

VERANDAS FINANCIALS	2018	2019	2020	2021	2022	2023	2024	2025
INCOME								
04010 Maintenance Fees	\$149,600.00	\$149,600.00	\$156,400.00	\$170,000.00	\$173,400.00	\$173,400.00	\$217,600.00	\$217,600.00
04040 Interest on Operations	\$268.51	\$161.85	\$127.31	\$17.44	\$143.22	\$1,026.18	\$1,640.99	\$1,405.69
04090 Miscellaneous Income	\$250.00	\$250.00	\$1,000.00	\$1,300.00	\$760.00	\$1,265.00	\$325.00	\$1,150.00
Other Income	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7.00
Total	\$150,118.51	\$150,011.85	\$157,537.31	\$171,317.44	\$174,303.22	\$175,691.18	\$219,565.99	\$220,162.69
collected for Master Board	(\$66,096.00)	(\$71,400.00)	(\$71,400.00)	(\$83,232.00)	(\$77,928.00)	(\$83,640.00)	(\$90,984.00)	(\$102,000.00)
collected for Reserves	(\$12,220.00)	(\$12,720.00)	(\$12,720.00)	(\$12,720.00)	(\$18,120.00)	(\$26,920.00)	(\$26,920.00)	(\$28,560.00)
TOTAL OPERATIONS INCOME	\$71,802.51	\$65,891.85	\$73,417.31	\$75,365.44	\$78,255.22	\$65,131.18	\$101,661.99	\$89,602.69
EXPENSES								
05099 Administrative	\$197.25	\$197.25	\$234.74	\$228.44	\$245.15	\$197.25	\$61.25	\$373.24
05199 Utilities	\$30,088.45	\$31,075.42	\$31,741.76	\$32,795.20	\$11,450.45	\$9,550.55	\$10,861.57	\$10,814.77
05299 Buildings	\$13,831.77	\$8,501.88	\$14,602.95	\$20,084.13	\$5,573.89	\$4,664.39	\$3,201.69	\$13,342.39
05399 Grounds	\$13,063.16	\$12,012.70	\$11,620.39	\$10,819.22	\$13,575.45	\$14,993.17	\$10,916.06	\$13,703.19
05500 Insurance	\$16,104.25	\$14,845.28	\$17,602.30	\$24,775.00	\$33,010.53	\$55,916.44	\$52,084.46	\$45,766.98
05799 Taxes & Miscellaneous	\$0.00	\$0.00	\$306.00	\$0.00	\$10.00	\$0.00	\$0.00	\$5,135.00
TOTAL OPERATIONS EXPENSES	\$73,284.88	\$66,632.53	\$76,108.14	\$88,701.99	\$63,865.47	\$85,321.80	\$77,125.03	\$89,135.57
Operation Income/Deficit	-\$1,482.37	-\$740.68	-\$2,690.83	-\$13,336.55	\$14,389.75	-\$20,190.62	\$24,536.96	\$467.12
End of Year Balance	\$2,107.85	\$1,367.17	-\$1,323.66	-\$14,660.21	-\$270.46	-\$20,461.08	\$4,075.88	\$4,543.00
RESERVES								
Beginning of Year	\$215,339.23	\$198,300.04	\$213,864.53	\$229,883.60	\$243,682.62	\$262,748.39	\$291,874.86	\$318,785.73
Annual Budget	\$12,220.00	\$12,720.00	\$12,720.00	\$12,720.00	\$18,120.00	\$26,920.00	\$26,920.00	\$28,560.00
Interest	\$5,740.81	\$2,844.49	\$3,299.07	\$1,079.02	\$945.77	\$2,206.47	\$20,671.87	\$15,403.80
Expenses	\$35,000.00						\$20,681.00	\$24,279.24
End of Year	\$198,300.04	\$213,864.53	\$229,883.60	\$243,682.62	\$262,748.39	\$291,874.86	\$318,785.73	\$338,470.29