

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	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	62,686.00	62,685.00	1.00	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	1,026.50	1,026.50	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	30,129.16	30,129.16	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	8,875.00	8,875.00	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	12,333.34	12,333.34	-	74,000.00
43010 - Jacaranda Commons Income	7,068.91	-	7,068.91	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	995.00	-	995.00	1,990.00	-	1,990.00	-
44005 - Late Fees	75.00	-	75.00	225.00	-	225.00	-
44010 - Owner Interest	15.95	-	15.95	36.15	-	36.15	-
44055 - Gate Key Cards	88.00	-	88.00	220.00	-	220.00	-
44070 - Interest - Cash Accounts	2.95	-	2.95	7.26	-	7.26	-
44071 - Interest - Villa Insurance Deductible	59.64	-	59.64	120.63	-	120.63	-
Total Income	65,830.45	57,524.50	8,305.95	124,717.95	115,049.00	9,668.95	690,294.00
Total Income	65,830.45	57,524.50	8,305.95	124,717.95	115,049.00	9,668.95	690,294.00

Operating Expense

Administrative							
51075 - CPA-Audit-Tax	-	491.67	491.67	491.67	983.34	491.67	5,900.00
51080 - Legal Fees	690.00	250.00	(440.00)	1,152.00	500.00	(652.00)	3,000.00
51085 - Annual Report	-	-	-	-	-	-	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	4,166.66	4,166.66	-	25,000.00
51115 - Office Supplies/Other Exp.	651.05	566.67	(84.38)	1,678.74	1,133.34	(545.40)	6,800.00
51150 - Website & Technology	(141.25)	41.67	182.92	58.50	83.34	24.84	500.00
51160 - Reserve Study	-	100.00	100.00	-	200.00	200.00	1,200.00
Total Administrative	3,283.13	3,533.34	250.21	7,547.57	7,066.68	(480.89)	42,500.00

Amenity/Pool Areas							
52020 - Social Events	57.74	83.33	25.59	57.74	166.66	108.92	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	593.40	680.00	86.60	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	86.60	300.00	213.40	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	19.25	416.67	397.42	249.25	833.34	584.09	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	1,100.00	1,150.00	50.00	6,900.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Amenity/Pool Areas	966.99	1,648.33	681.34	2,086.99	3,296.66	1,209.67	19,980.00

Common Area							
53015 - Building Repair & Maintenance	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
53115 - Exterminating - Commons	54.00	45.83	(8.17)	147.00	91.66	(55.34)	550.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	825.00	416.66	(408.34)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	400.00	(1,992.60)	2,400.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Common Area	54.00	1,204.16	1,150.16	3,364.60	2,408.32	(956.28)	14,450.00
Gate							
54000 - Gate - Contract	295.00	295.00	-	590.00	590.00	-	3,540.00
54015 - Gate Telephones	549.87	433.33	(116.54)	1,099.51	866.66	(232.85)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	83.34	83.34	500.00
54030 - Gate Repair	-	616.67	616.67	(1,675.00)	1,233.34	2,908.34	7,400.00
Total Gate	844.87	1,386.67	541.80	14.51	2,773.34	2,758.83	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	7,049.10	5,500.00	(1,549.10)	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	7,049.10	5,500.00	(1,549.10)	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	29,335.88	29,766.66	430.78	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	-	481.66	481.66	2,890.00
56025 - Irrigation - R&M	1,191.07	1,083.33	(107.74)	1,705.82	2,166.66	460.84	13,000.00
56035 - Landscape Replace & Maint.	600.00	2,166.67	1,566.67	600.00	4,333.34	3,733.34	26,000.00
56040 - Ponds/Wetlands/Water	949.41	983.33	33.92	1,898.82	1,966.66	67.84	11,800.00
Total Landscape	17,408.42	19,357.49	1,949.07	33,540.52	38,714.98	5,174.46	232,290.00
Utilities							
57010 - Electricity	1,547.27	1,270.83	(276.44)	3,198.18	2,541.66	(656.52)	15,250.00
57100 - Water and Wastewater	137.83	166.67	28.84	276.47	333.34	56.87	2,000.00
Total Utilities	1,685.10	1,437.50	(247.60)	3,474.65	2,875.00	(599.65)	17,250.00
Other							
53245 - Hurricane Expenses	3,625.00	-	(3,625.00)	3,658.92	-	(3,658.92)	-
Total Other	3,625.00	-	(3,625.00)	3,658.92	-	(3,658.92)	-
Single Family Lots							
80220 - Mulch/Tree Trimming - SF	-	513.25	513.25	-	1,026.50	1,026.50	6,159.00
Total Single Family Lots	-	513.25	513.25	-	1,026.50	1,026.50	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	32,656.38	22,433.34	(10,223.04)	134,600.00
81200 - Insurance Deductible - Villas	3,300.00	1,650.00	(1,650.00)	3,300.00	3,300.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	-	956.25	956.25	-	1,912.50	1,912.50	11,475.00
81500 - Exterminating - Villas	-	1,241.67	1,241.67	4,023.00	2,483.34	(1,539.66)	14,900.00
Total Villa Lots	14,185.46	15,064.59	879.13	39,979.38	30,129.18	(9,850.20)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	8,875.00	8,875.00	-	53,250.00
92400 - Villa Reserves	6,166.67	6,166.67	-	12,333.34	12,333.34	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	21,208.34	21,208.34	-	127,250.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	55,006.84	57,499.50	2,492.66	121,924.58	114,999.00	(6,925.58)	690,294.00
Operating Net Total	10,823.61	25.00	10,798.61	2,793.37	50.00	2,743.37	-
Net Total	10,823.61	25.00	10,798.61	2,793.37	50.00	2,743.37	-