

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 01/01/17 - 01/31/17 and 01/01/17 - 01/31/17 (accrual basis)

	Actual 01/01/17 - 01/31/17	Budget 01/17 - 01/17	\$ Change	% Change	Actual YTD 01/01/17 - 01/31/17	Budget YTD 01/17 - 01/17	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	31,000.56	31,160.64	-160.08	-0.5 %	31,000.56	31,160.64	-160.08	-0.5 %
4111 Late Fees	360.00	250.00	110.00	44.0 %	360.00	250.00	110.00	44.0 %
4100 Total Rental Income (non-posting)	31,360.56	31,410.64	-50.08	-0.2 %	31,360.56	31,410.64	-50.08	-0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.23	15.00	-11.77	-78.5 %	3.23	15.00	-11.77	-78.5 %
4502 Home Sales	0.00	200.00	-200.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
4500 Total Misc Income (non-posting)	3.23	215.00	-211.77	-98.5 %	3.23	215.00	-211.77	-98.5 %
4650 Covenant Violations	50.00	0.00	50.00		50.00	0.00	50.00	
TOTAL INCOME	31,413.79	31,625.64	-211.85	-0.7 %	31,413.79	31,625.64	-211.85	-0.7 %
EXPENSE								
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
5605 Postage	7.99	100.00	-92.01	-92.0 %	7.99	100.00	-92.01	-92.0 %
5606 HOA Management Fee	1,680.00	1,680.00	0.00	0.0 %	1,680.00	1,680.00	0.00	0.0 %
5607 Copies/Printing	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5608 Administrative	36.78	125.00	-88.22	-70.6 %	36.78	125.00	-88.22	-70.6 %
5609 Meeting Expense	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5610 Coupon Books	0.00	550.00	-550.00	-100.0 %	0.00	550.00	-550.00	-100.0 %
5611 HOA Legal Fees	-1,899.68	250.00	-2,149.68	-859.9 %	-1,899.68	250.00	-2,149.68	-859.9 %
5617 HOA Insurance	26,880.85	8,350.00	18,530.85	221.9 %	26,880.85	8,350.00	18,530.85	221.9 %
5618 D & O Insurance	0.00	2,055.00	-2,055.00	-100.0 %	0.00	2,055.00	-2,055.00	-100.0 %
5623 Reserve Transfer	16,500.00	16,500.00	0.00	0.0 %	16,500.00	16,500.00	0.00	0.0 %
5600 Total Administrative (non-posting)	43,205.94	29,870.00	13,335.94	44.6 %	43,205.94	29,870.00	13,335.94	44.6 %
5650 Bank Fees	21.39	25.00	-3.61	-14.4 %	21.39	25.00	-3.61	-14.4 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	961.04	200.00	761.04	380.5 %	961.04	200.00	761.04	380.5 %
6102 Roof/Gutter Maintenance	204.71	0.00	204.71		204.71	0.00	204.71	
6103 Garage Doors	245.00	150.00	95.00	63.3 %	245.00	150.00	95.00	63.3 %
6104 Light Maintenance	280.00	308.00	-28.00	-9.1 %	280.00	308.00	-28.00	-9.1 %
6105 Plumbing Repairs	620.00	0.00	620.00		620.00	0.00	620.00	
6107 Signs	9.82	0.00	9.82		9.82	0.00	9.82	
6100 Total Exterior Building Maintenance	2,320.57	658.00	1,662.57	252.7 %	2,320.57	658.00	1,662.57	252.7 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	9,342.50	4,000.00	5,342.50	133.6 %	9,342.50	4,000.00	5,342.50	133.6 %

	Actual 01/01/17 - 01/31/17	Budget 01/17 - 01/17	\$ Change	% Change	Actual YTD 01/01/17 - 01/31/17	Budget YTD 01/17 - 01/17	\$ Change	% Change
7004 Tree.Shrub Maint.	50.00	0.00	50.00		50.00	0.00	50.00	
7006 General Maintenance	0.00	469.00	-469.00	-100.0 %	0.00	469.00	-469.00	-100.0 %
7020 Pet Services	140.00	200.00	-60.00	-30.0 %	140.00	200.00	-60.00	-30.0 %
7000 Total Grounds & Landscaping (non	9,532.50	4,669.00	4,863.50	104.2 %	9,532.50	4,669.00	4,863.50	104.2 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	56.02	57.00	-0.98	-1.7 %	56.02	57.00	-0.98	-1.7 %
8000 Total Pool & Cabana (non-osting)	56.02	57.00	-0.98	-1.7 %	56.02	57.00	-0.98	-1.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	809.99	750.00	59.99	8.0 %	809.99	750.00	59.99	8.0 %
8303 Water/Sewer	2,232.73	625.00	1,607.73	257.2 %	2,232.73	625.00	1,607.73	257.2 %
8304 Trash	1,469.83	1,360.00	109.83	8.1 %	1,469.83	1,360.00	109.83	8.1 %
8300 Total HOA Utilities (non-posting)	4,512.55	2,735.00	1,777.55	65.0 %	4,512.55	2,735.00	1,777.55	65.0 %
TOTAL EXPENSE	59,648.97	38,014.00	21,634.97	56.9 %	59,648.97	38,014.00	21,634.97	56.9 %
NOI	-28,235.18	-6,388.36	-21,846.82	-342.0 %	-28,235.18	-6,388.36	-21,846.82	-342.0 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	16,500.00	0.00	16,500.00		16,500.00	0.00	16,500.00	
9000 Total Reserve Income	16,500.00	0.00	16,500.00		16,500.00	0.00	16,500.00	
TOTAL NON OPERATING INCOME	16,500.00	0.00	16,500.00		16,500.00	0.00	16,500.00	
NET INCOME	-11,735.18	-6,388.36	-5,346.82	-83.7 %	-11,735.18	-6,388.36	-5,346.82	-83.7 %
NET INCOME SUMMARY								
Income	31,413.79	31,625.64	-211.85	-0.7 %	31,413.79	31,625.64	-211.85	-0.7 %
Expense	-59,648.97	-38,014.00	-21,634.97	56.9 %	-59,648.97	-38,014.00	-21,634.97	56.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-28,235.18	-6,388.36	-21,846.82	-342.0 %	-28,235.18	-6,388.36	-21,846.82	-342.0 %
Non Operating Income	16,500.00	0.00	16,500.00		16,500.00	0.00	16,500.00	
NET INCOME	-11,735.18	-6,388.36	-5,346.82	-83.7 %	-11,735.18	-6,388.36	-5,346.82	-83.7 %