

Budget Comparison

Properties: Second Jefferson Green HOA

Comparison Periods: 10/1/16 - 10/31/16 and 1/1/16 - 10/31/16 (accrual basis)

	Actual 10/1/16 - 10/31/16	Budget 10/16	\$ Change	% Change	Actual YTD 1/1/16 - 10/31/16	Budget YTD 1/16 - 10/16	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	175.00	0.00	175.00		200.00	0.00	200.00	
4107 Association Dues	30,203.44	30,252.58	-49.14	-0.2%	302,494.29	302,525.80	-31.51	0.0%
4110 NSF Fees	50.00	0.00	50.00		100.00	0.00	100.00	
4111 Late Fees	540.00	0.00	540.00		3,682.86	0.00	3,682.86	
4100 Total Rental Income (non-pos)	30,968.44	30,252.58	715.86	2.4%	306,477.15	302,525.80	3,951.35	1.3%
4150 CAM Income (non-posting)								
4151 CAM - Repairs & Maintenance	0.00	0.00	0.00		264.00	0.00	264.00	
4150 Total CAM Income (non-postir)	0.00	0.00	0.00		264.00	0.00	264.00	
4500 Misc Income (non-posting)								
4501 Interest Income	-5.10	0.00	-5.10		149.41	0.00	149.41	
4502 Home Sales	200.00	0.00	200.00		2,650.00	0.00	2,650.00	
4500 Total Misc Income (non-postir)	194.90	0.00	194.90		2,799.41	0.00	2,799.41	
4650 Covenant Violaltions	0.00	0.00	0.00		550.00	0.00	550.00	
4680 Irragation Income	0.00	0.00	0.00		16,982.32	5,000.00	11,982.32	239.6%
TOTAL INCOME	31,163.34	30,252.58	910.76	3.0%	327,072.88	307,525.80	19,547.08	6.4%
EXPENSE								
5010 Bank Fees	-34.00	0.00	-34.00		0.00	0.00	0.00	
5100 Repairs & Maintenance Expense (
5170 Extermination	0.00	0.00	0.00		75.00	0.00	75.00	
5100 Total Repairs & Maintenance	0.00	0.00	0.00		75.00	0.00	75.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	25.00	-25.00	-100.0%	83.55	250.00	-166.45	-66.6%
5605 Postage	14.57	35.00	-20.43	-58.4%	816.34	350.00	466.34	133.2%
5606 HOA Management Fee	1,680.00	1,680.00	0.00	0.0%	16,800.00	16,800.00	0.00	0.0%
5607 Copies/Printing	0.00	168.00	-168.00	-100.0%	2,033.54	1,680.00	353.54	21.0%
5608 Administrative	288.88	0.00	288.88		1,044.39	0.00	1,044.39	
5609 Meeting Expense	25.83	0.00	25.83		825.83	450.00	375.83	83.5%
5610 Coupon Books	0.00	0.00	0.00		0.00	525.00	-525.00	-100.0%
5611 HOA Legal Fees	2,056.00	0.00	2,056.00		3,740.23	0.00	3,740.23	
5614 Accounting	0.00	0.00	0.00		275.00	0.00	275.00	
5616 Reserve Transfer	0.00	0.00	0.00		0.00	-25,000.00	25,000.00	-100.0%
5617 HOA Insurance	7,724.55	8,725.13	-1,000.58	-11.5%	70,667.95	87,251.30	-16,583.35	-19.0%
5623 Reserve Transfer	0.00	5,500.00	-5,500.00	-100.0%	-38,500.00	55,000.00	-93,500.00	-170.0%
5600 Total Administrative (non-post	11,789.83	16,133.13	-4,343.30	-26.9%	57,786.83	137,306.30	-79,519.47	-57.9%

