

# Verona Reserve Community Association, Inc.

## Balance Sheet as of 1/31/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash</b>			
11100 - Alliance Operating	\$237,222.02		\$237,222.02
11119 - Alliance Reserve		\$16,593.00	\$16,593.00
11120 - Alliance Villa Ins. Deductible	\$31,734.30		\$31,734.30
11121 - Alliance -Villa Special Assessment 2026	\$236,003.95		\$236,003.95
11122 - Alliance CDARS -2/2026		\$266,320.48	\$266,320.48
11123 - Valley Bank		\$216,175.03	\$216,175.03
11124 - American Momentum - CD 10/2026		\$273,243.62	\$273,243.62
<b>Total Cash</b>	<b>\$504,960.27</b>	<b>\$772,332.13</b>	<b>\$1,277,292.40</b>
<b>Accounts Receivables</b>			
12000 - Accounts Receivable	\$10,890.55		\$10,890.55
<b>Total Accounts Receivables</b>	<b>\$10,890.55</b>		<b>\$10,890.55</b>
<b>Prepays</b>			
13000 - Prepaid Insurance	\$142,876.39		\$142,876.39
13005 - Prepaid Expenses Other	\$2,754.00		\$2,754.00
<b>Total Prepays</b>	<b>\$145,630.39</b>		<b>\$145,630.39</b>
<b>Other</b>			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$908.81		\$908.81
14040 - Due From Reserve to Operating	\$109,496.00		\$109,496.00
14060 - Due from Special Assessment to Reserve		\$259,000.00	\$259,000.00
<b>Total Other</b>	<b>\$110,533.81</b>	<b>\$259,000.00</b>	<b>\$369,533.81</b>
<b>Total Assets</b>	<b>\$772,015.02</b>	<b>\$1,031,332.13</b>	<b>\$1,803,347.15</b>
<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liability</b>			
20100 - Accounts Payable	\$30,721.43		\$30,721.43
20105 - Accrued Audit Fees.	\$583.33		\$583.33
20115 - Accrued Payables	\$686.17		\$686.17
20130 - Prepaid Assessments	\$60,086.26		\$60,086.26
20140 - Due To Operating		\$109,496.00	\$109,496.00
20160 - Due to Reserve from Villa Special Assessment	\$259,000.00		\$259,000.00

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20211 - Income Tax Payable	\$7,271.00		\$7,271.00
<b>Total Liability</b>	<b>\$358,348.19</b>	<b>\$109,496.00</b>	<b>\$467,844.19</b>
<b>Villa Special Assessment 2026</b>			
20221 - Villas - Special Assessment Expenses	(\$259,000.00)		(\$259,000.00)
20223 - Villas - Special Assessment	\$408,000.00		\$408,000.00
20224 - Villas - Special Assessment Interest	\$3.95		\$3.95
<b>Total Villa Special Assessment 2026</b>	<b>\$149,003.95</b>		<b>\$149,003.95</b>
<b>Villa Liability</b>			
20225 - Insurance Villa due to Reserve	\$100,371.33		\$100,371.33
20226 - Insurance Villa Insurance Renewal		(\$100,371.33)	(\$100,371.33)
20230 - Insurance Villa Insurance Deductible	\$21,883.33		\$21,883.33
<b>Total Villa Liability</b>	<b>\$122,254.66</b>	<b>(\$100,371.33)</b>	<b>\$21,883.33</b>
<b>Reserves - Villa</b>			
32015 - Villa Reserve Interest- Prior Years		\$27,654.95	\$27,654.95
32020 - Villa Reserve Interest- Current Year		\$14,733.76	\$14,733.76
39100 - Pooled Villa Reserve		\$553,311.38	\$553,311.38
<b>Total Reserves - Villa</b>		<b>\$595,700.09</b>	<b>\$595,700.09</b>
<b>Reserves - Common</b>			
32000 - Common Reserve Interest - Prior Years		\$23,700.13	\$23,700.13
32005 - Common Reserve Interest - Current Year		\$15,940.03	\$15,940.03
39000 - Common Area Reserves		\$386,867.21	\$386,867.21
<b>Total Reserves - Common</b>		<b>\$426,507.37</b>	<b>\$426,507.37</b>
<b>Net Income</b>			
39901 - Net income	\$7,622.07		\$7,622.07
39905 - Prior Year Net Inc./Loss	\$134,786.15		\$134,786.15
<b>Total Net Income</b>	<b>\$142,408.22</b>		<b>\$142,408.22</b>
<b>Total Liabilities / Equity</b>	<b>\$772,015.02</b>	<b>\$1,031,332.13</b>	<b>\$1,803,347.15</b>

