.00	-	36,684.00
Total Income	**116,564.53**	**116,516.33**	**48.20**	**679,831.87**	**678,754.15**	**1,077.72**	**1,590,541.00**
Total Income	**116,564.53**	**116,516.33**	**48.20**	**679,831.87**	**678,754.15**	**1,077.72**	**1,590,541.00**

Operating Expense

Administrative

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7015 - Bad Debt Expense	451.82	-	(451.82)	451.82	-	(451.82)	-
7020 - Dues/Licenses/Permits	675.35	83.33	(592.02)	675.35	416.69	(258.66)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	41.65	(19.60)	100.00
7100 - Insurance	6,478.41	6,409.58	(68.83)	30,439.12	32,047.90	1,608.78	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	4,550.00	3,000.00	(1,550.00)	7,200.00
7150 - Professional Fees - Legal	484.44	416.67	(67.77)	33,289.18	2,083.35	(31,205.83)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	300.00	300.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	350.00	145.85	(204.15)	350.00
7200 - Management Fees	3,481.00	3,481.00	-	17,405.00	17,405.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	92.85	416.67	323.82	1,074.03	2,083.35	1,009.32	5,000.00
7260 - Postage	42.51	375.00	332.49	1,573.49	1,875.00	301.51	4,500.00
7261 - Printing	29.10	466.67	437.57	2,081.89	2,333.35	251.46	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	83.31	83.31	200.00
7400 - Telephone	35.02	30.00	(5.02)	175.31	150.00	(25.31)	360.00
Total Administrative	**11,770.50**	**12,393.09**	**622.59**	**92,126.44**	**61,965.45**	**(30,160.99)**	**148,717.00**

Grounds

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7510 - Irrigation Contract	638.60	638.58	(.02)	3,193.00	3,192.90	(.10)	7,663.00
7520 - Irrigation Maint/Repairs	-	2,916.67	2,916.67	27,801.65	14,583.35	(13,218.30)	35,000.00
7550 - Lake Maintenance Contract	2,806.54	2,872.08	65.54	14,032.70	14,360.40	327.70	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	53,387.15	53,387.50	.35	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	472.50	6,041.65	5,569.15	14,500.00
7650 - Landscape Svc/Replacement/Other	792.81	4,532.08	3,739.27	1,142.81	22,660.40	21,517.59	54,385.00
7651 - Tree Removal/Replacement	1,050.00	8,000.00	6,950.00	1,050.00	40,000.00	38,950.00	96,000.00
7652 - Tree Maintenance/Trimming	34.22	833.33	799.11	14,484.22	4,166.65	(10,317.57)	10,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	7,083.31	7,083.31	17,000.00
7680 - Fountain/Waterfall Maint.	512.53	500.00	(12.53)	1,632.53	2,500.00	867.47	6,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7681 - Waterfall Maintenance Contract	-	416.67	416.67	1,880.00	2,083.35	203.35	5,000.00
7820 - Wetlands/Littoral Shelves	17,739.00	2,166.67	(15,572.33)	30,038.00	10,833.31	(19,204.69)	26,000.00
7900 - Preserve Trimming	-	4,166.67	4,166.67	22,800.00	20,833.35	(1,966.65)	50,000.00
7910 - Preserve Maintenance	1,561.00	833.33	(727.67)	1,561.00	4,166.69	2,605.69	10,000.00
Total Grounds	**35,812.13**	**41,178.58**	**5,366.45**	**173,475.56**	**205,892.86**	**32,417.30**	**494,143.00**
Maintenance							
8030 - Security	-	83.33	83.33	1,078.03	416.69	(661.34)	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	104.15	104.15	250.00
8040 - Lamp Post/Signs Maintenance	344.54	166.67	(177.87)	451.54	833.31	381.77	2,000.00
8050 - Entrance Gates Maint/Repairs	1,889.62	625.00	(1,264.62)	2,261.01	3,125.00	863.99	7,500.00
8150 - Maintenance Repairs/Svc/Supply	-	1,250.00	1,250.00	588.25	6,250.00	5,661.75	15,000.00
8220 - Pest Control Int/Ext	-	208.33	208.33	694.12	1,041.69	347.57	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	291.69	291.69	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
8231 - Gutters	9,500.00	833.33	(8,666.67)	9,500.00	4,166.65	(5,333.35)	10,000.00
Total Maintenance	**11,734.16**	**4,079.15**	**(7,655.01)**	**14,572.95**	**20,395.83**	**5,822.88**	**48,950.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	7,969.50	8,500.00	530.50	20,400.00
8320 - Clubhouse Supplies	-	166.67	166.67	169.01	833.31	664.30	2,000.00
8330 - Clubhouse Maint/Repairs	179.33	1,166.67	987.34	1,224.20	5,833.35	4,609.15	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	291.65	291.65	700.00
8400 - Pool Maint. Contract	2,075.00	1,075.00	(1,000.00)	5,975.00	5,375.00	(600.00)	12,900.00
8420 - Pool/Deck Repair/Svc	3,205.00	541.67	(2,663.33)	6,551.16	2,708.31	(3,842.85)	6,500.00
8425 - Pool Heater Maintenance	-	291.67	291.67	165.00	1,458.31	1,293.31	3,500.00
8430 - Exercise Equipment Repair	175.00	108.33	(66.67)	175.00	541.69	366.69	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	1,455.48	1,041.69	(413.79)	2,500.00
Total Pool & Recreation	**7,228.23**	**5,316.67**	**(1,911.56)**	**23,684.35**	**26,583.31**	**2,898.96**	**63,800.00**
Utilities							
8620 - Electric	4,357.27	6,416.67	2,059.40	32,795.77	32,083.35	(712.42)	77,000.00
8661 - Bulk Cable/Internet Svc	46,187.05	45,377.08	(809.97)	218,204.17	226,885.40	8,681.23	544,525.00
8700 - Water & Sewer	1,974.52	691.67	(1,282.85)	5,360.62	3,458.35	(1,902.27)	8,300.00
Total Utilities	**52,518.84**	**52,485.42**	**(33.42)**	**256,360.56**	**262,427.10**	**6,066.54**	**629,825.00**
Other							
9710 - Contingency Fund	-	273.33	273.33	-	1,366.65	1,366.65	3,280.00
9711 - Gate Sticker Expense	78.89	281.75	202.86	1,070.65	1,408.75	338.10	3,381.00
9712 - Storage Units	340.00	425.00	85.00	1,700.00	2,125.00	425.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	416.65	416.65	1,000.00
9970 - Transfer to Reserves	-	-	-	96,172.50	96,172.50	-	192,345.00
Total Other	**418.89**	**1,063.41**	**644.52**	**98,943.15**	**101,489.55**	**2,546.40**	**205,106.00**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	**119,482.75**	**116,516.32**	**(2,966.43)**	**659,163.01**	**678,754.10**	**19,591.09**	**1,590,541.00**
Operating Net Total	**(2,918.22)**	**.01**	**(2,918.23)**	**20,668.86**	**.05**	**20,668.81**	**-**
Net Total	**(2,918.22)**	**.01**	**(2,918.23)**	**20,668.86**	**.05**	**20,668.81**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
May 31, 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)	-	3,357.25	3,357.25
Total Reserves	**$ 464,955.96**	**96,172.50**	**-**	**(14,476.68)**	**3,357.25**	**550,009.03**

Expense Details

5300 Building Restoration

1/8/26 - MS Painting FL - Paint balusters in front of buillding - $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