

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	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	125,372.00	125,370.00	2.00	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	2,053.00	2,053.00	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	60,258.32	60,258.32	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	17,750.00	17,750.00	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	24,666.68	24,666.68	-	74,000.00
43010 - Jacaranda Commons Income	-	-	-	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	-	-	-	2,985.00	-	2,985.00	-
44000 - Administrative Fees	50.00	-	50.00	50.00	-	50.00	-
44005 - Late Fees	50.00	-	50.00	375.00	-	375.00	-
44010 - Owner Interest	12.87	-	12.87	66.98	-	66.98	-
44055 - Gate Key Cards	-	-	-	308.00	-	308.00	-
44070 - Interest - Cash Accounts	3.05	-	3.05	13.41	-	13.41	-
44071 - Interest - Villa Insurance Deductible	68.15	-	68.15	257.41	-	257.41	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
Total Income	57,709.07	57,524.50	184.57	241,422.99	230,098.00	11,324.99	690,294.00
Total Income	57,709.07	57,524.50	184.57	241,422.99	230,098.00	11,324.99	690,294.00

Operating Expense

Administrative							
51075 - CPA-Audit-Tax	983.34	491.67	(491.67)	1,966.68	1,966.68	-	5,900.00
51080 - Legal Fees	3,184.00	250.00	(2,934.00)	4,681.00	1,000.00	(3,681.00)	3,000.00
51085 - Annual Report	-	-	-	81.25	-	(81.25)	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	8,333.32	8,333.32	-	25,000.00
51115 - Office Supplies/Other Exp.	644.14	566.67	(77.47)	3,520.51	2,266.68	(1,253.83)	6,800.00
51150 - Website & Technology	38.50	41.67	3.17	178.50	166.68	(11.82)	500.00
51160 - Reserve Study	-	100.00	100.00	-	400.00	400.00	1,200.00
Total Administrative	6,933.31	3,533.34	(3,399.97)	18,761.26	14,133.36	(4,627.90)	42,500.00

Amenity/Pool Areas

52020 - Social Events	-	83.33	83.33	57.74	333.32	275.58	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	1,186.80	1,360.00	173.20	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	390.94	600.00	209.06	1,800.00
52175 - Pool Permits	-	-	-	-	-	-	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	249.25	1,666.68	1,417.43	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	2,200.00	2,300.00	100.00	6,900.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	104.70	333.32	228.62	1,000.00
Total Amenity/Pool Areas	890.00	1,648.33	758.33	4,189.43	6,593.32	2,403.89	19,980.00

Common Area

53015 - Building Repair & Maintenance	170.00	750.00	580.00	1,120.00	3,000.00	1,880.00	9,000.00
53115 - Exterminating - Commons	135.00	45.83	(89.17)	282.00	183.32	(98.68)	550.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53155 - Entry Repair & Maintenance	-	208.33	208.33	1,362.25	833.32	(528.93)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	800.00	(1,592.60)	2,400.00
Total Common Area	305.00	1,204.16	899.16	5,156.85	4,816.64	(340.21)	14,450.00
Gate							
54000 - Gate - Contract	295.00	295.00	-	1,180.00	1,180.00	-	3,540.00
54015 - Gate Telephones	554.83	433.33	(121.50)	2,204.21	1,733.32	(470.89)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	166.68	166.68	500.00
54030 - Gate Repair	1,360.00	616.67	(743.33)	65.00	2,466.68	2,401.68	7,400.00
Total Gate	2,209.83	1,386.67	(823.16)	3,449.21	5,546.68	2,097.47	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	11,748.50	11,000.00	(748.50)	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	11,748.50	11,000.00	(748.50)	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	58,671.76	59,533.32	861.56	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	-	963.32	963.32	2,890.00
56025 - Irrigation - R&M	513.34	1,083.33	569.99	3,677.39	4,333.32	655.93	13,000.00
56035 - Landscape Replace & Maint.	7,160.00	2,166.67	(4,993.33)	8,960.00	8,666.68	(293.32)	26,000.00
56040 - Ponds/Wetlands/Water	949.45	983.33	33.88	3,797.72	3,933.32	135.60	11,800.00
Total Landscape	23,290.73	19,357.49	(3,933.24)	75,106.87	77,429.96	2,323.09	232,290.00
Utilities							
57010 - Electricity	1,238.80	1,270.83	32.03	5,858.47	5,083.32	(775.15)	15,250.00
57100 - Water and Wastewater	148.63	166.67	18.04	567.56	666.68	99.12	2,000.00
Total Utilities	1,387.43	1,437.50	50.07	6,426.03	5,750.00	(676.03)	17,250.00
Other							
53245 - Hurricane Expenses	27,730.00	-	(27,730.00)	40,823.92	-	(40,823.92)	-
Total Other	27,730.00	-	(27,730.00)	40,823.92	-	(40,823.92)	-
Single Family Lots							
80220 - Mulch/Tree Trimming - SF	-	513.25	513.25	-	2,053.00	2,053.00	6,159.00
Total Single Family Lots	-	513.25	513.25	-	2,053.00	2,053.00	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	54,427.30	44,866.68	(9,560.62)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	6,600.00	6,600.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	2,767.25	956.25	(1,811.00)	4,467.25	3,825.00	(642.25)	11,475.00
81500 - Exterminating - Villas	4,023.00	1,241.67	(2,781.33)	8,046.00	4,966.68	(3,079.32)	14,900.00
Total Villa Lots	19,325.71	15,064.59	(4,261.12)	73,540.55	60,258.36	(13,282.19)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	17,750.00	17,750.00	-	53,250.00
92400 - Villa Reserves	6,166.67	6,166.67	-	24,666.68	24,666.68	-	74,000.00

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Operating Expense							
Total Reserve Expense	10,604.17	10,604.17	-	42,416.68	42,416.68	-	127,250.00
Total Expense	95,025.88	57,499.50	(37,526.38)	281,619.30	229,998.00	(51,621.30)	690,294.00
Operating Net Total	(37,316.81)	25.00	(37,341.81)	(40,196.31)	100.00	(40,296.31)	-
Net Total	(37,316.81)	25.00	(37,341.81)	(40,196.31)	100.00	(40,296.31)	-