

Verona Reserve Community Association, Inc.

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	\$164,059.78		\$164,059.78
11119 - Alliance Reserve		\$116,134.48	\$116,134.48
11120 - Alliance Villa Ins. Deductible	\$50,471.05		\$50,471.05
11123 - Valley Bank		\$217,080.10	\$217,080.10
11124 - American Momentum - CD 10/2026		\$274,874.47	\$274,874.47
11130 - Alliance Villa SA CDARS 6/2026		\$145,818.03	\$145,818.03
11131 - Alliance Reserve CDARS 9/2026		\$351,964.97	\$351,964.97
Total Cash	\$214,530.83	\$1,105,872.05	\$1,320,402.88
Accounts Receivables			
12000 - Accounts Receivable	\$4,273.05	\$2,258.47	\$6,531.52
Total Accounts Receivables	\$4,273.05	\$2,258.47	\$6,531.52
Prepays			
13000 - Prepaid Insurance	\$99,795.19		\$99,795.19
13005 - Prepaid Expenses Other	\$2,682.00		\$2,682.00
Total Prepays	\$102,477.19		\$102,477.19
Other			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$1,850.81		\$1,850.81
14030 - Insurance Villa Excess Insurance 2026	\$10,168.00		\$10,168.00
Total Other	\$12,147.81		\$12,147.81
Total Assets	\$333,428.88	\$1,108,130.52	\$1,441,559.40
Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$12,943.36	\$1,895.00	\$14,838.36
20105 - Accrued Audit Fees.	\$1,983.32		\$1,983.32
20115 - Accrued Payables	\$508.17		\$508.17
20130 - Prepaid Assessments	\$62,837.02		\$62,837.02
Total Liability	\$78,271.87	\$1,895.00	\$80,166.87
Villa Special Assessment 2026			
20221 - Villas - Special Assessment Expenses		(\$259,000.00)	(\$259,000.00)

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20223 - Villas - Special Assessment	\$408,000.00	\$408,000.00	
20224 - Villas - Special Assessment Interest	\$822.76	\$822.76	
Total Villa Special Assessment 2026	\$149,822.76	\$149,822.76	
Villa Liability			
20225 - Insurance Villa due to Reserve	\$72,997.32	\$72,997.32	
20226 - Insurance Villa Insurance Renewal	(\$72,997.32)	(\$72,997.32)	
20230 - Insurance Villa Insurance Deductible	\$28,133.32	\$28,133.32	
Total Villa Liability	\$101,130.64	(\$72,997.32)	\$28,133.32
Villa Excess Insurance 2026			
20235 - Insurance Villa Excess Insurance Contributions	\$10,168.00	\$10,168.00	
Total Villa Excess Insurance 2026	\$10,168.00		\$10,168.00
Reserves - Villa			
32015 - Villa Reserve Interest- Prior Years	\$42,388.71	\$42,388.71	
32020 - Villa Reserve Interest- Current Year	\$4,421.61	\$4,421.61	
39100 - Pooled Villa Reserve	\$554,416.38	\$554,416.38	
Total Reserves - Villa	\$601,226.70	\$601,226.70	
Reserves - Common			
32000 - Common Reserve Interest - Prior Years	\$36,643.51	\$36,643.51	
32005 - Common Reserve Interest - Current Year	\$4,231.73	\$4,231.73	
39000 - Common Area Reserves	\$387,308.14	\$387,308.14	
Total Reserves - Common	\$428,183.38	\$428,183.38	
Equity			
39901 - Net income	\$9,072.22	\$9,072.22	
39905 - Prior Year Net Inc./Loss	\$134,786.15	\$134,786.15	
Total Equity	\$143,858.37	\$143,858.37	
Total Liabilities / Equity	\$333,428.88	\$1,108,130.52	\$1,441,559.40

Verona Reserve Community Association, Inc.

Reserve Summary For 4/1/2026 - 4/30/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
32000 - Common Reserve Interest - Prior Years	36,643.51	-	-	-	36,643.51	-	-
32005 - Common Reserve Interest - Current Year	2,384.07	3,359.39	(1,511.73)	-	4,231.73	-	3,359.39
32015 - Villa Reserve Interest- Prior Years	42,388.71	-	-	-	42,388.71	-	-
32020 - Villa Reserve Interest- Current Year	2,909.88	1,511.73	-	-	4,421.61	-	1,511.73
39000 - Common Area Reserves	389,955.72	12,394.24	(15,041.82)	-	387,308.14	-	12,394.24
39100 - Pooled Villa Reserve	559,311.38	9,500.00	(14,395.00)	-	554,416.38	-	9,500.00
Net Total	\$1,033,593.27	\$26,765.36	(\$30,948.55)	-	\$1,029,410.08	-	\$26,765.36

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
40000 - General Assessment	34,626.00	34,553.75	72.25	138,504.00	138,215.00	289.00	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	64,966.68	64,966.68	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	19,493.32	19,493.32	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	38,000.00	38,000.00	-	114,000.00
43010 - Jacaranda Commons Income	-	-	-	7,093.79	7,600.00	(506.21)	7,600.00
43099 - Resale Capital Contribution	995.00	833.33	161.67	4,975.00	3,333.32	1,641.68	10,000.00
44005 - Late Fees	125.00	-	125.00	933.95	-	933.95	-
44010 - Owner Interest	61.46	-	61.46	345.88	-	345.88	-
44015 - Owner NSF Fees	-	-	-	35.00	-	35.00	-
44055 - Gate Key Cards	-	-	-	366.00	-	366.00	-
44070 - Interest - Cash Accounts	3.44	-	3.44	18.05	-	18.05	-
44071 - Interest - Villa Insurance Deductible	64.80	-	64.80	235.07	-	235.07	-
Total Income	66,490.70	66,002.08	488.62	274,966.74	271,608.32	3,358.42	799,625.00

