VENETIA COMMUNITY ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2026

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Prepared By: Sunstate Association Management Group, Inc.

Venetia Community Association, Inc.

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Operating Accounts			
1017 - Truist OP 2442	$54,669.74		$54,669.74
1018 - Truist OP 2442 ICS	$372,219.12		$372,219.12
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	$5,759.23		$5,759.23
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	**$933,195.19**		**$933,195.19**
Reserve Accounts			
1216 - Bank OZK CD 8885 02/23/27 3.533%		$251,247.68	$251,247.68
1218 - Truist MM 2450		$75,000.46	$75,000.46
1219 - Truist MM 2450 ICS		$240,152.52	$240,152.52
Total Reserve Accounts		**$566,400.66**	**$566,400.66**
Other Assets			
1100 - Accounts Receivable	$17,157.63		$17,157.63
1610 - Prepaid Insurance	$51,827.25		$51,827.25
1615 - Prepaid Expenses	$2,556.84		$2,556.84
Total Other Assets	**$71,541.72**		**$71,541.72**
Total Assets	**$1,004,736.91**	**$566,400.66**	**$1,571,137.57**

Venetia Community Association, Inc.

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
3010 - Accounts Payable	$24,181.38		$24,181.38
3030 - Accrued Expenses	$1,833.94		$1,833.94
3035 - Prepaid Assessments	$47,942.75		$47,942.75
3045 - Deferred Cable Revenue	$214,002.00		$214,002.00
3050 - Deferred Revenue	$224,716.50		$224,716.50
Total Current Liabilities	**$512,676.57**		**$512,676.57**
Reserve Fund			
5130 - Fountains/Waterfalls Reserve		$51,447.57	$51,447.57
5131 - Waterfall & Pump Equipment Reserve		$26,320.67	$26,320.67
5132 - Well Pump Stations Reserve		$29,563.50	$29,563.50
5133 - Irrigation Equipment Reserve		$13,151.00	$13,151.00
5140 - Fence/Gate Reserve		$47,463.54	$47,463.54
5141 - Fence/Gate Electronics Reserve		$4,991.13	$4,991.13
5210 - Pond Retention Reserve		$30,722.25	$30,722.25
5220 - Preserves Committee Reserve		$39,827.20	$39,827.20
5300 - Bldg Restoration Reserve		$8,386.26	$8,386.26
5320 - Paving/Roads/Sidewalks Reserve		$206,389.51	$206,389.51
5340 - Pool Reserve		$41,596.41	$41,596.41
5400 - Clubhouse/Roofing Reserve		$3,571.93	$3,571.93
5410 - Clubhouse A/C Reserve		$20,163.93	$20,163.93
5450 - Courts Reserve		$3,551.67	$3,551.67
5485 - Capital Improvements Reserve		$34,204.72	$34,204.72
5490 - Reserves Interest - Current		$5,049.37	$5,049.37
Total Reserve Fund		**$566,400.66**	**$566,400.66**
Equity			
5510 - Prior Years Fund Balance	$483,284.19		$483,284.19
5999 - Net Income	$8,776.15		$8,776.15
Total Equity	**$492,060.34**		**$492,060.34**
Total Liabilities / Equity	**$1,004,736.91**	**$566,400.66**	**$1,571,137.57**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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)	468,427.75	468,875.75	(448.00)	803,787.00
6210 - Reserve Fees	48,086.25	48,086.25	-	144,258.75	144,258.75	-	192,345.00
6215 - Cable/Internet Assessment	45,440.00	45,377.08	62.92	318,080.00	317,639.56	440.44	544,525.00
6340 - Late Fees	-	62.50	(62.50)	1,550.00	437.50	1,112.50	750.00
6345 - Interest Fees	9.38	20.83	(11.45)	751.71	145.81	605.90	250.00
6910 - Bank Interest	170.55	625.00	(454.45)	3,288.21	4,375.00	(1,086.79)	7,500.00
6915 - Gate Stickers/RFID	168.00	350.00	(182.00)	1,835.00	2,450.00	(615.00)	4,200.00
6920 - Miscellaneous Income	-	41.67	(41.67)	-	291.69	(291.69)	500.00
6926 - Cable Rights Income	3,057.00	3,057.00	-	21,399.00	21,399.00	-	36,684.00
Total Income	**163,849.43**	**164,602.58**	**(753.15)**	**959,590.42**	**959,873.06**	**(282.64)**	**1,590,541.00**
Total Income	**163,849.43**	**164,602.58**	**(753.15)**	**959,590.42**	**959,873.06**	**(282.64)**	**1,590,541.00**
Operating Expense							
Administrative							
7015 - Bad Debt Expense	-	-	-	451.82	-	(451.82)	-
7020 - Dues/Licenses/Permits	-	83.33	83.33	675.35	583.35	(92.00)	1,000.00
7040 - FL Dept of State Fee	-	8.33	8.33	61.25	58.31	(2.94)	100.00
7100 - Insurance	6,478.41	6,409.58	(68.83)	43,395.94	44,867.06	1,471.12	76,915.00
7140 - Professional Fees - Audit	-	600.00	600.00	4,550.00	4,200.00	(350.00)	7,200.00
7150 - Professional Fees - Legal	-	416.67	416.67	23,484.18	2,916.69	(20,567.49)	5,000.00
7160 - Professional Fees - Rsv Study	-	60.00	60.00	-	420.00	420.00	720.00
7170 - Professional Fees - Tax Prep	-	29.17	29.17	350.00	204.19	(145.81)	350.00
7200 - Management Fees	3,481.00	3,481.00	-	24,367.00	24,367.00	-	41,772.00
7250 - Office Svc/Supplies/Misc	145.95	416.67	270.72	1,317.73	2,916.69	1,598.96	5,000.00
7260 - Postage	21.46	375.00	353.54	1,635.65	2,625.00	989.35	4,500.00
7261 - Printing	11.10	466.67	455.57	2,210.59	3,266.69	1,056.10	5,600.00
7300 - Communications Expense	-	16.67	16.67	-	116.65	116.65	200.00
7400 - Telephone	35.25	30.00	(5.25)	245.58	210.00	(35.58)	360.00
Total Administrative	**10,173.17**	**12,393.09**	**2,219.92**	**102,745.09**	**86,751.63**	**(15,993.46)**	**148,717.00**
Grounds							
7510 - Irrigation Contract	638.60	638.58	(.02)	4,470.20	4,470.06	(.14)	7,663.00
7520 - Irrigation Maint/Repairs	341.30	2,916.67	2,575.37	15,129.67	20,416.69	5,287.02	35,000.00
7550 - Lake Maintenance Contract	2,918.80	2,872.08	(46.72)	19,870.30	20,104.56	234.26	34,465.00
7600 - Landscape Contract	10,677.43	10,677.50	.07	74,742.01	74,742.50	.49	128,130.00
7620 - Landscape Mulch	-	1,208.33	1,208.33	472.50	8,458.31	7,985.81	14,500.00
7650 - Landscape Svc/Replacement/Other	3,095.00	4,532.08	1,437.08	4,237.81	31,724.56	27,486.75	54,385.00
7651 - Tree Removal/Replacement	-	8,000.00	8,000.00	85,084.22	56,000.00	(29,084.22)	96,000.00
7652 - Tree Maintenance/Trimming	-	833.33	833.33	14,450.00	5,833.31	(8,616.69)	10,000.00
7655 - Palm Tree Trimming	15,420.00	1,416.67	(14,003.33)	15,420.00	9,916.65	(5,503.35)	17,000.00
7680 - Fountain/Waterfall Maint.	-	500.00	500.00	2,093.15	3,500.00	1,406.85	6,000.00

