

Verona Reserve Community Association, Inc.

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	\$137,478.52		\$137,478.52
11119 - Alliance Reserve		\$456,534.35	\$456,534.35
11120 - Alliance Villa Ins. Deductible	\$33,870.69		\$33,870.69
11121 - Alliance -Villa Special Assessment 2026	\$145,008.68		\$145,008.68
11123 - Valley Bank		\$216,464.24	\$216,464.24
11124 - American Momentum - CD 10/2026		\$274,016.37	\$274,016.37
Total Cash	\$316,357.89	\$947,014.96	\$1,263,372.85
Accounts Receivables			
12000 - Accounts Receivable	\$7,727.72		\$7,727.72
Total Accounts Receivables	\$7,727.72		\$7,727.72
Prepays			
13000 - Prepaid Insurance	\$124,743.99		\$124,743.99
13005 - Prepaid Expenses Other	\$16,484.98		\$16,484.98
Total Prepays	\$141,228.97		\$141,228.97
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	\$466,352.39	\$947,014.96	\$1,413,367.35

Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$6,913.23		\$6,913.23
20105 - Accrued Audit Fees.	\$816.66		\$816.66
20115 - Accrued Payables	\$695.17		\$695.17
20130 - Prepaid Assessments	\$57,973.48		\$57,973.48
20211 - Income Tax Payable	\$7,271.00		\$7,271.00
Total Liability	\$73,669.54		\$73,669.54

Villa Special Assessment 2026

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	\$8.68		\$8.68

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Total Villa Special Assessment 2026	\$149,008.68		\$149,008.68
Villa Liability			
20225 - Insurance Villa due to Reserve	\$91,246.66		\$91,246.66
20226 - Insurance Villa Insurance Renewal		(\$91,246.66)	(\$91,246.66)
20230 - Insurance Villa Insurance Deductible	\$23,966.66		\$23,966.66
Total Villa Liability	\$115,213.32	(\$91,246.66)	\$23,966.66
Reserves - Villa			
32015 - Villa Reserve Interest- Prior Years		\$42,388.71	\$42,388.71
32020 - Villa Reserve Interest- Current Year		\$2,570.82	\$2,570.82
39100 - Pooled Villa Reserve		\$562,811.38	\$562,811.38
Total Reserves - Villa		\$607,770.91	\$607,770.91
Reserves - Common			
32000 - Common Reserve Interest - Prior Years		\$36,643.51	\$36,643.51
32005 - Common Reserve Interest - Current Year		\$2,106.66	\$2,106.66
39000 - Common Area Reserves		\$391,740.54	\$391,740.54
Total Reserves - Common		\$430,490.71	\$430,490.71
Net Income			
39901 - Net income	(\$6,325.30)		(\$6,325.30)
39905 - Prior Year Net Inc./Loss	\$134,786.15		\$134,786.15
Total Net Income	\$128,460.85		\$128,460.85
Total Liabilities / Equity	\$466,352.39	\$947,014.96	\$1,413,367.35

