

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 01/01/20 - 01/31/20 and 01/01/20 - 01/31/20 (accrual basis)

	Actual 01/01/20 - 01/31/20	Budget 01/20 - 01/20	\$ Change	% Change	Actual YTD 01/01/20 - 01/31/20	Budget YTD 01/20 - 01/20	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		50.00	0.00	50.00	
4107 Association Dues	46,052.35	41,832.00	4,220.35	10.1 %	46,052.35	41,832.00	4,220.35	10.1 %
4111 Late Fees	834.70	187.50	647.20	345.2 %	834.70	187.50	647.20	345.2 %
4100 Total Rental Income (non-posting)	46,937.05	42,019.50	4,917.55	11.7 %	46,937.05	42,019.50	4,917.55	11.7 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.74	9.60	-1.86	-19.4 %	7.74	9.60	-1.86	-19.4 %
4500 Total Misc Income (non-posting)	7.74	9.60	-1.86	-19.4 %	7.74	9.60	-1.86	-19.4 %
<b>TOTAL INCOME</b>	<b>46,944.79</b>	<b>42,029.10</b>	<b>4,915.69</b>	<b>11.7 %</b>	<b>46,944.79</b>	<b>42,029.10</b>	<b>4,915.69</b>	<b>11.7 %</b>
<b>EXPENSE</b>								
5000 Management Fees Expense	-154.93	0.00	-154.93		-154.93	0.00	-154.93	
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	154.93	0.00	154.93		154.93	0.00	154.93	
5030 Total Cleaning & Maintenance Expense	154.93	0.00	154.93		154.93	0.00	154.93	
5100 Repairs & Maintenance Expense (non-posting)								
5104 Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5113 Drywall Repairs	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
5605 Postage	5.50	100.00	-94.50	-94.5 %	5.50	100.00	-94.50	-94.5 %
5606 HOA Management Fee	2,016.00	2,016.00	0.00	0.0 %	2,016.00	2,016.00	0.00	0.0 %
5607 Copies/Printing	9.40	100.00	-90.60	-90.6 %	9.40	100.00	-90.60	-90.6 %
5608 Administrative	162.50	125.00	37.50	30.0 %	162.50	125.00	37.50	30.0 %
5609 Meeting Expense	0.00	1,000.00	-1,000.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5611 HOA Legal Fees	595.00	125.00	470.00	376.0 %	595.00	125.00	470.00	376.0 %
5617 HOA Insurance	9,224.20	7,686.90	1,537.30	20.0 %	9,224.20	7,686.90	1,537.30	20.0 %
5618 D & O Insurance	1,422.00	1,400.00	22.00	1.6 %	1,422.00	1,400.00	22.00	1.6 %
5623 Reserve Transfer	10,000.00	12,698.50	-2,698.50	-21.3 %	10,000.00	12,698.50	-2,698.50	-21.3 %
5600 Total Administrative (non-posting)	23,434.60	25,261.40	-1,826.80	-7.2 %	23,434.60	25,261.40	-1,826.80	-7.2 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
6100 Exterior Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	10.77	200.00	-189.23	-94.6 %	10.77	200.00	-189.23	-94.6 %
6102 Roof/Gutter Maintenance	0.00	2,625.00	-2,625.00	-100.0 %	0.00	2,625.00	-2,625.00	-100.0 %

