

**Vernafund CF, LLC** (the “Company”) a Delaware Limited Liability Company

Financial Statements (unaudited) and  
Independent Accountant’s Review Report

Day Ended June 14, 2021



**INDEPENDENT ACCOUNTANT'S REVIEW REPORT**

To Management  
Vernafund CF, LLC.

We have reviewed the accompanying financial statements of the company which comprise the balance sheet as of June 14, 2021 and the related statements of operations, statement of cash flows, and the statement of changes in owner's equity for the day then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

**Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

**Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

**Going Concern**

As discussed in Note 6, certain conditions indicate that the Company may be unable to continue as a going concern. The accompanying financial statements do not include any adjustments that might be necessary should the Company be unable to continue as a going concern. Management has evaluated these conditions and plans to generate revenues and raise capital as needed to satisfy its capital needs.

Vince Mongio, CPA, CIA, CFE, MACC  
Miami, FL  
June 14<sup>th</sup>, 2021

*Vincenzo Mongio*

**Vernafund CF, LLC.**  
**Standalone Balance Sheet**  
As of June 14, 2021

	<u>2021</u>
<b>Assets</b>	
Current Assets	
Cash	\$ -
<b>Total Current Assets</b>	<u>\$ -</u>
<b>Total Assets</b>	<u><u>\$ -</u></u>
<b>Liabilities</b>	
<b>Total Liabilities</b>	<u>\$ -</u>
<b>Owner's Equity</b>	
Owner's Capital	\$ -
Retained Earnings	\$ -
Net Income	<u>\$ -</u>
<b>Total Owner's Equity</b>	<u>\$ -</u>
<b>Total Liabilities and Owner's Equity</b>	<u><u>\$ -</u></u>

**Vernafund CF, LLC.**  
**Standalone Statement of Operations**  
For the Day Ended June 14, 2021

	<u>2021</u>
<b>Income</b>	
Revenue	\$ -
<b>Total Income</b>	<u>\$ -</u>
<b>Selling, General and Administrative Expenses</b>	
Selling, General and Administrative Expenses	<u>\$ -</u>
<b>Total Selling, General and Administrative Expenses</b>	<u>\$ -</u>
<b>Net Loss from Operations</b>	<u><u>\$ -</u></u>

**Vernafund CF, LLC.**  
**Standalone Statement of Cash Flows**  
For the Day Ended June 14, 2021

	<u>2021</u>
<b>Cash flows from Operating Activities:</b>	
Net Loss	\$ -
Net Cash provided by Operating Activities	\$ -
<b>Cash Flows from Investing Activities:</b>	
Net Cash provided by Investing Activities	\$ -
<b>Cash Flows from Financing Activities:</b>	
Net Cash provided by Financing Activities	\$ -
Net (decrease) increase in Cash and Cash equivalents	\$ -
Cash and Cash Equivalents at the beginning of the period	\$ -
<b>Cash and Cash Equivalents at the end of the period</b>	<u><u>\$ -</u></u>

**Vernafund CF, LLC.**  
**Standalone Statement of Changes in Owner's Equity**  
As of June 14, 2021

	<u>2021</u>
Balance as of 6/14/2021 (Inception)	\$ -
Capital Contribution	\$ -
Net Income	\$ -
Balance as of 6/14/2021	<u><u>\$ -</u></u>

**Vernafund CF, LLC.**  
**Notes to Standalone Financial Statements**  
**June 14, 2021**

***Note 1 – Organization and Nature of Activities***

Vernafund CF, LLC. (“the Company”) is formed on June 14, 2021 under the laws of the State of Delaware. The Company is a wholly-owned subsidiary of Vernafund20, LLC, a company which has been formed to invest in, acquire, develop, rehab, rent, and/or ultimately sell certain class-c value-add multi-family units.

The Company will conduct an equity crowdfunding offering during for the purposes of raising operating capital.

***Note 2 – Summary of Significant Accounting Policies***

*Basis of Presentation*

Our standalone financial statements are prepared in accordance with U.S. generally accepted accounting principles (“GAAP”). Our fiscal year ends on December 31. The company has no interest in variable interest entities.

*Use of Estimates*

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of financial assets and liabilities. These judgements, estimates, and assumptions also affect the revenues, expenses and provisions and may not culminate in actual performance.

