

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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	156,715.00	156,712.50	2.50	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	2,566.25	2,566.25	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	75,322.90	75,322.90	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	22,187.50	22,187.50	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	30,833.35	30,833.35	-	74,000.00
43010 - Jacaranda Commons Income	-	-	-	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	1,990.00	-	1,990.00	4,975.00	-	4,975.00	-
44000 - Administrative Fees	-	-	-	50.00	-	50.00	-
44005 - Late Fees	75.00	-	75.00	450.00	-	450.00	-
44010 - Owner Interest	14.13	-	14.13	81.11	-	81.11	-
44015 - Owner NSF Fees	15.00	-	15.00	15.00	-	15.00	-
44055 - Gate Key Cards	166.00	-	166.00	474.00	-	474.00	-
44070 - Interest - Cash Accounts	2.85	-	2.85	16.26	-	16.26	-
44071 - Interest - Villa Insurance Deductible	52.73	-	52.73	310.14	-	310.14	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
Total Income	59,840.71	57,524.50	2,316.21	301,263.70	287,622.50	13,641.20	690,294.00
Total Income	59,840.71	57,524.50	2,316.21	301,263.70	287,622.50	13,641.20	690,294.00

Operating Expense

Administrative							
51075 - CPA-Audit-Tax	491.67	491.67	-	2,458.35	2,458.35	-	5,900.00
51080 - Legal Fees	-	250.00	250.00	4,681.00	1,250.00	(3,431.00)	3,000.00
51085 - Annual Report	-	100.00	100.00	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	10,416.65	10,416.65	-	25,000.00
51115 - Office Supplies/Other Exp.	532.27	566.67	34.40	4,052.78	2,833.35	(1,219.43)	6,800.00
51150 - Website & Technology	(27.75)	41.67	69.42	150.75	208.35	57.60	500.00
51160 - Reserve Study	-	100.00	100.00	-	500.00	500.00	1,200.00
Total Administrative	3,079.52	3,633.34	553.82	21,840.78	17,766.70	(4,074.08)	42,500.00

Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	57.74	416.65	358.91	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	1,483.50	1,700.00	216.50	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	434.24	750.00	315.76	1,800.00
52175 - Pool Permits	200.35	200.00	(.35)	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	249.25	2,083.35	1,834.10	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	2,750.00	2,875.00	125.00	6,900.00
52200 - Amenity / Pool Supplies	-	83.33	83.33	104.70	416.65	311.95	1,000.00
Total Amenity/Pool Areas	1,090.35	1,848.33	757.98	5,279.78	8,441.65	3,161.87	19,980.00

Common Area							
53015 - Building Repair & Maintenance	2,050.00	750.00	(1,300.00)	3,170.00	3,750.00	580.00	9,000.00

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Operating Expense							
53115 - Exterminating - Commons	54.00	45.83	(8.17)	336.00	229.15	(106.85)	550.00
53155 - Entry Repair & Maintenance	-	208.33	208.33	1,362.25	1,041.65	(320.60)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	1,000.00	(1,392.60)	2,400.00
Total Common Area	2,104.00	1,204.16	(899.84)	7,260.85	6,020.80	(1,240.05)	14,450.00
Gate							
54000 - Gate - Contract	345.00	295.00	(50.00)	1,525.00	1,475.00	(50.00)	3,540.00
54015 - Gate Telephones	551.77	433.33	(118.44)	2,755.98	2,166.65	(589.33)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	208.35	208.35	500.00
54030 - Gate Repair	645.00	616.67	(28.33)	710.00	3,083.35	2,373.35	7,400.00
Total Gate	1,541.77	1,386.67	(155.10)	4,990.98	6,933.35	1,942.37	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	14,098.20	13,750.00	(348.20)	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	14,098.20	13,750.00	(348.20)	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	73,339.70	74,416.65	1,076.95	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	-	1,204.15	1,204.15	2,890.00
56025 - Irrigation - R&M	376.00	1,083.33	707.33	4,053.39	5,416.65	1,363.26	13,000.00
56035 - Landscape Replace & Maint.	383.63	2,166.67	1,783.04	9,343.63	10,833.35	1,489.72	26,000.00
56040 - Ponds/Wetlands/Water	977.94	983.33	5.39	4,775.66	4,916.65	140.99	11,800.00
Total Landscape	16,405.51	19,357.49	2,951.98	91,512.38	96,787.45	5,275.07	232,290.00
Utilities							
57010 - Electricity	1,142.78	1,270.83	128.05	7,001.25	6,354.15	(647.10)	15,250.00
57100 - Water and Wastewater	118.62	166.67	48.05	686.18	833.35	147.17	2,000.00
Total Utilities	1,261.40	1,437.50	176.10	7,687.43	7,187.50	(499.93)	17,250.00
Other							
53245 - Hurricane Expenses	-	-	-	40,823.92	-	(40,823.92)	-
Total Other	-	-	-	40,823.92	-	(40,823.92)	-
Single Family Lots							
80220 - Mulch/Tree Trimming - SF	-	513.25	513.25	-	2,566.25	2,566.25	6,159.00
Total Single Family Lots	-	513.25	513.25	-	2,566.25	2,566.25	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	65,312.76	56,083.35	(9,229.41)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	8,250.00	8,250.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	1,963.46	956.25	(1,007.21)	6,430.71	4,781.25	(1,649.46)	11,475.00
81500 - Exterminating - Villas	-	1,241.67	1,241.67	8,046.00	6,208.35	(1,837.65)	14,900.00
Total Villa Lots	14,498.92	15,064.59	565.67	88,039.47	75,322.95	(12,716.52)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	22,187.50	22,187.50	-	53,250.00

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Operating Expense							
92400 - Villa Reserves	6,166.67	6,166.67	-	30,833.35	30,833.35	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	53,020.85	53,020.85	-	127,250.00
Total Expense	52,935.34	57,799.50	4,864.16	334,554.64	287,797.50	(46,757.14)	690,294.00
Operating Net Total	6,905.37	(275.00)	7,180.37	(33,290.94)	(175.00)	(33,115.94)	-
Net Total	6,905.37	(275.00)	7,180.37	(33,290.94)	(175.00)	(33,115.94)	-