

Verona Reserve Community Association, Inc.

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	\$156,805.70		\$156,805.70
11119 - Alliance Reserve		\$160,596.65	\$160,596.65
11120 - Alliance Villa Ins. Deductible	\$22,811.09		\$22,811.09
11122 - Alliance CDARS -2/2026		\$262,083.50	\$262,083.50
11123 - Valley Bank		\$214,356.25	\$214,356.25
11124 - American Momentum - CD 10/2025		\$269,112.75	\$269,112.75
Total Cash	\$179,616.79	\$906,149.15	\$1,085,765.94
Accounts Receivables			
12000 - Accounts Receivable	\$1,120.19		\$1,120.19
Total Accounts Receivables	\$1,120.19		\$1,120.19
Prepays			
13000 - Prepaid Insurance	\$45,363.40		\$45,363.40
Total Prepays	\$45,363.40		\$45,363.40
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	\$227,138.19	\$906,149.15	\$1,133,287.34

Verona Reserve Community Association, Inc.

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$2,796.53		\$2,796.53
20105 - Accrued Audit Fees.	(\$2,285.84)		(\$2,285.84)
20115 - Accrued Payables	\$1,211.34		\$1,211.34
20130 - Prepaid Assessments	\$44,138.62		\$44,138.62
20211 - Income Tax Payable	\$6,962.00		\$6,962.00
Total Liability	\$52,822.65		\$52,822.65
Villa Liability			
20225 - Insurance Villa due to Reserve	\$40,568.64		\$40,568.64
20226 - Insurance Villa Insurance Renewal		(\$40,568.64)	(\$40,568.64)
20230 - Insurance Villa Insurance Deductible	\$13,200.00		\$13,200.00
Total Villa Liability	\$53,768.64	(\$40,568.64)	\$13,200.00
Reserves - Villa			
32015 - Villa Reserve Interest- Prior Years		\$20,692.95	\$20,692.95
32020 - Villa Reserve Interest- Current Year		\$10,135.38	\$10,135.38
39100 - Pooled Villa Reserve		\$519,144.74	\$519,144.74
Total Reserves - Villa		\$549,973.07	\$549,973.07
Reserves - Common			
32000 - Common Reserve Interest - Prior Years		\$23,700.13	\$23,700.13
32005 - Common Reserve Interest - Current Year		\$9,181.07	\$9,181.07
39000 - Common Area Reserves		\$363,863.52	\$363,863.52
Total Reserves - Common		\$396,744.72	\$396,744.72
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	(\$31,164.88)		(\$31,164.88)
Total Net Income	(\$31,164.88)		(\$31,164.88)
Total Liabilities / Equity	\$227,138.19	\$906,149.15	\$1,133,287.34

