

Verona Reserve Community Association, Inc.

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	\$148,285.66		\$148,285.66
11119 - Alliance Reserve		\$185,568.28	\$185,568.28
11120 - Alliance Villa Ins. Deductible	\$64,649.69		\$64,649.69
11123 - Valley Bank		\$218,012.24	\$218,012.24
11124 - American Momentum - CD 10/2026		\$276,570.84	\$276,570.84
11130 - Alliance Villa SA CDARS 12/2026		\$147,076.14	\$147,076.14
11131 - Alliance Reserve CDARS 9/2026		\$355,159.81	\$355,159.81
Total Cash	\$212,935.35	\$1,182,387.31	\$1,395,322.66
Accounts Receivables			
12000 - Accounts Receivable	\$3,241.53	\$2,258.47	\$5,500.00
Total Accounts Receivables	\$3,241.53	\$2,258.47	\$5,500.00
Prepays			
13000 - Prepaid Insurance	\$62,371.99		\$62,371.99
13005 - Prepaid Expenses Other	\$2,171.17		\$2,171.17
Total Prepays	\$64,543.16		\$64,543.16
Other			
14000 - Deposits - Utilities	\$129.00		\$129.00
14025 - Due from Other	\$908.81		\$908.81
14030 - Insurance Villa Excess Insurance 2026	\$17,794.00		\$17,794.00
Total Other	\$18,831.81		\$18,831.81
Total Assets	\$299,551.85	\$1,184,645.78	\$1,484,197.63
Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	\$4,037.30		\$4,037.30
20105 - Accrued Audit Fees.	\$3,733.31		\$3,733.31
20115 - Accrued Payables	\$2,594.67		\$2,594.67
20130 - Prepaid Assessments	\$56,594.81		\$56,594.81
Total Liability	\$66,960.09		\$66,960.09
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	\$2,080.87	\$2,080.87
Total Villa Special Assessment 2026	\$151,080.87	\$151,080.87

Villa Liability

20225 - Insurance Villa due to Reserve	\$45,623.31		\$45,623.31
20226 - Insurance Villa Insurance Renewal		(\$45,623.31)	(\$45,623.31)
20230 - Insurance Villa Insurance Deductible	\$34,383.31		\$34,383.31
Total Villa Liability	\$80,006.62	(\$45,623.31)	\$34,383.31

Villa Excess Insurance 2026

20235 - Insurance Villa Excess Insurance Contributions	\$17,794.00	\$17,794.00
Total Villa Excess Insurance 2026	\$17,794.00	\$17,794.00

Reserves - Villa

32015 - Villa Reserve Interest- Prior Years	\$42,388.71	\$42,388.71
32020 - Villa Reserve Interest- Current Year	\$6,571.86	\$6,571.86
39100 - Pooled Villa Reserve	\$582,916.38	\$582,916.38
Total Reserves - Villa	\$631,876.95	\$631,876.95

Reserves - Common

32000 - Common Reserve Interest - Prior Years	\$36,643.51	\$36,643.51
32005 - Common Reserve Interest - Current Year	\$8,739.63	\$8,739.63
39000 - Common Area Reserves	\$401,928.13	\$401,928.13
Total Reserves - Common	\$447,311.27	\$447,311.27

Equity

39901 - Net income	\$34.99	\$34.99
39905 - Prior Year Net Inc./Loss	\$134,786.15	\$134,786.15
Total Equity	\$134,821.14	\$134,821.14

Total Liabilities / Equity	\$299,581.85	\$1,184,645.78	\$1,484,227.63
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Verona Reserve Community Association, Inc.

Reserve Summary For 7/1/2026 - 7/31/2026

	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	7,967.07	1,716.81	(944.25)	-	8,739.63	-	1,716.81
32015 - Villa Reserve Interest- Prior Years	42,388.71	-	-	-	42,388.71	-	-
32020 - Villa Reserve Interest- Current Year	5,627.61	944.25	-	-	6,571.86	-	944.25
39000 - Common Area Reserves	397,054.80	4,873.33	-	-	401,928.13	-	4,873.33
39100 - Pooled Villa Reserve	573,416.38	9,500.00	-	-	582,916.38	-	9,500.00
Net Total	\$1,063,098.08	\$17,034.39	(\$944.25)	-	\$1,079,188.22	-	\$17,034.39

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	242,382.00	241,876.25	505.75	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	113,691.69	113,691.69	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	34,113.31	34,113.31	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	66,500.00	66,500.00	-	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	6,965.00	5,833.31	1,131.69	10,000.00
44005 - Late Fees	125.00	-	125.00	1,173.94	-	1,173.94	-
44010 - Owner Interest	36.32	-	36.32	499.47	-	499.47	-
44015 - Owner NSF Fees	(10.00)	-	(10.00)	65.00	-	65.00	-
44055 - Gate Key Cards	61.00	-	61.00	549.00	-	549.00	-
44070 - Interest - Cash Accounts	3.12	-	3.12	27.44	-	27.44	-
44071 - Interest - Villa Insurance Deductible	112.37	-	112.37	537.72	-	537.72	-
44085 - Legal Fee Reimbursement	-	-	-	1,517.12	-	1,517.12	-
Total Income	66,563.81	66,002.08	561.73	475,115.48	469,614.56	5,500.92	799,625.00