Expense

Administrative							
51075 - CPA-Audit-Tax	583.33	583.33	-	8,652.52	2,333.32	(6,319.20)	7,000.00
51080 - Legal Fees	-	333.33	333.33	3,127.62	1,333.32	(1,794.30)	4,000.00
51085 - Annual Report	-	-	-	81.25	-	(81.25)	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	8,666.68	8,666.68	-	26,000.00
51115 - Office Supplies/Other Exp.	728.82	640.42	(88.40)	4,693.26	2,561.68	(2,131.58)	7,685.00
51150 - Website & Technology	71.50	76.67	5.17	346.00	306.68	(39.32)	920.00
51160 - Reserve Study	-	100.00	100.00	-	400.00	400.00	1,200.00
51165 - Federal Income Tax	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
Total Administrative	3,550.32	4,483.75	933.43	25,567.33	17,935.00	(7,632.33)	53,905.00

Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	667.89	333.32	(334.57)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	1,222.40	1,433.32	210.92	4,300.00
52045 - Dog Park Maintenance	(657.13)	150.00	807.13	4,576.12	600.00	(3,976.12)	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	768.72	416.67	(352.05)	2,036.72	1,666.68	(370.04)	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	2,200.00	2,333.32	133.32	7,000.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	134.02	333.32	199.30	1,000.00
Total Amenity/Pool Areas	967.19	1,674.99	707.80	10,837.15	6,699.96	(4,137.19)	20,300.00

Common Area							
53015 - Building Repair & Maintenance	100.82	1,083.33	982.51	1,254.94	4,333.32	3,078.38	13,000.00
53115 - Exterminating - Commons	81.00	66.67	(14.33)	324.00	266.68	(57.32)	800.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	7,132.08	833.32	(6,298.76)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	-	800.00	800.00	2,400.00

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Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
Total Common Area	181.82	1,558.33	1,376.51	8,711.02	6,233.32	(2,477.70)	18,700.00
Gate							
54000 - Gate - Contract	295.00	305.00	10.00	1,230.00	1,220.00	(10.00)	3,660.00
54015 - Gate Telephones	623.27	583.33	(39.94)	2,509.01	2,333.32	(175.69)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	166.68	166.68	500.00
54030 - Gate Repair	-	616.67	616.67	-	2,466.68	2,466.68	7,400.00
Total Gate	918.27	1,546.67	628.40	3,739.01	6,186.68	2,447.67	18,560.00
Insurance							
55025 - General, Property & Liability	3,349.73	3,382.50	32.77	13,693.92	13,530.00	(163.92)	40,590.00
Total Insurance	3,349.73	3,382.50	32.77	13,693.92	13,530.00	(163.92)	40,590.00
Landscape							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	60,431.92	60,433.32	1.40	181,300.00
56020 - Irrigation - Contract	-	240.83	240.83	-	963.32	963.32	2,890.00
56025 - Irrigation - R&M	427.00	1,083.33	656.33	2,393.01	4,333.32	1,940.31	13,000.00
56035 - Landscape Replace & Maint.	11,132.60	3,866.67	(7,265.93)	12,276.60	15,466.68	3,190.08	46,400.00
56040 - Ponds/Wetlands/Water	977.94	1,025.00	47.06	3,911.66	4,100.00	188.34	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
Total Landscape	27,645.52	21,657.49	(5,988.03)	79,013.19	86,629.96	7,616.77	259,890.00
Utilities							
57010 - Electricity	1,530.15	1,333.33	(196.82)	7,128.72	5,333.32	(1,795.40)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	766.68	766.68	2,300.00
57100 - Water and Wastewater	(99.20)	166.67	265.87	750.86	666.68	(84.18)	2,000.00
Total Utilities	1,430.95	1,691.67	260.72	7,879.58	6,766.68	(1,112.90)	20,300.00
Villa Lots							
81100 - Property Insurance - Villas	9,124.67	11,666.67	2,542.00	41,861.68	46,666.68	4,805.00	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	8,333.32	8,333.32	-	25,000.00
81400 - Building Repair & Maint. - Villas	397.00	1,250.00	853.00	647.00	5,000.00	4,353.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	5,364.00	4,966.68	(397.32)	14,900.00
Total Villa Lots	12,946.00	16,241.67	3,295.67	56,206.00	64,966.68	8,760.68	194,900.00
Prior Year Expenses							
81550 - Prior Year Adjustment	-	-	-	2,754.00	-	(2,754.00)	-
Total Prior Year Expenses	-	-	-	2,754.00	-	(2,754.00)	-
Reserve Expense							
92100 - Common Area Reserves	4,873.33	4,873.33	-	19,493.32	19,493.32	-	58,480.00
92400 - Villa Reserves	9,500.00	9,500.00	-	38,000.00	38,000.00	-	114,000.00
Total Reserve Expense	14,373.33	14,373.33	-	57,493.32	57,493.32	-	172,480.00
Total Expense	65,363.13	66,610.40	1,247.27	265,894.52	266,441.60	547.08	799,625.00
Net Income (Loss)	1,127.57	(608.32)	1,735.89	9,072.22	5,166.72	3,905.50	-