# Verona Reserve Community Association, 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	
<b>Income</b>							
<b>Income</b>							
40000 - General Assessment	34,626.00	34,553.75	72.25	34,626.00	34,553.75	72.25	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	16,241.67	16,241.67	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	4,873.33	4,873.33	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	9,500.00	9,500.00	-	114,000.00
43010 - Jacaranda Commons Income	7,093.79	633.33	6,460.46	7,093.79	633.33	6,460.46	7,600.00
43099 - Resale Capital Contribution	-	833.33	(833.33)	-	833.33	(833.33)	10,000.00
44005 - Late Fees	483.95	-	483.95	483.95	-	483.95	-
44010 - Owner Interest	130.04	-	130.04	130.04	-	130.04	-
44015 - Owner NSF Fees	20.00	-	20.00	20.00	-	20.00	-
44055 - Gate Key Cards	61.00	-	61.00	61.00	-	61.00	-
44070 - Interest - Cash Accounts	7.11	-	7.11	7.11	-	7.11	-
44071 - Interest - Villa Insurance Deductible	55.04	-	55.04	55.04	-	55.04	-
<b>Total Income</b>	<b>73,091.93</b>	<b>66,635.41</b>	<b>6,456.52</b>	<b>73,091.93</b>	<b>66,635.41</b>	<b>6,456.52</b>	<b>799,625.00</b>

### Expense

#### Administrative

51075 - CPA-Audit-Tax	6,902.53	583.33	(6,319.20)	6,902.53	583.33	(6,319.20)	7,000.00
51080 - Legal Fees	-	333.33	333.33	-	333.33	333.33	4,000.00
51085 - Annual Report	-	-	-	-	-	-	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	2,166.67	2,166.67	-	26,000.00
51115 - Office Supplies/Other Exp.	446.54	640.42	193.88	446.54	640.42	193.88	7,685.00
51150 - Website & Technology	91.50	76.67	(14.83)	91.50	76.67	(14.83)	920.00
51160 - Reserve Study	-	100.00	100.00	-	100.00	100.00	1,200.00
51165 - Federal Income Tax	-	583.33	583.33	-	583.33	583.33	7,000.00
<b>Total Administrative</b>	<b>9,607.24</b>	<b>4,483.75</b>	<b>(5,123.49)</b>	<b>9,607.24</b>	<b>4,483.75</b>	<b>(5,123.49)</b>	<b>53,905.00</b>

#### Amenity/Pool Areas

52020 - Social Events	275.97	83.33	(192.64)	275.97	83.33	(192.64)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	305.60	358.33	52.73	4,300.00
52045 - Dog Park Maintenance	284.87	150.00	(134.87)	284.87	150.00	(134.87)	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	-	416.67	416.67	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	550.00	583.33	33.33	7,000.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total Amenity/Pool Areas</b>	<b>1,416.44</b>	<b>1,674.99</b>	<b>258.55</b>	<b>1,416.44</b>	<b>1,674.99</b>	<b>258.55</b>	<b>20,300.00</b>

#### Common Area

53015 - Building Repair & Maintenance	-	1,083.33	1,083.33	-	1,083.33	1,083.33	13,000.00
53115 - Exterminating - Commons	99.00	66.67	(32.33)	99.00	66.67	(32.33)	800.00
53155 - Entry Repair & Maintenance	972.10	208.33	(763.77)	972.10	208.33	(763.77)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	-	200.00	200.00	2,400.00