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7681 - Waterfall Maintenance Contract	380.00	416.67	36.67	2,260.00	2,916.69	656.69	5,000.00
7820 - Wetlands/Littoral Shelves	3,454.00	2,166.67	(1,287.33)	24,487.00	15,166.65	(9,320.35)	26,000.00
7900 - Preserve Trimming	5,212.50	4,166.67	(1,045.83)	28,012.50	29,166.69	1,154.19	50,000.00
7910 - Preserve Maintenance	1,561.00	833.33	(727.67)	3,122.00	5,833.35	2,711.35	10,000.00
Total Grounds	**43,698.63**	**41,178.58**	**(2,520.05)**	**293,851.36**	**288,250.02**	**(5,601.34)**	**494,143.00**
Maintenance							
8030 - Security	-	83.33	83.33	1,078.03	583.35	(494.68)	1,000.00
8031 - Drone Flight Contract	-	20.83	20.83	-	145.81	145.81	250.00
8040 - Lamp Post/Signs Maintenance	-	166.67	166.67	451.54	1,166.65	715.11	2,000.00
8050 - Entrance Gates Maint/Repairs	(571.00)	625.00	1,196.00	1,762.73	4,375.00	2,612.27	7,500.00
8150 - Maintenance Repairs/Svc/Supply	616.59	1,250.00	633.41	1,686.32	8,750.00	7,063.68	15,000.00
8220 - Pest Control Int/Ext	236.94	208.33	(28.61)	1,046.31	1,458.35	412.04	2,500.00
8221 - Wildlife Control	-	58.33	58.33	-	408.35	408.35	700.00
8230 - Sidewalk Repairs	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
8231 - Gutters	-	833.33	833.33	9,500.00	5,833.31	(3,666.69)	10,000.00
Total Maintenance	**282.53**	**4,079.15**	**3,796.62**	**15,524.93**	**28,554.13**	**13,029.20**	**48,950.00**
Pool & Recreation							
8310 - Clubhouse Maint. Contract	1,593.90	1,700.00	106.10	11,157.30	11,900.00	742.70	20,400.00
8320 - Clubhouse Supplies	-	166.67	166.67	169.01	1,166.65	997.64	2,000.00
8330 - Clubhouse Maint/Repairs	237.83	1,166.67	928.84	2,139.36	8,166.69	6,027.33	14,000.00
8340 - Welcome Committee	-	58.33	58.33	-	408.31	408.31	700.00
8400 - Pool Maint. Contract	1,100.00	1,075.00	(25.00)	8,175.00	7,525.00	(650.00)	12,900.00
8420 - Pool/Deck Repair/Svc	325.00	541.67	216.67	8,029.26	3,791.65	(4,237.61)	6,500.00
8425 - Pool Heater Maintenance	72.70	291.67	218.97	1,194.20	2,041.65	847.45	3,500.00
8430 - Exercise Equipment Repair	368.00	108.33	(259.67)	543.00	758.35	215.35	1,300.00
8500 - Courts Maintenance	-	208.33	208.33	1,455.48	1,458.35	2.87	2,500.00
Total Pool & Recreation	**3,697.43**	**5,316.67**	**1,619.24**	**32,862.61**	**37,216.65**	**4,354.04**	**63,800.00**
Utilities							
8620 - Electric	3,059.70	6,416.67	3,356.97	39,944.04	44,916.69	4,972.65	77,000.00
8661 - Bulk Cable/Internet Svc	46,194.29	45,377.08	(817.21)	310,585.51	317,639.56	7,054.05	544,525.00
8700 - Water & Sewer	862.44	691.67	(170.77)	7,219.42	4,841.69	(2,377.73)	8,300.00
Total Utilities	**50,116.43**	**52,485.42**	**2,368.99**	**357,748.97**	**367,397.94**	**9,648.97**	**629,825.00**
Other							
9710 - Contingency Fund	-	273.33	273.33	-	1,913.31	1,913.31	3,280.00
9711 - Gate Sticker Expense	169.05	281.75	112.70	1,442.56	1,972.25	529.69	3,381.00
9712 - Storage Units	340.00	425.00	85.00	2,380.00	2,975.00	595.00	5,100.00
9713 - Holiday Decorations	-	83.33	83.33	-	583.31	583.31	1,000.00
9970 - Transfer to Reserves	48,086.25	48,086.25	-	144,258.75	144,258.75	-	192,345.00
Total Other	**48,595.30**	**49,149.66**	**554.36**	**148,081.31**	**151,702.62**	**3,621.31**	**205,106.00**

