

Verona Reserve Community Association, Inc.

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	\$141,455.10		\$141,455.10
11119 - Alliance Reserve		\$139,872.55	\$139,872.55
11120 - Alliance Villa Ins. Deductible	\$55,187.88		\$55,187.88
11123 - Valley Bank		\$217,393.75	\$217,393.75
11124 - American Momentum - CD 10/2026		\$275,707.44	\$275,707.44
11130 - Alliance Villa SA CDARS 6/2026		\$146,262.69	\$146,262.69
11131 - Alliance Reserve CDARS 9/2026		\$353,038.27	\$353,038.27
Total Cash	\$196,642.98	\$1,132,274.70	\$1,328,917.68
Accounts Receivables			
12000 - Accounts Receivable	\$6,344.83	\$2,258.47	\$8,603.30
Total Accounts Receivables	\$6,344.83	\$2,258.47	\$8,603.30
Prepays			
13000 - Prepaid Insurance	\$87,320.79		\$87,320.79
13005 - Prepaid Expenses Other	\$2,264.34		\$2,264.34
Total Prepays	\$89,585.13		\$89,585.13
Other			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$908.81		\$908.81
14030 - Insurance Villa Excess Insurance 2026	\$12,710.00		\$12,710.00
14040 - Due From Reserve to Operating	\$1,895.00		\$1,895.00
Total Other	\$15,642.81		\$15,642.81
Total Assets	\$308,215.75	\$1,134,533.17	\$1,442,748.92
Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$3,230.75		\$3,230.75
20105 - Accrued Audit Fees.	\$2,566.65		\$2,566.65
20115 - Accrued Payables	\$3,077.11		\$3,077.11
20130 - Prepaid Assessments	\$48,466.64		\$48,466.64
20140 - Due To Operating		\$1,895.00	\$1,895.00
Total Liability	\$57,341.15	\$1,895.00	\$59,236.15

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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	\$1,267.42	\$1,267.42
Total Villa Special Assessment 2026	\$150,267.42	\$150,267.42

Villa Liability

20225 - Insurance Villa due to Reserve	\$63,872.65		\$63,872.65
20226 - Insurance Villa Insurance Renewal		(\$63,872.65)	(\$63,872.65)
20230 - Insurance Villa Insurance Deductible	\$30,216.65		\$30,216.65
Total Villa Liability	\$94,089.30	(\$63,872.65)	\$30,216.65

Villa Excess Insurance 2026

20235 - Insurance Villa Excess Insurance Contributions	\$12,710.00	\$12,710.00
Total Villa Excess Insurance 2026	\$12,710.00	\$12,710.00

Reserves - Villa

32015 - Villa Reserve Interest- Prior Years	\$42,388.71	\$42,388.71
32020 - Villa Reserve Interest- Current Year	\$4,262.87	\$4,262.87
39100 - Pooled Villa Reserve	\$563,916.38	\$563,916.38
Total Reserves - Villa	\$610,567.96	\$610,567.96

Reserves - Common

32000 - Common Reserve Interest - Prior Years	\$36,643.51	\$36,643.51
32005 - Common Reserve Interest - Current Year	\$6,850.46	\$6,850.46
39000 - Common Area Reserves	\$392,181.47	\$392,181.47
Total Reserves - Common	\$435,675.44	\$435,675.44

Equity

39901 - Net income	\$9,289.15	\$9,289.15
39905 - Prior Year Net Inc./Loss	\$134,786.15	\$134,786.15

Total Equity	\$144,075.30	\$144,075.30
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Total Liabilities / Equity	\$308,215.75	\$1,134,533.17	\$1,442,748.92
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Verona Reserve Community Association, Inc.

Reserve Summary For 5/1/2026 - 5/31/2026

	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	5,743.46	2,459.99	(1,352.99)	-	6,850.46	-	2,459.99
32015 - Villa Reserve Interest- Prior Years	42,388.71	-	-	-	42,388.71	-	-
32020 - Villa Reserve Interest- Current Year	2,909.88	1,352.99	-	-	4,262.87	-	1,352.99
39000 - Common Area Reserves	387,308.14	4,873.33	-	-	392,181.47	-	4,873.33
39100 - Pooled Villa Reserve	554,416.38	9,500.00	-	-	563,916.38	-	9,500.00
Net Total	\$1,029,410.08	\$18,186.31	(\$1,352.99)	-	\$1,046,243.40	-	\$18,186.31

