

# Verona Reserve Community Association, Inc.

Balance Sheet as of 9/30/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash</b>			
11100 - Alliance Operating	\$160,474.23		\$160,474.23
11119 - Alliance Reserve		\$181,643.80	\$181,643.80
11120 - Alliance Villa Ins. Deductible	\$24,502.22		\$24,502.22
11122 - Alliance CDARS -2/2026		\$262,908.94	\$262,908.94
11123 - Valley Bank		\$214,745.37	\$214,745.37
11124 - American Momentum - CD 10/2025		\$269,112.75	\$269,112.75
<b>Total Cash</b>	<b>\$184,976.45</b>	<b>\$928,410.86</b>	<b>\$1,113,387.31</b>
<b>Accounts Receivables</b>			
12000 - Accounts Receivable	\$1,192.50		\$1,192.50
<b>Total Accounts Receivables</b>	<b>\$1,192.50</b>		<b>\$1,192.50</b>
<b>Prepays</b>			
13000 - Prepaid Insurance	\$32,128.24		\$32,128.24
<b>Total Prepays</b>	<b>\$32,128.24</b>		<b>\$32,128.24</b>
<b>Other</b>			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$908.81		\$908.81
<b>Total Other</b>	<b>\$1,037.81</b>		<b>\$1,037.81</b>
<b>Total Assets</b>	<b>\$219,335.00</b>	<b>\$928,410.86</b>	<b>\$1,147,745.86</b>

# Verona Reserve Community Association, Inc.

Balance Sheet as of 9/30/2025

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liability</b>			
20100 - Accounts Payable	\$2,793.08	\$64,750.00	\$67,543.08
20105 - Accrued Audit Fees.	(\$1,794.17)		(\$1,794.17)
20115 - Accrued Payables	\$1,580.61		\$1,580.61
20130 - Prepaid Assessments	\$48,108.29		\$48,108.29
20211 - Income Tax Payable	\$6,962.00		\$6,962.00
<b>Total Liability</b>	<b>\$57,649.81</b>	<b>\$64,750.00</b>	<b>\$122,399.81</b>
<b>Villa Liability</b>			
20225 - Insurance Villa due to Reserve	\$30,426.47		\$30,426.47
20226 - Insurance Villa Insurance Renewal		(\$30,426.47)	(\$30,426.47)
20230 - Insurance Villa Insurance Deductible	\$14,850.00		\$14,850.00
<b>Total Villa Liability</b>	<b>\$45,276.47</b>	<b>(\$30,426.47)</b>	<b>\$14,850.00</b>
<b>Reserves - Villa</b>			
32015 - Villa Reserve Interest- Prior Years		\$20,692.95	\$20,692.95
32020 - Villa Reserve Interest- Current Year		\$10,968.83	\$10,968.83
39100 - Pooled Villa Reserve		\$460,561.41	\$460,561.41
<b>Total Reserves - Villa</b>		<b>\$492,223.19</b>	<b>\$492,223.19</b>
<b>Reserves - Common</b>			
32000 - Common Reserve Interest - Prior Years		\$23,700.13	\$23,700.13
32005 - Common Reserve Interest - Current Year		\$9,862.99	\$9,862.99
39000 - Common Area Reserves		\$368,301.02	\$368,301.02
<b>Total Reserves - Common</b>		<b>\$401,864.14</b>	<b>\$401,864.14</b>
<b>Retained Earnings</b>			
39905 - Prior Year Net Inc./Loss	\$151,711.78		\$151,711.78
<b>Total Retained Earnings</b>	<b>\$151,711.78</b>		<b>\$151,711.78</b>
<b>Net Income</b>			
39901 - Net income	(\$35,303.06)		(\$35,303.06)
<b>Total Net Income</b>	<b>(\$35,303.06)</b>		<b>(\$35,303.06)</b>
<b>Total Liabilities / Equity</b>	<b>\$219,335.00</b>	<b>\$928,410.86</b>	<b>\$1,147,745.86</b>