# Verona Reserve Community Association, 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	
<b>Expense</b>							
<b>Total Common Area</b>	<b>1,071.10</b>	<b>1,558.33</b>	<b>487.23</b>	<b>1,071.10</b>	<b>1,558.33</b>	<b>487.23</b>	<b>18,700.00</b>
<b>Gate</b>							
54000 - Gate - Contract	345.00	305.00	(40.00)	345.00	305.00	(40.00)	3,660.00
54015 - Gate Telephones	625.08	583.33	(41.75)	625.08	583.33	(41.75)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	41.67	41.67	500.00
54030 - Gate Repair	-	616.67	616.67	-	616.67	616.67	7,400.00
<b>Total Gate</b>	<b>970.08</b>	<b>1,546.67</b>	<b>576.59</b>	<b>970.08</b>	<b>1,546.67</b>	<b>576.59</b>	<b>18,560.00</b>
<b>Insurance</b>							
55025 - General, Property & Liability	3,349.73	3,382.50	32.77	3,349.73	3,382.50	32.77	40,590.00
<b>Total Insurance</b>	<b>3,349.73</b>	<b>3,382.50</b>	<b>32.77</b>	<b>3,349.73</b>	<b>3,382.50</b>	<b>32.77</b>	<b>40,590.00</b>
<b>Landscape</b>							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	15,107.98	15,108.33	.35	181,300.00
56020 - Irrigation - Contract	-	240.83	240.83	-	240.83	240.83	2,890.00
56025 - Irrigation - R&M	1,057.83	1,083.33	25.50	1,057.83	1,083.33	25.50	13,000.00
56035 - Landscape Replace & Maint.	-	3,866.67	3,866.67	-	3,866.67	3,866.67	46,400.00
56040 - Ponds/Wetlands/Water	977.89	1,025.00	47.11	977.89	1,025.00	47.11	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	333.33	333.33	4,000.00
<b>Total Landscape</b>	<b>17,143.70</b>	<b>21,657.49</b>	<b>4,513.79</b>	<b>17,143.70</b>	<b>21,657.49</b>	<b>4,513.79</b>	<b>259,890.00</b>
<b>Utilities</b>							
57010 - Electricity	1,985.24	1,333.33	(651.91)	1,985.24	1,333.33	(651.91)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	191.67	191.67	2,300.00
57100 - Water and Wastewater	250.00	166.67	(83.33)	250.00	166.67	(83.33)	2,000.00
<b>Total Utilities</b>	<b>2,235.24</b>	<b>1,691.67</b>	<b>(543.57)</b>	<b>2,235.24</b>	<b>1,691.67</b>	<b>(543.57)</b>	<b>20,300.00</b>
<b>Villa Lots</b>							
81100 - Property Insurance - Villas	9,124.67	11,666.67	2,542.00	9,124.67	11,666.67	2,542.00	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	2,083.33	2,083.33	-	25,000.00
81400 - Building Repair & Maint. - Villas	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	1,341.00	1,241.67	(99.33)	14,900.00
<b>Total Villa Lots</b>	<b>12,549.00</b>	<b>16,241.67</b>	<b>3,692.67</b>	<b>12,549.00</b>	<b>16,241.67</b>	<b>3,692.67</b>	<b>194,900.00</b>
<b>Prior Year Expenses</b>							
81550 - Prior Year Adjustment	2,754.00	-	(2,754.00)	2,754.00	-	(2,754.00)	-
<b>Total Prior Year Expenses</b>	<b>2,754.00</b>	<b>-</b>	<b>(2,754.00)</b>	<b>2,754.00</b>	<b>-</b>	<b>(2,754.00)</b>	<b>-</b>
<b>Reserve Expense</b>							
92100 - Common Area Reserves	4,873.33	4,873.33	-	4,873.33	4,873.33	-	58,480.00
92400 - Villa Reserves	9,500.00	9,500.00	-	9,500.00	9,500.00	-	114,000.00
<b>Total Reserve Expense</b>	<b>14,373.33</b>	<b>14,373.33</b>	<b>-</b>	<b>14,373.33</b>	<b>14,373.33</b>	<b>-</b>	<b>172,480.00</b>
<b>Total Expense</b>	<b>65,469.86</b>	<b>66,610.40</b>	<b>1,140.54</b>	<b>65,469.86</b>	<b>66,610.40</b>	<b>1,140.54</b>	<b>799,625.00</b>
<b>Net Income (Loss)</b>	<b>7,622.07</b>	<b>25.01</b>	<b>7,597.06</b>	<b>7,622.07</b>	<b>25.01</b>	<b>7,597.06</b>	<b>-</b>

**Net Total**

7,622.07

25.01

7,597.06

7,622.07

25.01

7,597.06

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