Verona Reserve Community Association, Inc.

Balance Sheet as of 9/30/2026

Assets	Operating	Reserve	Total
Cash			
11100 - Alliance Operating	$162,594.53		$162,594.53
11119 - Alliance Reserve		$227,836.88	$227,836.88
11120 - Alliance Villa Ins. Deductible	$74,147.38		$74,147.38
11123 - Valley Bank		$218,632.50	$218,632.50
11124 - American Momentum - CD 10/2026		$279,149.12	$279,149.12
11130 - Alliance Villa SA CDARS 12/2026	$401.17	$147,489.54	$147,890.71
11131 - Alliance Reserve CDARS 9/2026		$357,294.10	$357,294.10
Total Cash	**$237,143.08**	**$1,230,402.14**	**$1,467,545.22**
Accounts Receivables			
12000 - Accounts Receivable	$1,175.01	$2,258.47	$3,433.48
Total Accounts Receivables	**$1,175.01**	**$2,258.47**	**$3,433.48**
Prepaids			
13000 - Prepaid Insurance	$37,423.19		$37,423.19
13005 - Prepaid Expenses Other	$2,644.80		$2,644.80
Total Prepaids	**$40,067.99**		**$40,067.99**
Other			
14000 - Deposits - Utilities	$129.00		$129.00
14025 - Due from Other	$908.81		$908.81
14030 - Insurance Villa Excess Insurance 2026	$22,878.00		$22,878.00
Total Other	**$23,915.81**		**$23,915.81**
Total Assets	**$302,301.89**	**$1,232,660.61**	**$1,534,962.50**

Liabilities / Equity	Operating	Reserve	Total
Liability			
20100 - Accounts Payable	$6,804.86		$6,804.86
20105 - Accrued Audit Fees.	$4,899.97		$4,899.97
20115 - Accrued Payables	$968.17		$968.17
20130 - Prepaid Assessments	$49,437.04		$49,437.04
Total Liability	**$62,110.04**		**$62,110.04**
Villa Special Assessment 2026			
20221 - Villas - Special Assessment Expenses		($259,000.00)	($259,000.00)

Verona Reserve Community Association, Inc.

Balance Sheet as of 9/30/2026

20223 - Villas - Special Assessment		$408,000.00	$408,000.00
20224 - Villas - Special Assessment Interest	$401.17	$2,494.27	$2,895.44
Total Villa Special Assessment 2026	**$401.17**	**$151,494.27**	**$151,895.44**
Villa Liability			
20225 - Insurance Villa due to Reserve	$27,373.97		$27,373.97
20226 - Insurance Villa Insurance Renewal		($27,373.97)	($27,373.97)
20230 - Insurance Villa Insurance Deductible	$38,549.97		$38,549.97
Total Villa Liability	**$65,923.94**	**($27,373.97)**	**$38,549.97**
Villa Excess Insurance 2026			
20235 - Insurance Villa Excess Insurance Contributions	$22,878.00		$22,878.00
Total Villa Excess Insurance 2026	**$22,878.00**		**$22,878.00**
Reserves - Villa			
32015 - Villa Reserve Interest- Prior Years		$42,388.71	$42,388.71
32020 - Villa Reserve Interest- Current Year		$9,921.59	$9,921.59
39100 - Pooled Villa Reserve		$601,916.38	$601,916.38
Total Reserves - Villa		**$654,226.68**	**$654,226.68**
Reserves - Common			
32000 - Common Reserve Interest - Prior Years		$36,643.51	$36,643.51
32005 - Common Reserve Interest - Current Year		$11,480.33	$11,480.33
39000 - Common Area Reserves		$406,189.79	$406,189.79
Total Reserves - Common		**$454,313.63**	**$454,313.63**
Equity			
39901 - Net income	$16,202.59		$16,202.59
39905 - Prior Year Net Inc./Loss	$134,786.15		$134,786.15
Total Equity	**$150,988.74**		**$150,988.74**
Total Liabilities / Equity	**$302,301.89**	**$1,232,660.61**	**$1,534,962.50**

Verona Reserve Community Association, Inc.

