

Verona Reserve Community Association, Inc.

Balance Sheet as of 3/31/2026

| Assets | Operating | Reserve | Total |
|--|---------------------|---------------------|-----------------------|
| Cash | | | |
| 11100 - Alliance Operating | \$168,286.02 | | \$168,286.02 |
| 11119 - Alliance Reserve | | \$130,336.06 | \$130,336.06 |
| 11120 - Alliance Villa Ins. Deductible | \$35,612.92 | | \$35,612.92 |
| 11123 - Valley Bank | | \$216,777.00 | \$216,777.00 |
| 11124 - American Momentum - CD 10/2026 | | \$274,016.37 | \$274,016.37 |
| 11130 - Alliance Villa SA CDARS 6/2026 | \$145,003.95 | | \$145,003.95 |
| 11131 - Alliance Reserve CDARS 9/2026 | | \$350,000.00 | \$350,000.00 |
| Total Cash | \$348,902.89 | \$971,129.43 | \$1,320,032.32 |
| Accounts Receivables | | | |
| 12000 - Accounts Receivable | \$5,264.92 | | \$5,264.92 |
| Total Accounts Receivables | \$5,264.92 | | \$5,264.92 |
| Prepays | | | |
| 13000 - Prepaid Insurance | \$112,269.59 | | \$112,269.59 |
| 13005 - Prepaid Expenses Other | \$15,107.98 | | \$15,107.98 |
| Total Prepays | \$127,377.57 | | \$127,377.57 |
| Other | | | |
| 14000 - Deposits - Utilities | \$129.00 | | \$129.00 |
| 14025 - Due from Other | \$908.81 | | \$908.81 |
| 14065 - Interfund Transfer | | (\$6,658.15) | (\$6,658.15) |
| Total Other | \$1,037.81 | (\$6,658.15) | (\$5,620.34) |
| Total Assets | \$482,583.19 | \$964,471.28 | \$1,447,054.47 |

Verona Reserve Community Association, Inc.

Balance Sheet as of 3/31/2026

| Liabilities / Equity | Operating | Reserve | Total |
|--|---------------------|----------------------|-----------------------|
| Liability | | | |
| 20100 - Accounts Payable | \$15,083.38 | \$13,000.00 | \$28,083.38 |
| 20105 - Accrued Audit Fees. | \$1,399.99 | | \$1,399.99 |
| 20115 - Accrued Payables | \$954.17 | | \$954.17 |
| 20130 - Prepaid Assessments | \$65,234.19 | | \$65,234.19 |
| Total Liability | \$82,671.73 | \$13,000.00 | \$95,671.73 |
| 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 |
| Total Villa Special Assessment 2026 | \$149,008.68 | | \$149,008.68 |
| Villa Liability | | | |
| 20225 - Insurance Villa due to Reserve | \$82,121.99 | | \$82,121.99 |
| 20226 - Insurance Villa Insurance Renewal | | (\$82,121.99) | (\$82,121.99) |
| 20230 - Insurance Villa Insurance Deductible | \$26,049.99 | | \$26,049.99 |
| Total Villa Liability | \$108,171.98 | (\$82,121.99) | \$26,049.99 |
| Reserves - Villa | | | |
| 32015 - Villa Reserve Interest- Prior Years | | \$42,388.71 | \$42,388.71 |
| 32020 - Villa Reserve Interest- Current Year | | \$2,909.88 | \$2,909.88 |
| 39100 - Pooled Villa Reserve | | \$559,311.38 | \$559,311.38 |
| Total Reserves - Villa | | \$604,609.97 | \$604,609.97 |
| Reserves - Common | | | |
| 32000 - Common Reserve Interest - Prior Years | | \$36,643.51 | \$36,643.51 |
| 32005 - Common Reserve Interest - Current Year | | \$2,384.07 | \$2,384.07 |
| 39000 - Common Area Reserves | | \$389,955.72 | \$389,955.72 |
| Total Reserves - Common | | \$428,983.30 | \$428,983.30 |
| Equity | | | |
| 39901 - Net income | \$7,944.65 | | \$7,944.65 |
| 39905 - Prior Year Net Inc./Loss | \$134,786.15 | | \$134,786.15 |
| Total Equity | \$142,730.80 | | \$142,730.80 |
| Total Liabilities / Equity | \$482,583.19 | \$964,471.28 | \$1,447,054.47 |

Verona Reserve Community Association, Inc.

