

Verona Reserve Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	188,058.00	188,055.00	3.00	376,110.00
40005 - Single Family- Assessment	513.25	513.25	-	3,079.50	3,079.50	-	6,159.00
40010 - Villa Benefit Assessment	15,064.58	15,064.58	-	90,387.48	90,387.48	-	180,775.00
40100 - Reserve - Common Area	4,437.50	4,437.50	-	26,625.00	26,625.00	-	53,250.00
40200 - Reserve - Villa	6,166.67	6,166.67	-	37,000.02	37,000.02	-	74,000.00
43010 - Jacaranda Commons Income	-	-	-	7,068.91	-	7,068.91	-
43099 - Resale Capital Contribution	995.00	-	995.00	5,970.00	-	5,970.00	-
44000 - Administrative Fees	-	-	-	50.00	-	50.00	-
44005 - Late Fees	50.00	-	50.00	500.00	-	500.00	-
44010 - Owner Interest	7.46	-	7.46	88.57	-	88.57	-
44015 - Owner NSF Fees	-	-	-	15.00	-	15.00	-
44055 - Gate Key Cards	305.00	-	305.00	779.00	-	779.00	-
44070 - Interest - Cash Accounts	2.79	-	2.79	19.05	-	19.05	-
44071 - Interest - Villa Insurance Deductible	35.02	-	35.02	345.16	-	345.16	-
44085 - Legal Fee Reimbursement	-	-	-	198.28	-	198.28	-
Total Income	58,920.27	57,524.50	1,395.77	360,183.97	345,147.00	15,036.97	690,294.00
Total Income	58,920.27	57,524.50	1,395.77	360,183.97	345,147.00	15,036.97	690,294.00

Operating Expense

Administrative							
51075 - CPA-Audit-Tax	491.67	491.67	-	2,950.02	2,950.02	-	5,900.00
51080 - Legal Fees	-	250.00	250.00	4,681.00	1,500.00	(3,181.00)	3,000.00
51085 - Annual Report	-	-	-	81.25	100.00	18.75	100.00
51100 - Management Service Contract	2,083.33	2,083.33	-	12,499.98	12,499.98	-	25,000.00
51115 - Office Supplies/Other Exp.	176.62	566.67	390.05	4,229.40	3,400.02	(829.38)	6,800.00
51150 - Website & Technology	310.49	41.67	(268.82)	461.24	250.02	(211.22)	500.00
51160 - Reserve Study	600.00	100.00	(500.00)	600.00	600.00	-	1,200.00
Total Administrative	3,662.11	3,533.34	(128.77)	25,502.89	21,300.04	(4,202.85)	42,500.00

Amenity/Pool Areas							
52020 - Social Events	-	83.33	83.33	57.74	499.98	442.24	1,000.00
52025 - Cabana Maintenance - Contract	296.70	340.00	43.30	1,780.20	2,040.00	259.80	4,080.00
52045 - Dog Park Maintenance	43.30	150.00	106.70	477.54	900.00	422.46	1,800.00
52175 - Pool Permits	-	-	-	200.35	200.00	(.35)	200.00
52190 - Pool Repairs & Maintenance	-	416.67	416.67	249.25	2,500.02	2,250.77	5,000.00
52195 - Pool Maintenance -Contract	550.00	575.00	25.00	3,300.00	3,450.00	150.00	6,900.00
52200 - Amenity / Pool Supplies	59.25	83.33	24.08	163.95	499.98	336.03	1,000.00
Total Amenity/Pool Areas	949.25	1,648.33	699.08	6,229.03	10,089.98	3,860.95	19,980.00

Common Area							
53015 - Building Repair & Maintenance	187.34	750.00	562.66	3,357.34	4,500.00	1,142.66	9,000.00

