

Venetia Neighborhood Association Number One Inc.
FINANCIAL REPORTS
January 31, 2026

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

Venetia Neighborhood Association Number One, Inc.

Balance Sheet as of 1/31/2026

Assets	Operating	Total
Assets		
1010 - Truist OP 4305	\$49,435.89	\$49,435.89
1100 - Accounts Receivable	\$16,672.16	\$16,672.16
1120 - Allowance for Doubtful Accounts	(\$801.05)	(\$801.05)
1130 - Prepaid Insurance	\$3,909.36	\$3,909.36
Total Assets	\$69,216.36	\$69,216.36
Total Assets	\$69,216.36	\$69,216.36
Liabilities / Equity		
Liabilities		
3010 - Accounts Payable	\$398.92	\$398.92
3020 - Accrued Expense	\$1,960.68	\$1,960.68
3030 - Deferred Revenue	\$37,125.00	\$37,125.00
3035 - Prepaid Assessments	\$7,133.10	\$7,133.10
3040 - Insurance Loan Payable	\$1,979.60	\$1,979.60
3050 - Suspense	\$108.00	\$108.00
Total Liabilities	\$48,705.30	\$48,705.30
Equity		
3990 - Operating Fund Balance	\$22,109.97	\$22,109.97
3999 - Net Income	(\$1,598.91)	(\$1,598.91)
Total Equity	\$20,511.06	\$20,511.06
Total Liabilities / Equity	\$69,216.36	\$69,216.36

Venetia Neighborhood Association Number One, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	3,375.00	3,375.00	-	3,375.00	3,375.00	-	40,500.00
5025 - Late Fees	566.22	-	566.22	566.22	-	566.22	-
5050 - Bank Interest	.42	-	.42	.42	-	.42	-
5075 - Miscellaneous Income	125.00	-	125.00	125.00	-	125.00	-
Total Income	4,066.64	3,375.00	691.64	4,066.64	3,375.00	691.64	40,500.00
Total Income	4,066.64	3,375.00	691.64	4,066.64	3,375.00	691.64	40,500.00
Operating Expense							
Administrative							
7110 - Accounting	-	20.00	20.00	-	20.00	20.00	240.00
7115 - Insurance	784.87	691.67	(93.20)	784.87	691.67	(93.20)	8,300.00
7120 - Legal Fees	-	20.83	20.83	-	20.83	20.83	250.00
7125 - Management Fee	2,400.00	2,400.00	-	2,400.00	2,400.00	-	28,800.00
7179 - Copies/Postage/Supplies	1,960.68	159.17	(1,801.51)	1,960.68	159.17	(1,801.51)	1,910.00
7180 - Bad Debt - Prior Mgmt Owner Fees Waived	520.00	-	(520.00)	520.00	-	(520.00)	-
7190 - License, Permits & Filing Fees	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Administrative	5,665.55	3,375.00	(2,290.55)	5,665.55	3,375.00	(2,290.55)	40,500.00
Total Expense	5,665.55	3,375.00	(2,290.55)	5,665.55	3,375.00	(2,290.55)	40,500.00
Operating Net Total	(1,598.91)	-	(1,598.91)	(1,598.91)	-	(1,598.91)	-
Net Total	(1,598.91)	-	(1,598.91)	(1,598.91)	-	(1,598.91)	-