Reserve Summary For 9/1/2026 - 9/30/2026

	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	9,529.56	4,335.04	(2,384.27)	-	11,480.33	-	4,335.04
32015 - Villa Reserve Interest- Prior Years	42,388.71	-	-	-	42,388.71	-	-
32020 - Villa Reserve Interest- Current Year	7,537.32	2,384.27	-	-	9,921.59	-	2,384.27
39000 - Common Area Reserves	401,316.46	4,873.33	-	-	406,189.79	-	4,873.33
39100 - Pooled Villa Reserve	592,416.38	9,500.00	-	-	601,916.38	-	9,500.00
Net Total	**$1,089,831.94**	**$21,092.64**	**($2,384.27)**	**-**	**$1,108,540.31**	**-**	**$21,092.64**

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
Income							
40000 - General Assessment	34,626.00	34,553.75	72.25	311,634.00	310,983.75	650.25	414,645.00
40010 - Villa Benefit Assessment	16,241.67	16,241.67	-	146,175.03	146,175.03	-	194,900.00
40100 - Reserve - Common Area	4,873.33	4,873.33	-	43,859.97	43,859.97	-	58,480.00
40200 - Reserve - Villa	9,500.00	9,500.00	-	85,500.00	85,500.00	-	114,000.00
43010 - Jacaranda Commons Income	-	-	-	7,093.79	7,600.00	(506.21)	7,600.00
43099 - Resale Capital Contribution	1,990.00	833.33	1,156.67	9,950.00	7,499.97	2,450.03	10,000.00
44000 - Administrative Fees	-	-	-	120.00	-	120.00	-
44005 - Late Fees	75.00	-	75.00	1,323.94	-	1,323.94	-
44010 - Owner Interest	34.23	-	34.23	562.38	-	562.38	-
44015 - Owner NSF Fees	-	-	-	80.00	-	80.00	-
44055 - Gate Key Cards	61.00	-	61.00	610.00	-	610.00	-
44065 - Other	535.00	-	535.00	535.00	-	535.00	-
44070 - Interest - Cash Accounts	3.01	-	3.01	33.54	-	33.54	-
44071 - Interest - Villa Insurance Deductible	128.27	-	128.27	784.75	-	784.75	-
44085 - Legal Fee Reimbursement	-	-	-	1,517.12	-	1,517.12	-
44105 - Other	535.00	-	535.00	535.00	-	535.00	-
Total Income	**68,602.51**	**66,002.08**	**2,600.43**	**610,314.52**	**601,618.72**	**8,695.80**	**799,625.00**
Expense							
Administrative							
51075 - CPA-Audit-Tax	583.33	583.33	-	11,569.17	5,249.97	(6,319.20)	7,000.00
51080 - Legal Fees	-	333.33	333.33	11,888.17	2,999.97	(8,888.20)	4,000.00
51085 - Annual Report	-	-	-	142.50	100.00	(42.50)	100.00
51100 - Management Service Contract	2,166.67	2,166.67	-	19,500.03	19,500.03	-	26,000.00
51115 - Office Supplies/Other Exp.	417.01	640.42	223.41	7,525.38	5,763.78	(1,761.60)	7,685.00
51150 - Website & Technology	98.50	76.67	(21.83)	953.89	690.03	(263.86)	920.00
51160 - Reserve Study	-	100.00	100.00	1,200.00	900.00	(300.00)	1,200.00
51165 - Federal Income Tax	-	583.33	583.33	-	5,249.97	5,249.97	7,000.00
Total Administrative	**3,265.51**	**4,483.75**	**1,218.24**	**52,779.14**	**40,453.75**	**(12,325.39)**	**53,905.00**
Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	905.65	749.97	(155.68)	1,000.00
52025 - Cabana Maintenance - Contract	305.60	358.33	52.73	2,750.40	3,224.97	474.57	4,300.00
52045 - Dog Park Maintenance	51.40	150.00	98.60	7,387.62	1,350.00	(6,037.62)	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	974.20	416.67	(557.53)	3,289.67	3,750.03	460.36	5,000.00
52195 - Pool Maintenance -Contract	550.00	583.33	33.33	4,950.00	5,249.97	299.97	7,000.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	187.54	749.97	562.43	1,000.00
Total Amenity/Pool Areas	**1,881.20**	**1,674.99**	**(206.21)**	**19,671.23**	**15,274.91**	**(4,396.32)**	**20,300.00**
Common Area							