# Verona Reserve Community Association, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
40000 - General Assessment	31,343.00	31,342.50	.50	282,087.00	282,082.50	4.50	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	4,619.25	4,619.25	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	135,581.22	135,581.22	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	39,937.50	39,937.50	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	55,500.03	55,500.03	-	74,000.00
43010 - Jacaranda Commons Income	(438.55)	-	(438.55)	6,630.36	-	6,630.36	-
43099 - Resale Capital Contribution	995.00	-	995.00	10,945.00	-	10,945.00	-
44005 - Late Fees	125.00	-	125.00	825.00	-	825.00	-
44010 - Owner Interest	11.52	-	11.52	133.99	-	133.99	-
44015 - Owner NSF Fees	-	-	-	30.00	-	30.00	-
44055 - Gate Key Cards	-	-	-	962.00	-	962.00	-
44070 - Interest - Cash Accounts	3.33	-	3.33	29.00	-	29.00	-
44071 - Interest - Villa Insurance Deductible	41.13	-	41.13	462.64	-	462.64	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
<b>Total Income</b>	<b>58,262.43</b>	<b>57,524.50</b>	<b>737.93</b>	<b>537,941.27</b>	<b>517,720.50</b>	<b>20,220.77</b>	<b>690,294.00</b>
<b>Expense</b>							
<b>Administrative</b>							
51030 - Bad Debt	-	-	-	14.11	-	(14.11)	-
51075 - CPA-Audit-Tax	491.67	491.67	-	4,425.03	4,425.03	-	5,900.00
51080 - Legal Fees	1,110.00	250.00	(860.00)	6,161.00	2,250.00	(3,911.00)	3,000.00
51085 - Annual Report	-	-	-	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	18,749.97	18,749.97	-	25,000.00
51115 - Office Supplies/Other Exp.	195.97	566.67	370.70	5,205.47	5,100.03	(105.44)	6,800.00
51150 - Website & Technology	88.50	41.67	(46.83)	651.74	375.03	(276.71)	500.00
51160 - Reserve Study	-	100.00	100.00	1,200.00	900.00	(300.00)	1,200.00
<b>Total Administrative</b>	<b>3,969.47</b>	<b>3,533.34</b>	<b>(436.13)</b>	<b>36,488.57</b>	<b>31,900.06</b>	<b>(4,588.51)</b>	<b>42,500.00</b>
<b>Amenity/Pool Areas</b>							
52020 - Social Events	-	83.33	83.33	57.74	749.97	692.23	1,000.00
52025 - Cabana Maintenance - Contract	357.00	340.00	(17.00)	2,730.60	3,060.00	329.40	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	821.23	1,350.00	528.77	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	150.00	416.67	266.67	1,072.33	3,750.03	2,677.70	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	4,950.00	5,175.00	225.00	6,900.00
52200 - Amenity / Pool Supplies	598.72	83.33	(515.39)	926.54	749.97	(176.57)	1,000.00
<b>Total Amenity/Pool Areas</b>	<b>1,699.02</b>	<b>1,648.33</b>	<b>(50.69)</b>	<b>10,758.79</b>	<b>15,034.97</b>	<b>4,276.18</b>	<b>19,980.00</b>
<b>Common Area</b>							
53015 - Building Repair & Maintenance	-	750.00	750.00	9,688.34	6,750.00	(2,938.34)	9,000.00
53115 - Exterminating - Commons	-	45.83	45.83	525.00	412.47	(112.53)	550.00

