

Verona Reserve Community Association, Inc.

2026 Revised Proposed Annual Budget

	2025	2026
Income		
Income		
40000 - General Assessment	376,110.00	414,645.00
40005 - Single Family- Assessment	6,159.00	-
40010 - Villa Benefit Assessment	180,775.00	194,900.00
40100 - Reserve - Common Area	53,250.00	58,480.00
40200 - Reserve - Villa	74,000.00	114,000.00
43010 - Jacaranda Commons Income	-	7,600.00
43099 - Resale Capital Contribution	-	10,000.00
Total Income	690,294.00	799,625.00
Expense		
Administrative		
51075 - CPA-Audit-Tax	5,900.00	7,000.00
51080 - Legal Fees	3,000.00	4,000.00
51085 - Annual Report	100.00	100.00
51100 - Management Service Contract	25,000.00	26,000.00
51115 - Office Supplies/Other Exp.	6,800.00	7,685.00
51150 - Website & Technology	500.00	920.00
51160 - Reserve Study	1,200.00	1,200.00
51165 - Federal Income Tax	-	7,000.00
Total Administrative	42,500.00	53,905.00
Amenity/Pool Areas		
52020 - Social Events	1,000.00	1,000.00
52025 - Cabana Maintenance - Contract	4,080.00	4,300.00
52045 - Dog Park Maintenance	1,800.00	1,800.00
52175 - Pool Permits	200.00	200.00
52190 - Pool Repairs & Maintenance	5,000.00	5,000.00
52195 - Pool Maintenance -Contract	6,900.00	7,000.00
52200 - Amenity / Pool Supplies	1,000.00	1,000.00
Total Amenity/Pool Areas	19,980.00	20,300.00
Common Area		
53015 - Building Repair & Maintenance	9,000.00	13,000.00
53115 - Exterminating - Commons	550.00	800.00
53155 - Entry Repair & Maintenance	2,500.00	2,500.00
53160 - Walls and Fences	2,400.00	2,400.00
Total Common Area	14,450.00	18,700.00
Gate		
54000 - Gate - Contract	3,540.00	3,660.00
54015 - Gate Telephones	5,200.00	7,000.00
54025 - Gate Transmitters/Clickers	500.00	500.00
54030 - Gate Repair	7,400.00	7,400.00
Total Gate	16,640.00	18,560.00
Insurance		
55025 - General, Property & Liability	33,000.00	40,590.00
Total Insurance	33,000.00	40,590.00

Landscape

56000 - Landscape - Contract	178,600.00	181,300.00
56020 - Irrigation - Contract	2,890.00	2,890.00
56025 - Irrigation - R&M	13,000.00	13,000.00
56035 - Landscape Replace & Maint.	26,000.00	46,400.00
56040 - Ponds/Wetlands/Water	11,800.00	12,300.00
56045 - Ponds Replace/Maint.	-	4,000.00

Total Landscape**Utilities**

57010 - Electricity	15,250.00	16,000.00
57055 - Wifi / Internet	-	2,300.00
57100 - Water and Wastewater	2,000.00	2,000.00
Total Utilities	17,250.00	20,300.00

Single Family Lots

80220 - Mulch/Tree Trimming - SF	6,159.00	-
Total Single Family Lots	6,159.00	-

Villa Lots

81100 - Property Insurance - Villas	134,600.00	140,000.00
81200 - Insurance Deductible - Villas	19,800.00	25,000.00
81400 - Building Repair & Maint. - Villas	11,475.00	15,000.00
81500 - Exterminating - Villas	14,900.00	14,900.00
Total Villa Lots	180,775.00	194,900.00

Reserve Expense

92100 - Common Area Reserves	53,250.00	58,480.00
92400 - Villa Reserves	74,000.00	114,000.00
Total Reserve Expense	127,250.00	172,480.00
Total Expense	690,294.00	799,625.00

Monthly Assessment

20252026**Per Home - Single Family #63****\$225.00****\$239.00**

Per Home - Villa #102

\$425.00

\$492.00

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.