	Actual 01/01/20 - 01/31/20	Budget 01/20 - 01/20	\$ Change	% Change	Actual YTD 01/01/20 - 01/31/20	Budget YTD 01/20 - 01/20	\$ Change	% Change
6103 Garage Doors	350.00	150.00	200.00	133.3 %	350.00	150.00	200.00	133.3 %
6104 Light Maintenance	505.75	350.00	155.75	44.5 %	505.75	350.00	155.75	44.5 %
6105 Plumbing Repairs	225.00	0.00	225.00		225.00	0.00	225.00	
6106 Keys	50.00	0.00	50.00		50.00	0.00	50.00	
6100 Total Exterior Building Maintenance	1,141.52	3,325.00	-2,183.48	-65.7 %	1,141.52	3,325.00	-2,183.48	-65.7 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	1,714.25	10,000.00	-8,285.75	-82.9 %	1,714.25	10,000.00	-8,285.75	-82.9 %
7004 Tree.Shrub Maint.	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
7006 General Maintenance	154.93	125.00	29.93	23.9 %	154.93	125.00	29.93	23.9 %
7020 Pet Services	0.00	225.00	-225.00	-100.0 %	0.00	225.00	-225.00	-100.0 %
7030 General Grounds Misc	50.00	0.00	50.00		50.00	0.00	50.00	
7000 Total Grounds & Landscaping (non	1,919.18	12,850.00	-10,930.82	-85.1 %	1,919.18	12,850.00	-10,930.82	-85.1 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	55.93	183.00	-127.07	-69.4 %	55.93	183.00	-127.07	-69.4 %
8004 General Pool Maintenance	75.00	0.00	75.00		75.00	0.00	75.00	
8000 Total Pool & Cabana (non-osting)	130.93	183.00	-52.07	-28.5 %	130.93	183.00	-52.07	-28.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	607.63	795.00	-187.37	-23.6 %	607.63	795.00	-187.37	-23.6 %
8303 Water/Sewer	11,596.77	10,000.00	1,596.77	16.0 %	11,596.77	10,000.00	1,596.77	16.0 %
8304 Trash	1,857.44	1,791.70	65.74	3.7 %	1,857.44	1,791.70	65.74	3.7 %
8306 Gas	41.95	50.00	-8.05	-16.1 %	41.95	50.00	-8.05	-16.1 %
8300 Total HOA Utilities (non-posting)	14,103.79	12,636.70	1,467.09	11.6 %	14,103.79	12,636.70	1,467.09	11.6 %
<b>TOTAL EXPENSE</b>	<b>40,730.02</b>	<b>54,426.10</b>	<b>-13,696.08</b>	<b>-25.2 %</b>	<b>40,730.02</b>	<b>54,426.10</b>	<b>-13,696.08</b>	<b>-25.2 %</b>
<b>NOI</b>	<b>6,214.77</b>	<b>-12,397.00</b>	<b>18,611.77</b>	<b>150.1 %</b>	<b>6,214.77</b>	<b>-12,397.00</b>	<b>18,611.77</b>	<b>150.1 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	10,000.00	12,698.50	-2,698.50	-21.3 %	10,000.00	12,698.50	-2,698.50	-21.3 %
9000 Total Reserve Income	10,000.00	12,698.50	-2,698.50	-21.3 %	10,000.00	12,698.50	-2,698.50	-21.3 %
<b>TOTAL NON OPERATING INCOME</b>	<b>10,000.00</b>	<b>12,698.50</b>	<b>-2,698.50</b>	<b>-21.3 %</b>	<b>10,000.00</b>	<b>12,698.50</b>	<b>-2,698.50</b>	<b>-21.3 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9203 Water Line Repair	6,618.34	0.00	6,618.34		6,618.34	0.00	6,618.34	
9208 Plumbing	4,452.84	0.00	4,452.84		4,452.84	0.00	4,452.84	
9200 Total Reserve Expenses	11,071.18	0.00	11,071.18		11,071.18	0.00	11,071.18	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>11,071.18</b>	<b>0.00</b>	<b>11,071.18</b>		<b>11,071.18</b>	<b>0.00</b>	<b>11,071.18</b>	
<b>NET INCOME</b>	<b>5,143.59</b>	<b>301.50</b>	<b>4,842.09</b>	<b>1,606.0 %</b>	<b>5,143.59</b>	<b>301.50</b>	<b>4,842.09</b>	<b>1,606.0 %</b>

	<b>Actual</b> <b>01/01/20 - 01/31/20</b>	<b>Budget</b> <b>01/20 - 01/20</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/20 - 01/31/20</b>	<b>Budget YTD</b> <b>01/20 - 01/20</b>	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	46,944.79	42,029.10	4,915.69	11.7 %	46,944.79	42,029.10	4,915.69	11.7 %
Expense	-40,730.02	-54,426.10	13,696.08	25.2 %	-40,730.02	-54,426.10	13,696.08	25.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	6,214.77	-12,397.00	18,611.77	150.1 %	6,214.77	-12,397.00	18,611.77	150.1 %
Non Operating Income	10,000.00	12,698.50	-2,698.50	-21.3 %	10,000.00	12,698.50	-2,698.50	-21.3 %
Non Operating Expense	-11,071.18	0.00	-11,071.18		-11,071.18	0.00	-11,071.18	
<b>NET INCOME</b>	<b>5,143.59</b>	<b>301.50</b>	<b>4,842.09</b>	<b>1,606.0 %</b>	<b>5,143.59</b>	<b>301.50</b>	<b>4,842.09</b>	<b>1,606.0 %</b>