Expense

Administrative

51075 - CPA-Audit-Tax	583.33	583.33	-	10,402.51	4,083.31	(6,319.20)	7,000.00
51080 - Legal Fees	6,899.43	333.33	(6,566.10)	10,426.67	2,333.31	(8,093.36)	4,000.00
51085 - Annual Report	-	-	-	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	15,166.69	15,166.69	-	26,000.00
51115 - Office Supplies/Other Exp.	518.50	640.42	121.92	6,290.87	4,482.94	(1,807.93)	7,685.00
51150 - Website & Technology	121.50	76.67	(44.83)	880.89	536.69	(344.20)	920.00
51160 - Reserve Study	-	100.00	100.00	1,200.00	700.00	(500.00)	1,200.00
51165 - Federal Income Tax	-	583.33	583.33	-	4,083.31	4,083.31	7,000.00
Total Administrative	10,289.43	4,483.75	(5,805.68)	44,448.88	31,486.25	(12,962.63)	53,905.00

Amenity/Pool Areas

52020 - Social Events	-	83.33	83.33	905.65	583.31	(322.34)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	2,139.20	2,508.31	369.11	4,300.00
52045 - Dog Park Maintenance	333.32	150.00	(183.32)	7,284.82	1,050.00	(6,234.82)	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	29.50	416.67	387.17	2,066.22	2,916.69	850.47	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	3,850.00	4,083.31	233.31	7,000.00
52200 - Amenity / Pool Supplies	53.52	83.33	29.81	187.54	583.31	395.77	1,000.00
Total Amenity/Pool Areas	1,271.94	1,674.99	403.05	16,633.78	11,924.93	(4,708.85)	20,300.00

Common Area

53015 - Building Repair & Maintenance	243.23	1,083.33	840.10	4,559.81	7,583.31	3,023.50	13,000.00
53115 - Exterminating - Commons	81.00	66.67	(14.33)	513.00	466.69	(46.31)	800.00
53155 - Entry Repair & Maintenance	(913.23)	208.33	1,121.56	6,218.85	1,458.31	(4,760.54)	2,500.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

Expense	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
53160 - Walls and Fences	-	200.00	200.00	-	1,400.00	1,400.00	2,400.00
Total Common Area	(589.00)	1,558.33	2,147.33	11,291.66	10,908.31	(383.35)	18,700.00
Gate							
54000 - Gate - Contract	295.00	305.00	10.00	2,115.00	2,135.00	20.00	3,660.00
54015 - Gate Telephones	683.01	583.33	(99.68)	4,564.27	4,083.31	(480.96)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	291.69	291.69	500.00
54030 - Gate Repair	830.00	616.67	(213.33)	7,385.00	4,316.69	(3,068.31)	7,400.00
Total Gate	1,808.01	1,546.67	(261.34)	14,064.27	10,826.69	(3,237.58)	18,560.00
Insurance							
55025 - General, Property & Liability	3,349.73	3,382.50	32.77	23,743.11	23,677.50	(65.61)	40,590.00
Total Insurance	3,349.73	3,382.50	32.77	23,743.11	23,677.50	(65.61)	40,590.00
Landscape							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	105,755.86	105,758.31	2.45	181,300.00
56020 - Irrigation - Contract	190.83	240.83	50.00	190.83	1,685.81	1,494.98	2,890.00
56025 - Irrigation - R&M	2,004.79	1,083.33	(921.46)	4,694.60	7,583.31	2,888.71	13,000.00
56035 - Landscape Replace & Maint.	670.00	3,866.67	3,196.67	37,752.63	27,066.69	(10,685.94)	46,400.00
56040 - Ponds/Wetlands/Water	1,007.27	1,025.00	17.73	6,933.47	7,175.00	241.53	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
Total Landscape	18,980.87	21,657.49	2,676.62	155,327.39	151,602.43	(3,724.96)	259,890.00
Utilities							
57010 - Electricrty	315.57	1,333.33	1,017.76	10,501.28	9,333.31	(1,167.97)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	1,341.69	1,341.69	2,300.00
57100 - Water and Wastewater	213.30	166.67	(46.63)	1,021.81	1,166.69	144.88	2,000.00
Total Utilities	528.87	1,691.67	1,162.80	11,523.09	11,841.69	318.60	20,300.00
Villa Lots							
81100 - Property Insurance - Villas	9,124.67	11,666.67	2,542.00	69,235.69	81,666.69	12,431.00	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	14,583.31	14,583.31	-	25,000.00
81400 - Building Repair & Maint. - Villas	-	1,250.00	1,250.00	1,475.00	8,750.00	7,275.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	9,387.00	8,691.69	(695.31)	14,900.00
Total Villa Lots	12,549.00	16,241.67	3,692.67	94,681.00	113,691.69	19,010.69	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	-	34,113.31	34,113.31	-	58,480.00
92400 - Villa Reserves	9,500.00	9,500.00	-	66,500.00	66,500.00	-	114,000.00
Total Reserve Expense	14,373.33	14,373.33	-	100,613.31	100,613.31	-	172,480.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
Total Expense	62,562.18	66,610.40	4,048.22	475,080.49	466,572.80	(8,507.69)	799,625.00
Net Income (Loss)	4,001.63	(608.32)	4,609.95	34.99	3,041.76	(3,006.77)	-
Net Total	4,001.63	(608.32)	4,609.95	34.99	3,041.76	(3,006.77)	-