VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2026

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 6/30/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$52,551.45		$52,551.45
1018 - Truist OP 2442 ICS	$237,063.02		$237,063.02
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	$5,750.68		$5,750.68
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
1099 - Due (to)/from Reserves	$4,485.01		$4,485.01
Total Operating Accounts	**$800,397.26**		**$800,397.26**
Reserve Accounts			
1216 - Bank OZK CD 8885 02/23/27 3.533%		$250,519.19	$250,519.19
1218 - Truist MM 2450		$44,002.16	$44,002.16
1219 - Truist MM 2450 ICS		$229,317.44	$229,317.44
1299 - Due (to)/from Operating		($4,485.01)	($4,485.01)
Total Reserve Accounts		**$519,353.78**	**$519,353.78**
Other Assets			
1100 - Accounts Receivable	$5,213.11		$5,213.11
1610 - Prepaid Insurance	$58,305.66		$58,305.66
1615 - Prepaid Expenses	$3,325.89		$3,325.89
Total Other Assets	**$66,844.66**		**$66,844.66**
Total Assets	**$867,241.92**	**$519,353.78**	**$1,386,595.70**

Venetia Community Association, Inc.

Balance Sheet as of 6/30/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$1,346.02		$1,346.02
3030 - Accrued Expenses	$1,200.00		$1,200.00
3035 - Prepaid Assessments	$162,862.50		$162,862.50
3045 - Deferred Cable Revenue	$217,059.00		$217,059.00
Total Current Liabilities	**$382,467.52**		**$382,467.52**
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		$10,651.00	$10,651.00
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		$30,201.50	$30,201.50
5220 - Preserves Committee Reserve		$37,202.20	$37,202.20
5300 - Bldg Restoration Reserve		$5,262.99	$5,262.99
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		$4,212.01	$4,212.01
Total Reserve Fund		**$519,353.78**	**$519,353.78**
Equity			
5510 - Prior Years Fund Balance	$483,284.19		$483,284.19
5999 - Net Income	$1,490.21		$1,490.21
Total Equity	**$484,774.40**		**$484,774.40**
Total Liabilities / Equity	**$867,241.92**	**$519,353.78**	**$1,386,595.70**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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)	401,509.50	401,893.50	(384.00)	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	272,640.00	272,262.48	377.52	544,525.00
6340 - Late Fees	50.00	62.50	(12.50)	1,550.00	375.00	1,175.00	750.00
6345 - Interest Fees	29.27	20.83	8.44	742.33	124.98	617.35	250.00
6910 - Bank Interest	148.60	625.00	(476.40)	3,117.66	3,750.00	(632.34)	7,500.00
6915 - Gate Stickers/RFID	266.00	350.00	(84.00)	1,667.00	2,100.00	(433.00)	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	250.02	(250.02)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	18,342.00	18,342.00	-	36,684.00
Total Income	**115,909.12**	**116,516.33**	**(607.21)**	**795,740.99**	**795,270.48**	**470.51**	**1,590,541.00**
Total Income	**115,909.12**	**116,516.33**	**(607.21)**	**795,740.99**	**795,270.48**	**470.51**	**1,590,541.00**

Operating Expense

Administrative

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7015 - Bad Debt Expense	-	-	-	451.82	-	(451.82)	-
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	500.02	(175.33)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	49.98	(11.27)	100.00
7100 - Insurance	6,478.41	6,409.58	(68.83)	36,917.53	38,457.48	1,539.95	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	4,550.00	3,600.00	(950.00)	7,200.00
7150 - Professional Fees - Legal	(9,805.00)	416.67	10,221.67	23,484.18	2,500.02	(20,984.16)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	360.00	360.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	350.00	175.02	(174.98)	350.00
7200 - Management Fees	3,481.00	3,481.00	-	20,886.00	20,886.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	97.75	416.67	318.92	1,171.78	2,500.02	1,328.24	5,000.00
7260 - Postage	40.70	375.00	334.30	1,614.19	2,250.00	635.81	4,500.00
7261 - Printing	117.60	466.67	349.07	2,199.49	2,800.02	600.53	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	99.98	99.98	200.00
7400 - Telephone	35.02	30.00	(5.02)	210.33	180.00	(30.33)	360.00
Total Administrative	**445.48**	**12,393.09**	**11,947.61**	**92,571.92**	**74,358.54**	**(18,213.38)**	**148,717.00**