Reserve Summary For 3/1/2026 - 3/31/2026

| | Beginning Balance | Contributions | Expenditures | Transfers | Ending Balance | Budget | Variance |
|------------------------------|----------------------|--------------------|----------------------|-----------|---------------------|----------|--------------------|
| 39000 - Common Area Reserves | 391,740.54 | 11,531.48 | (13,316.30) | - | 389,955.72 | - | 11,531.48 |
| Net Total | \$391,740.54 | \$11,531.48 | (\$13,316.30) | - | \$389,955.72 | - | \$11,531.48 |

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | 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 | 103,878.00 | 103,661.25 | 216.75 | 414,645.00 |
| 40010 - Villa Benefit Assessment | 16,241.67 | 16,241.67 | - | 48,725.01 | 48,725.01 | - | 194,900.00 |
| 40100 - Reserve - Common Area | 4,873.33 | 4,873.33 | - | 14,619.99 | 14,619.99 | - | 58,480.00 |
| 40200 - Reserve - Villa | 9,500.00 | 9,500.00 | - | 28,500.00 | 28,500.00 | - | 114,000.00 |
| 43010 - Jacaranda Commons Income | - | - | - | 7,093.79 | 7,600.00 | (506.21) | 7,600.00 |
| 43099 - Resale Capital Contribution | 2,985.00 | 833.33 | 2,151.67 | 3,980.00 | 2,499.99 | 1,480.01 | 10,000.00 |
| 44000 - Administrative Fees | (100.00) | - | (100.00) | - | - | - | - |
| 44005 - Late Fees | 150.00 | - | 150.00 | 808.95 | - | 808.95 | - |
| 44010 - Owner Interest | 65.09 | - | 65.09 | 284.42 | - | 284.42 | - |
| 44015 - Owner NSF Fees | - | - | - | 35.00 | - | 35.00 | - |
| 44055 - Gate Key Cards | 61.00 | - | 61.00 | 366.00 | - | 366.00 | - |
| 44070 - Interest - Cash Accounts | 3.10 | - | 3.10 | 14.61 | - | 14.61 | - |
| 44071 - Interest - Villa Insurance Deductible | 62.17 | - | 62.17 | 170.27 | - | 170.27 | - |
| Total Income | 68,467.36 | 66,002.08 | 2,465.28 | 208,476.04 | 205,606.24 | 2,869.80 | 799,625.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 51075 - CPA-Audit-Tax | 583.33 | 583.33 | - | 8,069.19 | 1,749.99 | (6,319.20) | 7,000.00 |
| 51080 - Legal Fees | 944.62 | 333.33 | (611.29) | 3,127.62 | 999.99 | (2,127.63) | 4,000.00 |
| 51085 - Annual Report | 81.25 | - | (81.25) | 81.25 | - | (81.25) | 100.00 |
| 51100 - Management Service Contract | 2,166.67 | 2,166.67 | - | 6,500.01 | 6,500.01 | - | 26,000.00 |
| 51115 - Office Supplies/Other Exp. | 1,860.21 | 640.42 | (1,219.79) | 3,964.44 | 1,921.26 | (2,043.18) | 7,685.00 |
| 51150 - Website & Technology | 64.50 | 76.67 | 12.17 | 274.50 | 230.01 | (44.49) | 920.00 |
| 51160 - Reserve Study | - | 100.00 | 100.00 | - | 300.00 | 300.00 | 1,200.00 |
| 51165 - Federal Income Tax | (7,271.00) | 583.33 | 7,854.33 | - | 1,749.99 | 1,749.99 | 7,000.00 |
| Total Administrative | (1,570.42) | 4,483.75 | 6,054.17 | 22,017.01 | 13,451.25 | (8,565.76) | 53,905.00 |
| Amenity/Pool Areas | | | | | | | |
| 52020 - Social Events | 153.57 | 83.33 | (70.24) | 667.89 | 249.99 | (417.90) | 1,000.00 |
| 52025 - Cabana Maintenance - Contract | 305.60 | 358.33 | 52.73 | 916.80 | 1,074.99 | 158.19 | 4,300.00 |
| 52045 - Dog Park Maintenance | 51.40 | 150.00 | 98.60 | 5,233.25 | 450.00 | (4,783.25) | 1,800.00 |
| 52175 - Pool Permits | - | - | - | - | - | - | 200.00 |
| 52190 - Pool Repairs & Maintenance | 1,268.00 | 416.67 | (851.33) | 1,268.00 | 1,250.01 | (17.99) | 5,000.00 |
| 52195 - Pool Maintenance -Contract | 550.00 | 583.33 | 33.33 | 1,650.00 | 1,749.99 | 99.99 | 7,000.00 |
| 52200 - Amenity / Pool Supplies | - | 83.33 | 83.33 | 134.02 | 249.99 | 115.97 | 1,000.00 |
| Total Amenity/Pool Areas | 2,328.57 | 1,674.99 | (653.58) | 9,869.96 | 5,024.97 | (4,844.99) | 20,300.00 |
| Common Area | | | | | | | |
| 53015 - Building Repair & Maintenance | 619.12 | 1,083.33 | 464.21 | 1,154.12 | 3,249.99 | 2,095.87 | 13,000.00 |
| 53115 - Exterminating - Commons | 45.00 | 66.67 | 21.67 | 243.00 | 200.01 | (42.99) | 800.00 |
| 53155 - Entry Repair & Maintenance | 2,489.98 | 208.33 | (2,281.65) | 7,132.08 | 624.99 | (6,507.09) | 2,500.00 |