# Verona Reserve Community Association, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
53155 - Entry Repair & Maintenance	369.00	208.33	(160.67)	1,803.94	1,874.97	71.03	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	1,800.00	(592.60)	2,400.00
<b>Total Common Area</b>	<b>369.00</b>	<b>1,204.16</b>	<b>835.16</b>	<b>14,409.88</b>	<b>10,837.44</b>	<b>(3,572.44)</b>	<b>14,450.00</b>
<b>Gate</b>							
54000 - Gate - Contract	345.00	295.00	(50.00)	2,805.00	2,655.00	(150.00)	3,540.00
54015 - Gate Telephones	579.75	433.33	(146.42)	5,296.35	3,899.97	(1,396.38)	5,200.00
54025 - Gate Transmitters/Clickers	833.00	41.67	(791.33)	833.00	375.03	(457.97)	500.00
54030 - Gate Repair	-	616.67	616.67	2,090.52	5,550.03	3,459.51	7,400.00
<b>Total Gate</b>	<b>1,757.75</b>	<b>1,386.67</b>	<b>(371.08)</b>	<b>11,024.87</b>	<b>12,480.03</b>	<b>1,455.16</b>	<b>16,640.00</b>
<b>Insurance</b>							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	23,497.00	24,750.00	1,253.00	33,000.00
<b>Total Insurance</b>	<b>2,349.70</b>	<b>2,750.00</b>	<b>400.30</b>	<b>23,497.00</b>	<b>24,750.00</b>	<b>1,253.00</b>	<b>33,000.00</b>
<b>Landscape</b>							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	132,011.46	133,949.97	1,938.51	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	2,290.00	2,167.47	(122.53)	2,890.00
56025 - Irrigation - R&M	760.67	1,083.33	322.66	8,094.35	9,749.97	1,655.62	13,000.00
56035 - Landscape Replace & Maint.	4,100.00	2,166.67	(1,933.33)	18,819.11	19,500.03	680.92	26,000.00
56040 - Ponds/Wetlands/Water	6,942.94	983.33	(5,959.61)	14,652.42	8,849.97	(5,802.45)	11,800.00
<b>Total Landscape</b>	<b>26,471.55</b>	<b>19,357.49</b>	<b>(7,114.06)</b>	<b>175,867.34</b>	<b>174,217.41</b>	<b>(1,649.93)</b>	<b>232,290.00</b>
<b>Utilities</b>							
57010 - Electricity	848.08	1,270.83	422.75	10,464.18	11,437.47	973.29	15,250.00
57100 - Water and Wastewater	107.41	166.67	59.26	1,791.94	1,500.03	(291.91)	2,000.00
<b>Total Utilities</b>	<b>955.49</b>	<b>1,437.50</b>	<b>482.01</b>	<b>12,256.12</b>	<b>12,937.50</b>	<b>681.38</b>	<b>17,250.00</b>
<b>Other</b>							
53245 - Hurricane Expenses	-	-	-	40,823.92	-	(40,823.92)	-
<b>Total Other</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40,823.92</b>	<b>-</b>	<b>(40,823.92)</b>	<b>-</b>
<b>Single Family Lots</b>							
80220 - Mulch/Tree Trimming - SF	-	513.25	513.25	5,087.00	4,619.25	(467.75)	6,159.00
<b>Total Single Family Lots</b>	<b>-</b>	<b>513.25</b>	<b>513.25</b>	<b>5,087.00</b>	<b>4,619.25</b>	<b>(467.75)</b>	<b>6,159.00</b>
<b>Villa Lots</b>							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	108,854.60	100,950.03	(7,904.57)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	14,850.00	14,850.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	1,689.00	956.25	(732.75)	11,819.71	8,606.25	(3,213.46)	11,475.00
81500 - Exterminating - Villas	-	1,241.67	1,241.67	12,069.00	11,175.03	(893.97)	14,900.00
<b>Total Villa Lots</b>	<b>14,224.46</b>	<b>15,064.59</b>	<b>840.13</b>	<b>147,593.31</b>	<b>135,581.31</b>	<b>(12,012.00)</b>	<b>180,775.00</b>
<b>Reserve Expense</b>							
92100 - Common Area Reserves	4,437.50	4,437.50	-	39,937.50	39,937.50	-	53,250.00

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## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
92400 - Villa Reserves	6,166.67	6,166.67	-	55,500.03	55,500.03	-	74,000.00
<b>Total Reserve Expense</b>	<b>10,604.17</b>	<b>10,604.17</b>	<b>-</b>	<b>95,437.53</b>	<b>95,437.53</b>	<b>-</b>	<b>127,250.00</b>
<b>Total Expense</b>	<b>62,400.61</b>	<b>57,499.50</b>	<b>(4,901.11)</b>	<b>573,244.33</b>	<b>517,795.50</b>	<b>(55,448.83)</b>	<b>690,294.00</b>
<b>Net Income (Loss)</b>	<b>(4,138.18)</b>	<b>25.00</b>	<b>(4,163.18)</b>	<b>(35,303.06)</b>	<b>(75.00)</b>	<b>(35,228.06)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,138.18)</b>	<b>25.00</b>	<b>(4,163.18)</b>	<b>(35,303.06)</b>	<b>(75.00)</b>	<b>(35,228.06)</b>	<b>-</b>