

**Venetia Neighborhood Association Number One Inc.**  
**FINANCIAL REPORTS**  
**February 28, 2026**

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

# Venetia Neighborhood Association Number One, Inc.

## Balance Sheet For 2/28/2026

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### Assets

1010 - Truist OP 4305	\$50,090.13
1100 - Accounts Receivable	\$8,776.00
1130 - Prepaid Insurance	\$3,127.49

### Total Assets

	<u>\$61,993.62</u>
<b>Total Assets</b>	<b><u><u>\$61,993.62</u></u></b>

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### Liabilities

3010 - Accounts Payable	\$1,960.68
3020 - Accrued Expense	\$1,541.48
3030 - Deferred Revenue	\$33,750.00
3035 - Prepaid Assessments	\$5,540.20
3040 - Insurance Loan Payable	\$1,583.68

### Total Liabilities

**\$44,376.04**

### Equity

3990 - Operating Fund Balance	\$22,109.97
3995 - Prior Period Adjustment	(\$1,579.34)
3999 - Net Income	(\$2,913.05)

### Total Equity

**\$17,617.58**

### Total Liabilities / Equity

**\$61,993.62**

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# Venetia Neighborhood Association Number One, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	3,375.00	3,375.00	-	6,750.00	6,750.00	-	40,500.00
5025 - Late Fees	(39.88)	-	(39.88)	526.34	-	526.34	-
5050 - Bank Interest	.38	-	.38	.80	-	.80	-
5075 - Miscellaneous Income	-	-	-	125.00	-	125.00	-
<b>Total Income</b>	<b>3,335.50</b>	<b>3,375.00</b>	<b>(39.50)</b>	<b>7,402.14</b>	<b>6,750.00</b>	<b>652.14</b>	<b>40,500.00</b>
<b>Total Income</b>	<b>3,335.50</b>	<b>3,375.00</b>	<b>(39.50)</b>	<b>7,402.14</b>	<b>6,750.00</b>	<b>652.14</b>	<b>40,500.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7110 - Accounting	-	20.00	20.00	-	40.00	40.00	240.00
7115 - Insurance	784.87	691.67	(93.20)	1,569.74	1,383.34	(186.40)	8,300.00
7120 - Legal Fees	-	20.83	20.83	-	41.66	41.66	250.00
7125 - Management Fee	2,400.00	2,400.00	-	4,800.00	4,800.00	-	28,800.00
7179 - Copies/Postage/Supplies	1,541.48	159.17	(1,382.31)	3,502.16	318.34	(3,183.82)	1,910.00
7180 - Bad Debt - Prior Mgmt Owner Fees Waived	(76.71)	-	76.71	443.29	-	(443.29)	-
7190 - License, Permits & Filing Fees	-	83.33	83.33	-	166.66	166.66	1,000.00
<b>Total Administrative</b>	<b>4,649.64</b>	<b>3,375.00</b>	<b>(1,274.64)</b>	<b>10,315.19</b>	<b>6,750.00</b>	<b>(3,565.19)</b>	<b>40,500.00</b>
<b>Total Expense</b>	<b>4,649.64</b>	<b>3,375.00</b>	<b>(1,274.64)</b>	<b>10,315.19</b>	<b>6,750.00</b>	<b>(3,565.19)</b>	<b>40,500.00</b>
<b>Operating Net Total</b>	<b>(1,314.14)</b>	<b>-</b>	<b>(1,314.14)</b>	<b>(2,913.05)</b>	<b>-</b>	<b>(2,913.05)</b>	<b>-</b>
<b>Net Total</b>	<b>(1,314.14)</b>	<b>-</b>	<b>(1,314.14)</b>	<b>(2,913.05)</b>	<b>-</b>	<b>(2,913.05)</b>	<b>-</b>

# Venetia Neighborhood Association Number One, Inc.

## Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Income</b>													
5010 - Maintenance Fees	3,375	3,375	-	-	-	-	-	-	-	-	-	-	6,750
5025 - Late Fees	566	(40)	-	-	-	-	-	-	-	-	-	-	526
5050 - Bank Interest			-	-	-	-	-	-	-	-	-	-	1
5075 - Miscellaneous Income	125	-	-	-	-	-	-	-	-	-	-	-	125
<b>Total Income</b>	<b>4,067</b>	<b>3,336</b>	-	-	-	-	-	-	-	-	-	-	<b>7,402</b>
<b>Total Income</b>	<b>4,067</b>	<b>3,336</b>	-	-	-	-	-	-	-	-	-	-	<b>7,402</b>
<b>Operating Expense</b>													
<b>Administrative</b>													
7115 - Insurance	785	785	-	-	-	-	-	-	-	-	-	-	1,570
7125 - Management Fee	2,400	2,400	-	-	-	-	-	-	-	-	-	-	4,800
7179 - Copies/Postage/Supplies	1,961	1,541	-	-	-	-	-	-	-	-	-	-	3,502
7180 - Bad Debt - Prior Mgmt Owner Fees Waived	520	(77)	-	-	-	-	-	-	-	-	-	-	443
<b>Total Administrative</b>	<b>5,666</b>	<b>4,650</b>	-	-	-	-	-	-	-	-	-	-	<b>10,315</b>
<b>Total Expense</b>	<b>5,666</b>	<b>4,650</b>	-	-	-	-	-	-	-	-	-	-	<b>10,315</b>
<b>Operating Net Total</b>	<b>(\$1,599)</b>	<b>(\$1,314)</b>	-	-	-	-	-	-	-	-	-	-	<b>(\$2,913)</b>
<b>Net Total</b>	<b>(\$1,599)</b>	<b>(\$1,314)</b>	-	-	-	-	-	-	-	-	-	-	<b>(\$2,913)</b>