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Expense | | | | | | | |
| 53160 - Walls and Fences | - | 200.00 | 200.00 | - | 600.00 | 600.00 | 2,400.00 |
| Total Common Area | 3,154.10 | 1,558.33 | (1,595.77) | 8,529.20 | 4,674.99 | (3,854.21) | 18,700.00 |
| Gate | | | | | | | |
| 54000 - Gate - Contract | 295.00 | 305.00 | 10.00 | 935.00 | 915.00 | (20.00) | 3,660.00 |
| 54015 - Gate Telephones | 633.56 | 583.33 | (50.23) | 1,885.74 | 1,749.99 | (135.75) | 7,000.00 |
| 54025 - Gate Transmitters/Clickers | - | 41.67 | 41.67 | - | 125.01 | 125.01 | 500.00 |
| 54030 - Gate Repair | - | 616.67 | 616.67 | - | 1,850.01 | 1,850.01 | 7,400.00 |
| Total Gate | 928.56 | 1,546.67 | 618.11 | 2,820.74 | 4,640.01 | 1,819.27 | 18,560.00 |
| Insurance | | | | | | | |
| 55025 - General, Property & Liability | 3,349.73 | 3,382.50 | 32.77 | 10,344.19 | 10,147.50 | (196.69) | 40,590.00 |
| Total Insurance | 3,349.73 | 3,382.50 | 32.77 | 10,344.19 | 10,147.50 | (196.69) | 40,590.00 |
| Landscape | | | | | | | |
| 56000 - Landscape - Contract | 15,107.98 | 15,108.33 | .35 | 45,323.94 | 45,324.99 | 1.05 | 181,300.00 |
| 56020 - Irrigation - Contract | - | 240.83 | 240.83 | - | 722.49 | 722.49 | 2,890.00 |
| 56025 - Irrigation - R&M | 326.99 | 1,083.33 | 756.34 | 1,966.01 | 3,249.99 | 1,283.98 | 13,000.00 |
| 56035 - Landscape Replace & Maint. | 519.00 | 3,866.67 | 3,347.67 | 1,144.00 | 11,600.01 | 10,456.01 | 46,400.00 |
| 56040 - Ponds/Wetlands/Water | 977.94 | 1,025.00 | 47.06 | 2,933.72 | 3,075.00 | 141.28 | 12,300.00 |
| 56045 - Ponds Replace/Maint. | - | 333.33 | 333.33 | - | 999.99 | 999.99 | 4,000.00 |
| Total Landscape | 16,931.91 | 21,657.49 | 4,725.58 | 51,367.67 | 64,972.47 | 13,604.80 | 259,890.00 |
| Utilities | | | | | | | |
| 57010 - Electricity | 1,628.98 | 1,333.33 | (295.65) | 5,598.57 | 3,999.99 | (1,598.58) | 16,000.00 |
| 57055 - Wifi / Internet | - | 191.67 | 191.67 | - | 575.01 | 575.01 | 2,300.00 |
| 57100 - Water and Wastewater | 273.65 | 166.67 | (106.98) | 850.06 | 500.01 | (350.05) | 2,000.00 |
| Total Utilities | 1,902.63 | 1,691.67 | (210.96) | 6,448.63 | 5,075.01 | (1,373.62) | 20,300.00 |
| Villa Lots | | | | | | | |
| 81100 - Property Insurance - Villas | 9,124.67 | 11,666.67 | 2,542.00 | 32,737.01 | 35,000.01 | 2,263.00 | 140,000.00 |
| 81200 - Insurance Deductible - Villas | 2,083.33 | 2,083.33 | - | 6,249.99 | 6,249.99 | - | 25,000.00 |
| 81400 - Building Repair & Maint. - Villas | 250.00 | 1,250.00 | 1,000.00 | 250.00 | 3,750.00 | 3,500.00 | 15,000.00 |
| 81500 - Exterminating - Villas | 1,341.00 | 1,241.67 | (99.33) | 4,023.00 | 3,725.01 | (297.99) | 14,900.00 |
| Total Villa Lots | 12,799.00 | 16,241.67 | 3,442.67 | 43,260.00 | 48,725.01 | 5,465.01 | 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 | - | 14,619.99 | 14,619.99 | - | 58,480.00 |
| 92400 - Villa Reserves | 9,500.00 | 9,500.00 | - | 28,500.00 | 28,500.00 | - | 114,000.00 |
| Total Reserve Expense | 14,373.33 | 14,373.33 | - | 43,119.99 | 43,119.99 | - | 172,480.00 |
| Total Expense | 54,197.41 | 66,610.40 | 12,412.99 | 200,531.39 | 199,831.20 | (700.19) | 799,625.00 |

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|-------------------|----------------|----------|-----------|--------------|----------|----------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Net Income (Loss) | 14,269.95 | (608.32) | 14,878.27 | 7,944.65 | 5,775.04 | 2,169.61 | - |
| Net Total | 14,269.95 | (608.32) | 14,878.27 | 7,944.65 | 5,775.04 | 2,169.61 | - |