Venetia Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	**156,563.49**	**164,602.57**	**8,039.08**	**950,814.27**	**959,872.99**	**9,058.72**	**1,590,541.00**
Operating Net Total	**7,285.94**	**.01**	**7,285.93**	**8,776.15**	**.07**	**8,776.08**	**-**
Net Total	**7,285.94**	**.01**	**7,285.93**	**8,776.15**	**.07**	**8,776.08**	**-**

VENETIA COMMUNITY ASSOCIATION, INC.
Reserve Balances
July 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5130 Fountains/Waterfalls	$ 39,514.32	9,362.25	2,571.00	-	-	51,447.57
5131 Waterfall & Pump Equipment	23,939.42	824.25	1,557.00	-	-	26,320.67
5132 Well Pump Stations	12,182.00	16,588.50	793.00	-	-	29,563.50
5133 Irrigation Equipment	18,000.00	7,500.00	1,171.00	(13,520.00)	-	13,151.00
5140 Fence/Gate	39,963.54	7,500.00	-	-	-	47,463.54
5141 Fence/Gate Electronics	4,991.13	-	-	-	-	4,991.13
5210 Pond Retention	35,834.00	1,562.25	2,331.00	(9,005.00)	-	30,722.25
5220 Preserves Committee	30,000.20	7,875.00	1,952.00	-	-	39,827.20
5300 Building Restoration	5,200.00	15,000.00	338.00	(12,151.74)	-	8,386.26
5320 Paving/Roads/Sidewalks	159,924.49	36,061.50	10,403.52	-	-	206,389.51
5340 Swimming Pool	37,795.41	3,801.00	-	-	-	41,596.41
5400 Clubhouse / Roofing	1,312.18	2,259.75	-	-	-	3,571.93
5410 Clubhouse A/C	9,663.93	9,786.00	714.00	-	-	20,163.93
5450 Courts	2,179.51	9,000.75	5,526.00	(13,154.59)	-	3,551.67
5485 Capital Improvements	17,099.31	17,137.50	-	(32.09)	-	34,204.72
5490 Interest	27,356.52	-	(27,356.52)	-	5,049.37	5,049.37
Total Reserves	**$ 464,955.96**	**144,258.75**	**-**	**(47,863.42)**	**5,049.37**	**566,400.66**

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

7/9/26 - Donna DeLuca Reimb. for Floor & Décor - Tile for clubhouse card room - $2,228.50

7/21/26 - Camacho Tile Installation - Balance for clubhouse tile install - $1,942.50

7/31/26 - Floor & Décor Refund - ($2,294.27)

Total $ 12,151.74

5320 Paving/Roads/Sidewalks

Total $ -

5400 Clubhouse / Roofing

Total $ -

5410 Clubhouse A/C

Total $ -

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