

Verona Reserve Community Association, Inc.

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating - 4466	\$159,253.80		\$159,253.80
11119 - Alliance Reserve - 9459		\$139,536.21	\$139,536.21
11120 - Alliance Villa Ins. Deductible - 2182	\$21,121.45		\$21,121.45
11122 - Alliance CDAR - 5.15%		\$261,210.92	\$261,210.92
11123 - Valley Bank - 5240		\$213,919.77	\$213,919.77
11124 - American Momentum CD 10-2025		\$267,544.77	\$267,544.77
Total Cash	\$180,375.25	\$882,211.67	\$1,062,586.92
Accounts Receivables			
12000 - Accounts Receivable	\$585.60		\$585.60
Total Accounts Receivables	\$585.60		\$585.60
Prepays			
13000 - Prepaid Insurance	\$58,598.56		\$58,598.56
Total Prepays	\$58,598.56		\$58,598.56
Other			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$908.81		\$908.81
Total Other	\$1,037.81		\$1,037.81
Total Assets	\$240,597.22	\$882,211.67	\$1,122,808.89

Verona Reserve Community Association, Inc.

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$4,918.54		\$4,918.54
20105 - Accrued Audit Fees.	(\$2,777.51)		(\$2,777.51)
20115 - Accrued Payables	\$936.34		\$936.34
20130 - Prepaid Assessments	\$48,573.04		\$48,573.04
20211 - Income Tax Payable	\$6,962.00		\$6,962.00
Total Liability	\$58,612.41		\$58,612.41
Villa Liability			
20225 - Insurance Villa due to Reserve	\$50,710.81		\$50,710.81
20226 - Insurance Villa Insurance Renewal		(\$50,710.81)	(\$50,710.81)
20230 - Insurance Villa Insurance Deductible	\$11,550.00		\$11,550.00
Total Villa Liability	\$62,260.81	(\$50,710.81)	\$11,550.00
Reserves - Villa			
32015 - Villa Reserve Interest- Prior Years		\$20,654.95	\$20,654.95
32020 - Villa Reserve Interest- Current Year		\$8,559.72	\$8,559.72
39100 - Pooled Villa Reserve		\$512,978.07	\$512,978.07
Total Reserves - Villa		\$542,192.74	\$542,192.74
Reserves - Common			
32000 - Common Reserve Interest - Prior Years		\$23,700.13	\$23,700.13
32005 - Common Reserve Interest - Current Year		\$7,603.59	\$7,603.59
39000 - Common Area Reserves		\$359,426.02	\$359,426.02
Total Reserves - Common		\$390,729.74	\$390,729.74
Retained Earnings			
39905 - Prior Year Net Inc./Loss	\$151,711.78		\$151,711.78
Total Retained Earnings	\$151,711.78		\$151,711.78
Net Income			
39901 - Net income	(\$31,987.78)		(\$31,987.78)
Total Net Income	(\$31,987.78)		(\$31,987.78)
Total Liabilities / Equity	\$240,597.22	\$882,211.67	\$1,122,808.89