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
53015 - Building Repair & Maintenance	-	1,083.33	1,083.33	5,523.81	9,749.97	4,226.16	13,000.00
53115 - Exterminating - Commons	36.00	66.67	30.67	477.00	600.03	123.03	800.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	6,218.85	1,874.97	(4,343.88)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	-	1,800.00	1,800.00	2,400.00
Total Common Area	**36.00**	**1,558.33**	**1,522.33**	**12,219.66**	**14,024.97**	**1,805.31**	**18,700.00**
Gate							
54000 - Gate - Contract	295.00	305.00	10.00	2,705.00	2,745.00	40.00	3,660.00
54015 - Gate Telephones	691.54	583.33	(108.21)	5,937.20	5,249.97	(687.23)	7,000.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	375.03	375.03	500.00
54030 - Gate Repair	-	616.67	616.67	7,385.00	5,550.03	(1,834.97)	7,400.00
Total Gate	**986.54**	**1,546.67**	**560.13**	**16,027.20**	**13,920.03**	**(2,107.17)**	**18,560.00**
Insurance							
55025 - General, Property & Liability	3,349.73	3,382.50	32.77	30,442.57	30,442.50	(.07)	40,590.00
Total Insurance	**3,349.73**	**3,382.50**	**32.77**	**30,442.57**	**30,442.50**	**(.07)**	**40,590.00**
Landscape							
56000 - Landscape - Contract	15,107.98	15,108.33	.35	135,971.82	135,974.97	3.15	181,300.00
56020 - Irrigation - Contract	190.83	240.83	50.00	381.66	2,167.47	1,785.81	2,890.00
56025 - Irrigation - R&M	5,212.85	1,083.33	(4,129.52)	11,072.96	9,749.97	(1,322.99)	13,000.00
56035 - Landscape Replace & Maint.	1,285.00	3,866.67	2,581.67	39,877.19	34,800.03	(5,077.16)	46,400.00
56040 - Ponds/Wetlands/Water	1,007.27	1,025.00	17.73	8,948.01	9,225.00	276.99	12,300.00
56045 - Ponds Replace/Maint.	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
Total Landscape	**22,803.93**	**21,657.49**	**(1,146.44)**	**196,251.64**	**194,917.41**	**(1,334.23)**	**259,890.00**
Utilities							
57010 - Electricty	899.07	1,333.33	434.26	12,551.22	11,999.97	(551.25)	16,000.00
57055 - Wifi / Internet	-	191.67	191.67	-	1,725.03	1,725.03	2,300.00
57100 - Water and Wastewater	175.95	166.67	(9.28)	1,372.30	1,500.03	127.73	2,000.00
Total Utilities	**1,075.02**	**1,691.67**	**616.65**	**13,923.52**	**15,225.03**	**1,301.51**	**20,300.00**
Villa Lots							
81100 - Property Insurance - Villas	9,124.67	11,666.67	2,542.00	87,485.03	105,000.03	17,515.00	140,000.00
81200 - Insurance Deductible - Villas	2,083.33	2,083.33	-	18,749.97	18,749.97	-	25,000.00
81400 - Building Repair & Maint. - Villas	-	1,250.00	1,250.00	3,000.00	11,250.00	8,250.00	15,000.00
81500 - Exterminating - Villas	1,341.00	1,241.67	(99.33)	11,448.00	11,175.03	(272.97)	14,900.00
Total Villa Lots	**12,549.00**	**16,241.67**	**3,692.67**	**120,683.00**	**146,175.03**	**25,492.03**	**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	-	43,859.97	43,859.97	-	58,480.00

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
92400 - Villa Reserves	9,500.00	9,500.00	-	85,500.00	85,500.00	-	114,000.00
Total Reserve Expense	**14,373.33**	**14,373.33**	**-**	**129,359.97**	**129,359.97**	**-**	**172,480.00**
Total Expense	**60,320.26**	**66,610.40**	**6,290.14**	**594,111.93**	**599,793.60**	**5,681.67**	**799,625.00**
Net Income (Loss)	**8,282.25**	**(608.32)**	**8,890.57**	**16,202.59**	**1,825.12**	**14,377.47**	**-**
Net Total	**8,282.25**	**(608.32)**	**8,890.57**	**16,202.59**	**1,825.12**	**14,377.47**	**-**