

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40000 - General Assessment	31,343.00	31,342.50	.50	31,343.00	31,342.50	.50	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	513.25	513.25	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	15,064.58	15,064.58	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	4,437.50	4,437.50	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	6,166.67	6,166.67	-	74,000.00
43099 - Resale Capital Contribution	995.00	-	995.00	995.00	-	995.00	-
44005 - Late Fees	150.00	-	150.00	150.00	-	150.00	-
44010 - Owner Interest	20.20	-	20.20	20.20	-	20.20	-
44055 - Gate Key Cards	132.00	-	132.00	132.00	-	132.00	-
44070 - Interest - Cash Accounts	4.31	-	4.31	4.31	-	4.31	-
44071 - Interest - Villa Insurance Deductible	60.99	-	60.99	60.99	-	60.99	-
Total Income	58,887.50	57,524.50	1,363.00	58,887.50	57,524.50	1,363.00	690,294.00
Total Income	58,887.50	57,524.50	1,363.00	58,887.50	57,524.50	1,363.00	690,294.00

Operating Expense

Administrative							
51075 - CPA-Audit-Tax	491.67	491.67	-	491.67	491.67	-	5,900.00
51080 - Legal Fees	462.00	250.00	(212.00)	462.00	250.00	(212.00)	3,000.00
51085 - Annual Report	-	-	-	-	-	-	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	2,083.33	2,083.33	-	25,000.00
51115 - Office Supplies/Other Exp.	1,027.69	566.67	(461.02)	1,027.69	566.67	(461.02)	6,800.00
51150 - Website & Technology	199.75	41.67	(158.08)	199.75	41.67	(158.08)	500.00
51160 - Reserve Study	-	100.00	100.00	-	100.00	100.00	1,200.00
Total Administrative	4,264.44	3,533.34	(731.10)	4,264.44	3,533.34	(731.10)	42,500.00

Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	-	83.33	83.33	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	296.70	340.00	43.30	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	43.30	150.00	106.70	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	230.00	416.67	186.67	230.00	416.67	186.67	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	550.00	575.00	25.00	6,900.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Amenity/Pool Areas	1,120.00	1,648.33	528.33	1,120.00	1,648.33	528.33	19,980.00

Common Area							
53015 - Building Repair & Maintenance	-	750.00	750.00	-	750.00	750.00	9,000.00
53115 - Exterminating - Commons	93.00	45.83	(47.17)	93.00	45.83	(47.17)	550.00
53155 - Entry Repair & Maintenance	825.00	208.33	(616.67)	825.00	208.33	(616.67)	2,500.00
53160 - Walls and Fences	2,392.60	200.00	(2,192.60)	2,392.60	200.00	(2,192.60)	2,400.00
Total Common Area	3,310.60	1,204.16	(2,106.44)	3,310.60	1,204.16	(2,106.44)	14,450.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Gate							
54000 - Gate - Contract	295.00	295.00	-	295.00	295.00	-	3,540.00
54015 - Gate Telephones	549.64	433.33	(116.31)	549.64	433.33	(116.31)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	41.67	41.67	500.00
54030 - Gate Repair	(1,675.00)	616.67	2,291.67	(1,675.00)	616.67	2,291.67	7,400.00
Total Gate	(830.36)	1,386.67	2,217.03	(830.36)	1,386.67	2,217.03	16,640.00
Insurance							
55025 - General, Property & Liability	4,699.40	2,750.00	(1,949.40)	4,699.40	2,750.00	(1,949.40)	33,000.00
Total Insurance	4,699.40	2,750.00	(1,949.40)	4,699.40	2,750.00	(1,949.40)	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	14,667.94	14,883.33	215.39	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	-	240.83	240.83	2,890.00
56025 - Irrigation - R&M	514.75	1,083.33	568.58	514.75	1,083.33	568.58	13,000.00
56035 - Landscape Replace & Maint.	-	2,166.67	2,166.67	-	2,166.67	2,166.67	26,000.00
56040 - Ponds/Wetlands/Water	949.41	983.33	33.92	949.41	983.33	33.92	11,800.00
Total Landscape	16,132.10	19,357.49	3,225.39	16,132.10	19,357.49	3,225.39	232,290.00
Utilities							
57010 - Electricity	1,650.91	1,270.83	(380.08)	1,650.91	1,270.83	(380.08)	15,250.00
57100 - Water and Wastewater	138.64	166.67	28.03	138.64	166.67	28.03	2,000.00
Total Utilities	1,789.55	1,437.50	(352.05)	1,789.55	1,437.50	(352.05)	17,250.00
Other							
53245 - Hurricane Expenses	33.92	-	(33.92)	33.92	-	(33.92)	-
Total Other	33.92	-	(33.92)	33.92	-	(33.92)	-
Single Family Lots							
80220 - Mulch/Tree Trimming - SF	-	513.25	513.25	-	513.25	513.25	6,159.00
Total Single Family Lots	-	513.25	513.25	-	513.25	513.25	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	21,770.92	11,216.67	(10,554.25)	21,770.92	11,216.67	(10,554.25)	134,600.00
81200 - Insurance Deductible - Villas	-	1,650.00	1,650.00	-	1,650.00	1,650.00	19,800.00
81400 - Building Repair & Maint. - Villas	-	956.25	956.25	-	956.25	956.25	11,475.00
81500 - Exterminating - Villas	4,023.00	1,241.67	(2,781.33)	4,023.00	1,241.67	(2,781.33)	14,900.00
Total Villa Lots	25,793.92	15,064.59	(10,729.33)	25,793.92	15,064.59	(10,729.33)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	4,437.50	4,437.50	-	53,250.00
92400 - Villa Reserves	6,166.67	6,166.67	-	6,166.67	6,166.67	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	10,604.17	10,604.17	-	127,250.00
Total Expense	66,917.74	57,499.50	(9,418.24)	66,917.74	57,499.50	(9,418.24)	690,294.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(8,030.24)	25.00	(8,055.24)	(8,030.24)	25.00	(8,055.24)	-
Net Total	(8,030.24)	25.00	(8,055.24)	(8,030.24)	25.00	(8,055.24)	-