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	250,744.00	250,740.00	4.00	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	4,106.00	4,106.00	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	120,516.64	120,516.64	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	35,500.00	35,500.00	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	49,333.36	49,333.36	-	74,000.00
43010 - Jacaranda Commons Income	-	-	-	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	995.00	-	995.00	9,950.00	-	9,950.00	-
44005 - Late Fees	100.00	-	100.00	700.00	-	700.00	-
44010 - Owner Interest	15.52	-	15.52	122.47	-	122.47	-
44015 - Owner NSF Fees	-	-	-	30.00	-	30.00	-
44055 - Gate Key Cards	122.00	-	122.00	962.00	-	962.00	-
44070 - Interest - Cash Accounts	3.55	-	3.55	25.67	-	25.67	-
44071 - Interest - Villa Insurance Deductible	39.64	-	39.64	421.51	-	421.51	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
Total Income	58,800.71	57,524.50	1,276.21	479,678.84	460,196.00	19,482.84	690,294.00
Expense							
Administrative							
51030 - Bad Debt	-	-	-	14.11	-	(14.11)	-
51075 - CPA-Audit-Tax	491.67	491.67	-	3,933.36	3,933.36	-	5,900.00
51080 - Legal Fees	370.00	250.00	(120.00)	5,051.00	2,000.00	(3,051.00)	3,000.00
51085 - Annual Report	-	-	-	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	16,666.64	16,666.64	-	25,000.00
51115 - Office Supplies/Other Exp.	382.78	566.67	183.89	5,009.50	4,533.36	(476.14)	6,800.00
51150 - Website & Technology	64.50	41.67	(22.83)	563.24	333.36	(229.88)	500.00
51160 - Reserve Study	600.00	100.00	(500.00)	1,200.00	800.00	(400.00)	1,200.00
Total Administrative	3,992.28	3,533.34	(458.94)	32,519.10	28,366.72	(4,152.38)	42,500.00
Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	57.74	666.64	608.90	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	2,373.60	2,720.00	346.40	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	777.93	1,200.00	422.07	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	391.33	416.67	25.34	922.33	3,333.36	2,411.03	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	4,400.00	4,600.00	200.00	6,900.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	327.82	666.64	338.82	1,000.00
Total Amenity/Pool Areas	1,281.33	1,648.33	367.00	9,059.77	13,386.64	4,326.87	19,980.00
Common Area							
53015 - Building Repair & Maintenance	1,075.00	750.00	(325.00)	9,688.34	6,000.00	(3,688.34)	9,000.00
53115 - Exterminating - Commons	54.00	45.83	(8.17)	525.00	366.64	(158.36)	550.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
53155 - Entry Repair & Maintenance	-	208.33	208.33	1,434.94	1,666.64	231.70	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	1,600.00	(792.60)	2,400.00
Total Common Area	1,129.00	1,204.16	75.16	14,040.88	9,633.28	(4,407.60)	14,450.00
Gate							
54000 - Gate - Contract	295.00	295.00	-	2,460.00	2,360.00	(100.00)	3,540.00
54015 - Gate Telephones	572.93	433.33	(139.60)	4,716.60	3,466.64	(1,249.96)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	333.36	333.36	500.00
54030 - Gate Repair	45.52	616.67	571.15	2,090.52	4,933.36	2,842.84	7,400.00
Total Gate	913.45	1,386.67	473.22	9,267.12	11,093.36	1,826.24	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	21,147.30	22,000.00	852.70	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	21,147.30	22,000.00	852.70	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	117,343.52	119,066.64	1,723.12	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	2,290.00	1,926.64	(363.36)	2,890.00
56025 - Irrigation - R&M	553.20	1,083.33	530.13	7,333.68	8,666.64	1,332.96	13,000.00
56035 - Landscape Replace & Maint.	4,435.78	2,166.67	(2,269.11)	14,719.11	17,333.36	2,614.25	26,000.00
56040 - Ponds/Wetlands/Water	977.94	983.33	5.39	7,709.48	7,866.64	157.16	11,800.00
Total Landscape	20,634.86	19,357.49	(1,277.37)	149,395.79	154,859.92	5,464.13	232,290.00
Utilities							
57010 - Electricity	833.94	1,270.83	436.89	9,616.10	10,166.64	550.54	15,250.00
57100 - Water and Wastewater	791.62	166.67	(624.95)	1,684.53	1,333.36	(351.17)	2,000.00
Total Utilities	1,625.56	1,437.50	(188.06)	11,300.63	11,500.00	199.37	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	1,612.00	513.25	(1,098.75)	5,087.00	4,106.00	(981.00)	6,159.00
Total Single Family Lots	1,612.00	513.25	(1,098.75)	5,087.00	4,106.00	(981.00)	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	97,969.14	89,733.36	(8,235.78)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	13,200.00	13,200.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	1,300.00	956.25	(343.75)	10,130.71	7,650.00	(2,480.71)	11,475.00
81500 - Exterminating - Villas	-	1,241.67	1,241.67	12,069.00	9,933.36	(2,135.64)	14,900.00
Total Villa Lots	13,835.46	15,064.59	1,229.13	133,368.85	120,516.72	(12,852.13)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	35,500.00	35,500.00	-	53,250.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
92400 - Villa Reserves	6,166.67	6,166.67	-	49,333.36	49,333.36	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	84,833.36	84,833.36	-	127,250.00
Total Expense	57,977.81	57,499.50	(478.31)	510,843.72	460,296.00	(50,547.72)	690,294.00
Net Income (Loss)	822.90	25.00	797.90	(31,164.88)	(100.00)	(31,064.88)	-
Net Total	822.90	25.00	797.90	(31,164.88)	(100.00)	(31,064.88)	-