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	69,252.00	69,107.50	144.50	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	32,483.34	32,483.34	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	9,746.66	9,746.66	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	19,000.00	19,000.00	-	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	995.00	1,666.66	(671.66)	10,000.00
44000 - Administrative Fees	100.00	-	100.00	100.00	-	100.00	-
44005 - Late Fees	175.00	-	175.00	658.95	-	658.95	-
44010 - Owner Interest	89.29	-	89.29	219.33	-	219.33	-
44015 - Owner NSF Fees	15.00	-	15.00	35.00	-	35.00	-
44055 - Gate Key Cards	244.00	-	244.00	305.00	-	305.00	-
44070 - Interest - Cash Accounts	4.40	-	4.40	11.51	-	11.51	-
44071 - Interest - Villa Insurance Deductible	53.06	-	53.06	108.10	-	108.10	-
Total Income	66,916.75	66,002.08	914.67	140,008.68	139,604.16	404.52	799,625.00
Expense							
Administrative							
51075 - CPA-Audit-Tax	583.33	583.33	-	7,485.86	1,166.66	(6,319.20)	7,000.00
51080 - Legal Fees	2,183.00	333.33	(1,849.67)	2,183.00	666.66	(1,516.34)	4,000.00
51085 - Annual Report	-	-	-	-	-	-	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	4,333.34	4,333.34	-	26,000.00
51115 - Office Supplies/Other Exp.	1,657.69	640.42	(1,017.27)	2,104.23	1,280.84	(823.39)	7,685.00
51150 - Website & Technology	118.50	76.67	(41.83)	210.00	153.34	(56.66)	920.00
51160 - Reserve Study	-	100.00	100.00	-	200.00	200.00	1,200.00
51165 - Federal Income Tax	7,271.00	583.33	(6,687.67)	7,271.00	1,166.66	(6,104.34)	7,000.00
Total Administrative	13,980.19	4,483.75	(9,496.44)	23,587.43	8,967.50	(14,619.93)	53,905.00
Amenity/Pool Areas							
52020 - Social Events	238.35	83.33	(155.02)	514.32	166.66	(347.66)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	611.20	716.66	105.46	4,300.00
52045 - Dog Park Maintenance	4,896.98	150.00	(4,746.98)	5,181.85	300.00	(4,881.85)	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	1,100.00	1,166.66	66.66	7,000.00
52200 - Amenity / Pool Supplies	134.02	83.33	(50.69)	134.02	166.66	32.64	1,000.00
Total Amenity/Pool Areas	6,124.95	1,674.99	(4,449.96)	7,541.39	3,349.98	(4,191.41)	20,300.00
Common Area							
53015 - Building Repair & Maintenance	535.00	1,083.33	548.33	535.00	2,166.66	1,631.66	13,000.00
53115 - Exterminating - Commons	99.00	66.67	(32.33)	198.00	133.34	(64.66)	800.00
53155 - Entry Repair & Maintenance	3,670.00	208.33	(3,461.67)	4,642.10	416.66	(4,225.44)	2,500.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
53160 - Walls and Fences	-	200.00	200.00	-	400.00	400.00	2,400.00
Total Common Area	4,304.00	1,558.33	(2,745.67)	5,375.10	3,116.66	(2,258.44)	18,700.00
Gate							
54000 - Gate - Contract	295.00	305.00	10.00	640.00	610.00	(30.00)	3,660.00
54015 - Gate Telephones	627.10	583.33	(43.77)	1,252.18	1,166.66	(85.52)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	83.34	83.34	500.00
54030 - Gate Repair	-	616.67	616.67	-	1,233.34	1,233.34	7,400.00
Total Gate	922.10	1,546.67	624.57	1,892.18	3,093.34	1,201.16	18,560.00
Insurance							
55025 - General, Property & Liability	3,644.73	3,382.50	(262.23)	6,994.46	6,765.00	(229.46)	40,590.00
Total Insurance	3,644.73	3,382.50	(262.23)	6,994.46	6,765.00	(229.46)	40,590.00
Landscape							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	30,215.96	30,216.66	.70	181,300.00
56020 - Irrigation - Contract	-	240.83	240.83	-	481.66	481.66	2,890.00
56025 - Irrigation - R&M	581.19	1,083.33	502.14	1,639.02	2,166.66	527.64	13,000.00
56035 - Landscape Replace & Maint.	625.00	3,866.67	3,241.67	625.00	7,733.34	7,108.34	46,400.00
56040 - Ponds/Wetlands/Water	977.89	1,025.00	47.11	1,955.78	2,050.00	94.22	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	666.66	666.66	4,000.00
Total Landscape	17,292.06	21,657.49	4,365.43	34,435.76	43,314.98	8,879.22	259,890.00
Utilities							
57010 - Electricity	1,984.35	1,333.33	(651.02)	3,969.59	2,666.66	(1,302.93)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	383.34	383.34	2,300.00
57100 - Water and Wastewater	326.41	166.67	(159.74)	576.41	333.34	(243.07)	2,000.00
Total Utilities	2,310.76	1,691.67	(619.09)	4,546.00	3,383.34	(1,162.66)	20,300.00
Villa Lots							
81100 - Property Insurance - Villas	14,487.67	11,666.67	(2,821.00)	23,612.34	23,333.34	(279.00)	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	4,166.66	4,166.66	-	25,000.00
81400 - Building Repair & Maint. - Villas	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	2,682.00	2,483.34	(198.66)	14,900.00
Total Villa Lots	17,912.00	16,241.67	(1,670.33)	30,461.00	32,483.34	2,022.34	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	-	9,746.66	9,746.66	-	58,480.00
92400 - Villa Reserves	9,500.00	9,500.00	-	19,000.00	19,000.00	-	114,000.00
Total Reserve Expense	14,373.33	14,373.33	-	28,746.66	28,746.66	-	172,480.00
Total Expense	80,864.12	66,610.40	(14,253.72)	146,333.98	133,220.80	(13,113.18)	799,625.00

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Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income (Loss)	(13,947.37)	(608.32)	(13,339.05)	(6,325.30)	6,383.36	(12,708.66)	-
Net Total	(13,947.37)	(608.32)	(13,339.05)	(6,325.30)	6,383.36	(12,708.66)	-