Grounds

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7510 - Irrigation Contract	638.60	638.58	(.02)	3,831.60	3,831.48	(.12)	7,663.00
7520 - Irrigation Maint/Repairs	(13,013.28)	2,916.67	15,929.95	14,788.37	17,500.02	2,711.65	35,000.00
7550 - Lake Maintenance Contract	2,918.80	2,872.08	(46.72)	16,951.50	17,232.48	280.98	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	64,064.58	64,065.00	.42	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	472.50	7,249.98	6,777.48	14,500.00
7650 - Landscape Svc/Replacement/Other	-	4,532.08	4,532.08	1,142.81	27,192.48	26,049.67	54,385.00
7651 - Tree Removal/Replacement	84,034.22	8,000.00	(76,034.22)	85,084.22	48,000.00	(37,084.22)	96,000.00
7652 - Tree Maintenance/Trimming	(34.22)	833.33	867.55	14,450.00	4,999.98	(9,450.02)	10,000.00
7655 - Palm Tree Trimming	-	1,416.67	1,416.67	-	8,499.98	8,499.98	17,000.00
7680 - Fountain/Waterfall Maint.	460.62	500.00	39.38	2,093.15	3,000.00	906.85	6,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	2,500.02	620.02	5,000.00
7820 - Wetlands/Littoral Shelves	(9,005.00)	2,166.67	11,171.67	21,033.00	12,999.98	(8,033.02)	26,000.00
7900 - Preserve Trimming	-	4,166.67	4,166.67	22,800.00	25,000.02	2,200.02	50,000.00
7910 - Preserve Maintenance	-	833.33	833.33	1,561.00	5,000.02	3,439.02	10,000.00
Total Grounds	**76,677.17**	**41,178.58**	**(35,498.59)**	**250,152.73**	**247,071.44**	**(3,081.29)**	**494,143.00**
Maintenance							
8030 - Security	-	83.33	83.33	1,078.03	500.02	(578.01)	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	124.98	124.98	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	451.54	999.98	548.44	2,000.00
8050 - Entrance Gates Maint/Repairs	72.72	625.00	552.28	2,333.73	3,750.00	1,416.27	7,500.00
8150 - Maintenance Repairs/Svc/Supply	481.48	1,250.00	768.52	1,069.73	7,500.00	6,430.27	15,000.00
8220 - Pest Control Int/Ext	115.25	208.33	93.08	809.37	1,250.02	440.65	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	350.02	350.02	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
8231 - Gutters	-	833.33	833.33	9,500.00	4,999.98	(4,500.02)	10,000.00
Total Maintenance	**669.45**	**4,079.15**	**3,409.70**	**15,242.40**	**24,474.98**	**9,232.58**	**48,950.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	9,563.40	10,200.00	636.60	20,400.00
8320 - Clubhouse Supplies	-	166.67	166.67	169.01	999.98	830.97	2,000.00
8330 - Clubhouse Maint/Repairs	677.33	1,166.67	489.34	1,901.53	7,000.02	5,098.49	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	349.98	349.98	700.00
8400 - Pool Maint. Contract	1,100.00	1,075.00	(25.00)	7,075.00	6,450.00	(625.00)	12,900.00
8420 - Pool/Deck Repair/Svc	1,153.10	541.67	(611.43)	7,704.26	3,249.98	(4,454.28)	6,500.00
8425 - Pool Heater Maintenance	956.50	291.67	(664.83)	1,121.50	1,749.98	628.48	3,500.00
8430 - Exercise Equipment Repair	-	108.33	108.33	175.00	650.02	475.02	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	1,455.48	1,250.02	(205.46)	2,500.00
Total Pool & Recreation	**5,480.83**	**5,316.67**	**(164.16)**	**29,165.18**	**31,899.98**	**2,734.80**	**63,800.00**
Utilities							
8620 - Electric	4,088.57	6,416.67	2,328.10	36,884.34	38,500.02	1,615.68	77,000.00
8661 - Bulk Cable/Internet Svc	46,187.05	45,377.08	(809.97)	264,391.22	272,262.48	7,871.26	544,525.00
8700 - Water & Sewer	996.36	691.67	(304.69)	6,356.98	4,150.02	(2,206.96)	8,300.00
Total Utilities	**51,271.98**	**52,485.42**	**1,213.44**	**307,632.54**	**314,912.52**	**7,279.98**	**629,825.00**
Other							
9710 - Contingency Fund	-	273.33	273.33	-	1,639.98	1,639.98	3,280.00
9711 - Gate Sticker Expense	202.86	281.75	78.89	1,273.51	1,690.50	416.99	3,381.00
9712 - Storage Units	340.00	425.00	85.00	2,040.00	2,550.00	510.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	499.98	499.98	1,000.00
9970 - Transfer to Reserves	-	-	-	96,172.50	96,172.50	-	192,345.00
Total Other	**542.86**	**1,063.41**	**520.55**	**99,486.01**	**102,552.96**	**3,066.95**	**205,106.00**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	**135,087.77**	**116,516.32**	**(18,571.45)**	**794,250.78**	**795,270.42**	**1,019.64**	**1,590,541.00**
Operating Net Total	**(19,178.65)**	**.01**	**(19,178.66)**	**1,490.21**	**.06**	**1,490.15**	**-**
Net Total	**(19,178.65)**	**.01**	**(19,178.66)**	**1,490.21**	**.06**	**1,490.15**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
June 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	(13,520.00)	-	10,651.00
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	(9,005.00)	-	30,201.50
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	(10,275.01)	-	5,262.99
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)	-	4,212.01	4,212.01
Total Reserves	**$ 464,955.96**	**96,172.50**	**-**	**(45,986.69)**	**4,212.01**	**519,353.78**

Expense Details

5133 Irrigation Equipment

6/30/26 - Twin Palm Landscape - Woodmere entrance rewire (reserve portion) - $13,520

Total $ 13,520.00

5210 Pond Retention

6/30/26 - Solitude Lake Mgmt - Pond 6 Aquatic Vegetation installation - 50% dep. - $2,585

6/30/26 - Solitude Lake Mgmt - Pond 10 Aquatic Vegetation installation - 50% dep. - $6,420

Total $ 9,005.00

5300 Building Restoration

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

6/1/26 - MS Painting FL - Clubhouse interior painting - $4,500

6/15/26 - Floor & Décor - Tile for clubhouse card room - $2,542.51

6/22/26 - Camacho Tile Installation - 50% deposit for clubhouse tile install - $1,942.50

Total $ 10,275.01

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