*Cash and Cash Equivalents*

Cash and cash equivalents include all cash balances, and highly liquid investments with maturities of three months or less when purchased.

*Revenue*

The Company recognizes revenues when (a) persuasive evidence that an agreement exists; (b) performance obligations have been fulfilled; (c) the prices are fixed and determinable; and (d) collection of the amounts due is reasonably assured. The company reduces revenue reported by reserving for sales that are expected to be reversed via customer concessions or refunds. This calculation is based on historical data.

*Advertising Costs*

Advertising costs associated with marketing the Company’s products and services are generally expensed as costs are incurred.

*Selling, General, and Administrative*

Selling, general, and administrative expenses consist of payroll and related expenses for employees and independent contractors involved in general corporate functions, including accounting, finance, tax, legal, and other miscellaneous expenses.

### *Fair Value of Financial Instruments*

Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants as of the measurement date.

Applicable accounting guidance provides an established hierarchy for inputs used in measuring fair value that maximizes the use of observable units and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available.

Observable inputs include inputs that market participants would use in valuing the asset or liability and are developed based on market data obtained from sources independent of the Company. Unobservable inputs are inputs that reflect the Company's assumptions about the factors that market participants would use in valuing the asset or liability. There are three levels of inputs that may be used to measure fair value:

Level 1 - Observable inputs that reflect quoted prices (unadjusted) for identical assets or liabilities in active markets.

Level 2 - Include other inputs that are directly or indirectly observable in the marketplace.

Level 3 - Unobservable inputs which are supported by little or no market activity.

The fair value hierarchy also requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. Fair-value estimates discussed herein are based upon certain market assumptions and pertinent information available to management as of June 14, 2021. The respective carrying value of certain on balance-sheet financial instruments approximated their fair values.

### ***Note 3 – Contingencies, Compliance Laws, and Regulations***

We are currently not involved with or know of any pending or threatening litigation against the Company or any of its officers. Further, the Company is currently complying with all relevant laws and regulations.

### ***Note 4 – Member's Equity***

The company is a single-member LLC which is currently owned by Vernafund20, LLC.

### ***Note 5 – Subsequent Events***

The Company has evaluated events subsequent to June 14, 2021 to assess the need for potential recognition or disclosure in this report. Such events were evaluated through June 14, 2021, the date these financial statements were available to be issued and determined that no recognition or disclosure is necessary.

### ***Note 6 – Going Concern***

The accompanying balance sheet has been prepared on a going concern basis, which contemplates the realization of assets and the satisfaction of liabilities in the normal course of business. The entity has not commenced principal operations and may generate losses.

The Company's ability to continue as a going concern in the next twelve months following the date the financial statements were available to be issued is dependent upon its ability to produce revenues and/or obtain financing sufficient to meet current and future obligations and deploy such to produce profitable

operating results. Management has evaluated these conditions and plans to generate revenues and raise capital as needed to satisfy its capital needs. No assurance can be given that the Company will be successful in these efforts. These factors, among others, raise substantial doubt about the ability of the Company to continue as a going concern for a reasonable period of time. The financial statements do not include any adjustments relating to the recoverability and classification of recorded asset amounts or the amounts and classification of liabilities.

#### ***Note 7 – Risks and Uncertainties***

Like all businesses, the company is subject to risks and uncertainties, some of which can be described as follows:

The spread of COVID-19 has severely impacted many local economies around the globe. In many countries, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses remains unclear currently. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the Company for future periods.

***We are an emerging growth company, and any decision on our part to comply only with certain reduced reporting and disclosure requirements applicable to emerging growth companies could make our membership units less attractive to investors.***

We are an emerging growth company, and, for as long as we continue to be an emerging growth company, we may choose to take advantage of exemptions from various reporting requirements applicable to other public companies but not to “emerging growth companies,” including: not being required to have our independent registered public accounting firm audit our internal control over financial reporting under Section 404 of the Sarbanes-Oxley Act; reduced disclosure obligations regarding executive compensation in our periodic reports and annual report on Form 10-K; and exemptions from the requirements of holding nonbinding advisory votes on executive compensation and member approval of any golden parachute payments not previously approved. We can continue to be an emerging growth company, as defined in the JOBS Act, for up to five years following our IPO.