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	173,130.00	172,768.75	361.25	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	81,208.35	81,208.35	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	24,366.65	24,366.65	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	47,500.00	47,500.00	-	114,000.00
43010 - Jacaranda Commons Income	-	-	-	7,093.79	7,600.00	(506.21)	7,600.00
43099 - Resale Capital Contribution	-	833.33	(833.33)	4,975.00	4,166.65	808.35	10,000.00
44005 - Late Fees	14.99	-	14.99	948.94	-	948.94	-
44010 - Owner Interest	54.74	-	54.74	400.62	-	400.62	-
44015 - Owner NSF Fees	25.00	-	25.00	60.00	-	60.00	-
44055 - Gate Key Cards	122.00	-	122.00	488.00	-	488.00	-
44070 - Interest - Cash Accounts	3.22	-	3.22	21.27	-	21.27	-
44071 - Interest - Villa Insurance Deductible	91.50	-	91.50	326.57	-	326.57	-
44085 - Legal Fee Reimbursement	984.24	-	984.24	984.24	-	984.24	-
Total Income	66,536.69	66,002.08	534.61	341,503.43	337,610.40	3,893.03	799,625.00
Expense							
Administrative							
51075 - CPA-Audit-Tax	583.33	583.33	-	9,235.85	2,916.65	(6,319.20)	7,000.00
51080 - Legal Fees	399.62	333.33	(66.29)	3,527.24	1,666.65	(1,860.59)	4,000.00
51085 - Annual Report	-	100.00	100.00	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	10,833.35	10,833.35	-	26,000.00
51115 - Office Supplies/Other Exp.	483.79	640.42	156.63	5,177.05	3,202.10	(1,974.95)	7,685.00
51150 - Website & Technology	96.50	76.67	(19.83)	442.50	383.35	(59.15)	920.00
51160 - Reserve Study	600.00	100.00	(500.00)	600.00	500.00	(100.00)	1,200.00
51165 - Federal Income Tax	-	583.33	583.33	-	2,916.65	2,916.65	7,000.00
Total Administrative	4,329.91	4,583.75	253.84	29,897.24	22,518.75	(7,378.49)	53,905.00
Amenity/Pool Areas							
52020 - Social Events	237.76	83.33	(154.43)	905.65	416.65	(489.00)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	1,528.00	1,791.65	263.65	4,300.00
52045 - Dog Park Maintenance	1,954.98	150.00	(1,804.98)	6,531.10	750.00	(5,781.10)	1,800.00
52175 - Pool Permits	-	200.00	200.00	-	200.00	200.00	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	2,036.72	2,083.35	46.63	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	2,750.00	2,916.65	166.65	7,000.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	134.02	416.65	282.63	1,000.00
Total Amenity/Pool Areas	3,048.34	1,874.99	(1,173.35)	13,885.49	8,574.95	(5,310.54)	20,300.00
Common Area							
53015 - Building Repair & Maintenance	-	1,083.33	1,083.33	1,254.94	5,416.65	4,161.71	13,000.00
53115 - Exterminating - Commons	45.00	66.67	21.67	369.00	333.35	(35.65)	800.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	7,132.08	1,041.65	(6,090.43)	2,500.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

Expense	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
53160 - Walls and Fences	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
Total Common Area	45.00	1,558.33	1,513.33	8,756.02	7,791.65	(964.37)	18,700.00
Gate							
54000 - Gate - Contract	295.00	305.00	10.00	1,525.00	1,525.00	-	3,660.00
54015 - Gate Telephones	679.69	583.33	(96.36)	3,188.70	2,916.65	(272.05)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	208.35	208.35	500.00
54030 - Gate Repair	100.00	616.67	516.67	100.00	3,083.35	2,983.35	7,400.00
Total Gate	1,074.69	1,546.67	471.98	4,813.70	7,733.35	2,919.65	18,560.00
Insurance							
55025 - General, Property & Liability	3,349.73	3,382.50	32.77	17,043.65	16,912.50	(131.15)	40,590.00
Total Insurance	3,349.73	3,382.50	32.77	17,043.65	16,912.50	(131.15)	40,590.00
Landscape							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	75,539.90	75,541.65	1.75	181,300.00
56020 - Irrigation - Contract	-	240.83	240.83	-	1,204.15	1,204.15	2,890.00
56025 - Irrigation - R&M	92.00	1,083.33	991.33	2,485.01	5,416.65	2,931.64	13,000.00
56035 - Landscape Replace & Maint.	9,197.50	3,866.67	(5,330.83)	21,474.10	19,333.35	(2,140.75)	46,400.00
56040 - Ponds/Wetlands/Water	1,061.87	1,025.00	(36.87)	4,973.53	5,125.00	151.47	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
Total Landscape	25,459.35	21,657.49	(3,801.86)	104,472.54	108,287.45	3,814.91	259,890.00
Utilities							
57010 - Electricrty	1,517.13	1,333.33	(183.80)	8,645.85	6,666.65	(1,979.20)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	958.35	958.35	2,300.00
57100 - Water and Wastewater	139.28	166.67	27.39	890.14	833.35	(56.79)	2,000.00
Total Utilities	1,656.41	1,691.67	35.26	9,535.99	8,458.35	(1,077.64)	20,300.00
Villa Lots							
81100 - Property Insurance - Villas	9,124.67	11,666.67	2,542.00	50,986.35	58,333.35	7,347.00	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	10,416.65	10,416.65	-	25,000.00
81400 - Building Repair & Maint. - Villas	434.00	1,250.00	816.00	1,081.00	6,250.00	5,169.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	6,705.00	6,208.35	(496.65)	14,900.00
Total Villa Lots	12,983.00	16,241.67	3,258.67	69,189.00	81,208.35	12,019.35	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	-	24,366.65	24,366.65	-	58,480.00
92400 - Villa Reserves	9,500.00	9,500.00	-	47,500.00	47,500.00	-	114,000.00
Total Reserve Expense	14,373.33	14,373.33	-	71,866.65	71,866.65	-	172,480.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
Total Expense	66,319.76	66,910.40	590.64	332,214.28	333,352.00	1,137.72	799,625.00
Net Income (Loss)	216.93	(908.32)	1,125.25	9,289.15	4,258.40	5,030.75	-
Net Total	216.93	(908.32)	1,125.25	9,289.15	4,258.40	5,030.75	-