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Operating Expense							
53115 - Exterminating - Commons	-	45.83	45.83	336.00	274.98	(61.02)	550.00
53155 - Entry Repair & Maintenance	72.69	208.33	135.64	1,434.94	1,249.98	(184.96)	2,500.00
53160 - Walls and Fences	-	200.00	200.00	2,392.60	1,200.00	(1,192.60)	2,400.00
Total Common Area	260.03	1,204.16	944.13	7,520.88	7,224.96	(295.92)	14,450.00
Gate							
54000 - Gate - Contract	345.00	295.00	(50.00)	1,870.00	1,770.00	(100.00)	3,540.00
54015 - Gate Telephones	829.71	433.33	(396.38)	3,585.69	2,599.98	(985.71)	5,200.00
54025 - Gate Transmitters/Clickers	-	41.67	41.67	-	250.02	250.02	500.00
54030 - Gate Repair	(715.00)	616.67	1,331.67	(5.00)	3,700.02	3,705.02	7,400.00
Total Gate	459.71	1,386.67	926.96	5,450.69	8,320.02	2,869.33	16,640.00
Insurance							
55025 - General, Property & Liability	2,349.70	2,750.00	400.30	16,447.90	16,500.00	52.10	33,000.00
Total Insurance	2,349.70	2,750.00	400.30	16,447.90	16,500.00	52.10	33,000.00
Landscape							
56000 - Landscape - Contract	14,667.94	14,883.33	215.39	88,007.64	89,299.98	1,292.34	178,600.00
56020 - Irrigation - Contract	-	240.83	240.83	-	1,444.98	1,444.98	2,890.00
56025 - Irrigation - R&M	1,511.59	1,083.33	(428.26)	5,564.98	6,499.98	935.00	13,000.00
56035 - Landscape Replace & Maint.	939.70	2,166.67	1,226.97	10,283.33	13,000.02	2,716.69	26,000.00
56040 - Ponds/Wetlands/Water	977.94	983.33	5.39	5,753.60	5,899.98	146.38	11,800.00
Total Landscape	18,097.17	19,357.49	1,260.32	109,609.55	116,144.94	6,535.39	232,290.00
Utilities							
57010 - Electricity	882.52	1,270.83	388.31	7,883.77	7,624.98	(258.79)	15,250.00
57100 - Water and Wastewater	95.09	166.67	71.58	781.27	1,000.02	218.75	2,000.00
Total Utilities	977.61	1,437.50	459.89	8,665.04	8,625.00	(40.04)	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	1,250.00	513.25	(736.75)	1,250.00	3,079.50	1,829.50	6,159.00
Total Single Family Lots	1,250.00	513.25	(736.75)	1,250.00	3,079.50	1,829.50	6,159.00
Villa Lots							
81100 - Property Insurance - Villas	10,885.46	11,216.67	331.21	76,198.22	67,300.02	(8,898.20)	134,600.00
81200 - Insurance Deductible - Villas	1,650.00	1,650.00	-	9,900.00	9,900.00	-	19,800.00
81400 - Building Repair & Maint. - Villas	2,400.00	956.25	(1,443.75)	8,830.71	5,737.50	(3,093.21)	11,475.00
81500 - Exterminating - Villas	-	1,241.67	1,241.67	8,046.00	7,450.02	(595.98)	14,900.00
Total Villa Lots	14,935.46	15,064.59	129.13	102,974.93	90,387.54	(12,587.39)	180,775.00
Reserve Expense							
92100 - Common Area Reserves	4,437.50	4,437.50	-	26,625.00	26,625.00	-	53,250.00

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Operating Expense							
92400 - Villa Reserves	6,166.67	6,166.67	-	37,000.02	37,000.02	-	74,000.00
Total Reserve Expense	10,604.17	10,604.17	-	63,625.02	63,625.02	-	127,250.00
Total Expense	53,545.21	57,499.50	3,954.29	388,099.85	345,297.00	(42,802.85)	690,294.00
Operating Net Total	5,375.06	25.00	5,350.06	(27,915.88)	(150.00)	(27,765.88)	-
Net Total	5,375.06	25.00	5,350.06	(27,915.88)	(150.00)	(27,765.88)	-