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
40000 - General Assessment	31,343.00	31,342.50	.50	219,401.00	219,397.50	3.50	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	3,592.75	3,592.75	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	105,452.06	105,452.06	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	31,062.50	31,062.50	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	43,166.69	43,166.69	-	74,000.00
43010 - Jacaranda Commons Income	-	-	-	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	2,985.00	-	2,985.00	8,955.00	-	8,955.00	-
44000 - Administrative Fees	(50.00)	-	(50.00)	-	-	-	-
44005 - Late Fees	100.00	-	100.00	600.00	-	600.00	-
44010 - Owner Interest	18.38	-	18.38	106.95	-	106.95	-
44015 - Owner NSF Fees	15.00	-	15.00	30.00	-	30.00	-
44055 - Gate Key Cards	61.00	-	61.00	840.00	-	840.00	-
44070 - Interest - Cash Accounts	3.07	-	3.07	22.12	-	22.12	-
44071 - Interest - Villa Insurance Deductible	36.71	-	36.71	381.87	-	381.87	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
Total Income	60,694.16	57,524.50	3,169.66	420,878.13	402,671.50	18,206.63	690,294.00
Expense							
Administrative							
51030 - Bad Debt	14.11	-	(14.11)	14.11	-	(14.11)	-
51075 - CPA-Audit-Tax	491.67	491.67	-	3,441.69	3,441.69	-	5,900.00
51080 - Legal Fees	-	250.00	250.00	4,681.00	1,750.00	(2,931.00)	3,000.00
51085 - Annual Report	-	-	-	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	14,583.31	14,583.31	-	25,000.00
51115 - Office Supplies/Other Exp.	397.32	566.67	169.35	4,626.72	3,966.69	(660.03)	6,800.00
51150 - Website & Technology	37.50	41.67	4.17	498.74	291.69	(207.05)	500.00
51160 - Reserve Study	-	100.00	100.00	600.00	700.00	100.00	1,200.00
Total Administrative	3,023.93	3,533.34	509.41	28,526.82	24,833.38	(3,693.44)	42,500.00
Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	57.74	583.31	525.57	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	2,076.90	2,380.00	303.10	4,080.00
52045 - Dog Park Maintenance	257.09	150.00	(107.09)	734.63	1,050.00	315.37	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	281.75	416.67	134.92	531.00	2,916.69	2,385.69	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	3,850.00	4,025.00	175.00	6,900.00
52200 - Amenity / Pool Supplies	163.87	83.33	(80.54)	327.82	583.31	255.49	1,000.00
Total Amenity/Pool Areas	1,549.41	1,648.33	98.92	7,778.44	11,738.31	3,959.87	19,980.00
Common Area							
53015 - Building Repair & Maintenance	5,256.00	750.00	(4,506.00)	8,613.34	5,250.00	(3,363.34)	9,000.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
53115 - Exterminating - Commons	135.00	45.83	(89.17)	471.00	320.81	(150.19)	550.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	1,434.94	1,458.31	23.37	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	1,400.00	(992.60)	2,400.00
Total Common Area	5,391.00	1,204.16	(4,186.84)	12,911.88	8,429.12	(4,482.76)	14,450.00
Gate							
54000 - Gate - Contract	295.00	295.00	-	2,165.00	2,065.00	(100.00)	3,540.00
54015 - Gate Telephones	557.98	433.33	(124.65)	4,143.67	3,033.31	(1,110.36)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	291.69	291.69	500.00
54030 - Gate Repair	2,050.00	616.67	(1,433.33)	2,045.00	4,316.69	2,271.69	7,400.00
Total Gate	2,902.98	1,386.67	(1,516.31)	8,353.67	9,706.69	1,353.02	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	18,797.60	19,250.00	452.40	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	18,797.60	19,250.00	452.40	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	102,675.58	104,183.31	1,507.73	178,600.00
56020 - Irrigation - Contract	2,290.00	240.83	(2,049.17)	2,290.00	1,685.81	(604.19)	2,890.00
56025 - Irrigation - R&M	1,215.50	1,083.33	(132.17)	6,780.48	7,583.31	802.83	13,000.00
56035 - Landscape Replace & Maint.	-	2,166.67	2,166.67	10,283.33	15,166.69	4,883.36	26,000.00
56040 - Ponds/Wetlands/Water	977.94	983.33	5.39	6,731.54	6,883.31	151.77	11,800.00
Total Landscape	19,151.38	19,357.49	206.11	128,760.93	135,502.43	6,741.50	232,290.00
Utilities							
57010 - Electricrty	898.39	1,270.83	372.44	8,782.16	8,895.81	113.65	15,250.00
57100 - Water and Wastewater	111.64	166.67	55.03	892.91	1,166.69	273.78	2,000.00
Total Utilities	1,010.03	1,437.50	427.47	9,675.07	10,062.50	387.43	17,250.00
Other							
53245 - Hurricane Expenses	-	-	-	40,823.92	-	(40,823.92)	-
Total Other	-	-	-	40,823.92	-	(40,823.92)	-
Single Family Lots							
80220 - Mulch/Tree Trimming - SF	2,225.00	513.25	(1,711.75)	3,475.00	3,592.75	117.75	6,159.00
Total Single Family Lots	2,225.00	513.25	(1,711.75)	3,475.00	3,592.75	117.75	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	87,083.68	78,516.69	(8,566.99)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	11,550.00	11,550.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	-	956.25	956.25	8,830.71	6,693.75	(2,136.96)	11,475.00
81500 - Exterminating - Villas	4,023.00	1,241.67	(2,781.33)	12,069.00	8,691.69	(3,377.31)	14,900.00
Total Villa Lots	16,558.46	15,064.59	(1,493.87)	119,533.39	105,452.13	(14,081.26)	180,775.00
Reserve Expense							

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Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	31,062.50	31,062.50	-	53,250.00
92400 - Villa Reserves	6,166.67	6,166.67	-	43,166.69	43,166.69	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	74,229.19	74,229.19	-	127,250.00
Total Expense	64,766.06	57,499.50	(7,266.56)	452,865.91	402,796.50	(50,069.41)	690,294.00
Net Income (Loss)	(4,071.90)	25.00	(4,096.90)	(31,987.78)	(125.00)	(31,862.78)	-
Net Total	(4,071.90)	25.00	(4,096.90)	(31,987.78)	(125.00)	(31,862.78)	-