	<u>Actual</u> <u>10/1/16 - 10/31/16</u>	<u>Budget</u> <u>10/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 10/31/16</u>	<u>Budget YTD</u> <u>1/16 - 10/16</u>	<u>\$ Change</u>	<u>% Change</u>
5650 Bank Fees	42.47	35.00	7.47	21.3%	175.71	350.00	-174.29	-49.8%
6100 Exterior Building Maintenance (no								
6101 Exterior Bldg Maintenance	0.00	300.00	-300.00	-100.0%	15,885.50	3,000.00	12,885.50	429.5%
6102 Roof/Gutter Maintenance	0.00	425.00	-425.00	-100.0%	1,424.27	4,250.00	-2,825.73	-66.5%
6103 Garage Doors	1,541.85	150.00	1,391.85	927.9%	2,817.76	1,500.00	1,317.76	87.9%
6104 Light Maintenance	337.50	400.00	-62.50	-15.6%	3,341.25	4,000.00	-658.75	-16.5%
6106 Keys	169.66	0.00	169.66		283.71	0.00	283.71	
6100 Total Exterior Building Mainte	2,049.01	1,275.00	774.01	60.7%	23,752.49	12,750.00	11,002.49	86.3%
7000 Grounds & Landscaping (non-posti								
7001 Landscape Maint. Contract	4,120.00	4,120.00	0.00	0.0%	28,840.00	28,840.00	0.00	0.0%
7002 Snow Removal	0.00	1,000.00	-1,000.00	-100.0%	12,916.25	17,000.00	-4,083.75	-24.0%
7003 Irrigation Maintenance	1,294.90	0.00	1,294.90		6,287.50	3,000.00	3,287.50	109.6%
7004 Tree/Shrub Maint.	0.00	0.00	0.00		10,520.00	2,500.00	8,020.00	320.8%
7005 Winter Watering	0.00	0.00	0.00		0.00	750.00	-750.00	-100.0%
7006 General Maintenance	35.00	500.00	-465.00	-93.0%	3,356.69	5,000.00	-1,643.31	-32.9%
7020 Pet Services	0.00	0.00	0.00		900.00	420.00	480.00	114.3%
7000 Total Grounds & Landscaping	5,449.90	5,620.00	-170.10	-3.0%	62,820.44	57,510.00	5,310.44	9.2%
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	585.00	0.00	585.00		8,945.78	0.00	8,945.78	
8002 Pool Supplies	0.00	0.00	0.00		-235.53	0.00	-235.53	
8003 Pool Phone	56.13	57.00	-0.87	-1.5%	561.09	570.00	-8.91	-1.6%
8004 General Pool Maintenance	0.00	0.00	0.00		297.50	0.00	297.50	
8010 Cabana Maintenance	0.00	1,000.00	-1,000.00	-100.0%	0.00	2,000.00	-2,000.00	-100.0%
8000 Other Pool & Cabana (non-os	0.00	0.00	0.00		146.80	0.00	146.80	
8000 Total Pool & Cabana (non-ost	641.13	1,057.00	-415.87	-39.3%	9,715.64	2,570.00	7,145.64	278.0%
8300 HOA Utilities (non-posting)								
8302 Electricity	809.14	1,100.00	-290.86	-26.4%	9,710.29	11,000.00	-1,289.71	-11.7%
8303 Water/Sewer	7,666.06	4,800.00	2,866.06	59.7%	48,746.14	34,090.00	14,656.14	43.0%
8304 Trash	0.00	1,300.00	-1,300.00	-100.0%	13,990.78	13,000.00	990.78	7.6%
8305 Storm Water	0.00	0.00	0.00		7,068.00	13,000.00	-5,932.00	-45.6%
8300 Total HOA Utilities (non-postir	8,475.20	7,200.00	1,275.20	17.7%	79,515.21	71,090.00	8,425.21	11.9%
TOTAL EXPENSE	28,413.54	31,320.13	-2,906.59	-9.3%	233,841.32	281,576.30	-47,734.98	-17.0%
NOI	2,749.80	-1,067.55	3,817.35	357.6%	93,231.56	25,949.50	67,282.06	259.3%
N/O INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	5,500.00	-5,500.00	-100.0%	-38,500.00	55,000.00	-93,500.00	-170.0%
9000 Total Reserve Income	0.00	5,500.00	-5,500.00	-100.0%	-38,500.00	55,000.00	-93,500.00	-170.0%

	Actual 10/1/16 - 10/31/16	Budget 10/16	\$ Change	% Change	Actual YTD 1/1/16 - 10/31/16	Budget YTD 1/16 - 10/16	\$ Change	% Change
TOTAL N/O INCOME	0.00	5,500.00	-5,500.00	-100.0%	-38,500.00	55,000.00	-93,500.00	-170.0%
N/O EXPENSE								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		16,649.96	25,000.00	-8,350.04	-33.4%
9208 Plumbing	0.00	0.00	0.00		10,885.00	0.00	10,885.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		10,999.00	0.00	10,999.00	
9240 Roofs	0.00	0.00	0.00		164,657.04	0.00	164,657.04	
9200 Total Reserve Expenses	0.00	0.00	0.00		203,191.00	25,000.00	178,191.00	712.8%
9500 Capital Items								
9525 Exterior Painting	0.00	0.00	0.00		33,827.75	0.00	33,827.75	
9500 Total Capital Items	0.00	0.00	0.00		33,827.75	0.00	33,827.75	
TOTAL N/O EXPENSE	0.00	0.00	0.00		237,018.75	25,000.00	212,018.75	848.1%
NET INCOME	2,749.80	4,432.45	-1,682.65	-38.0%	-182,287.19	55,949.50	-238,236.69	-425.8%
NET INCOME SUMMARY								
Income	31,163.34	30,252.58	910.76	3.0%	327,072.88	307,525.80	19,547.08	6.4%
Expense	-28,413.54	-31,320.13	2,906.59	-9.3%	-233,841.32	-281,576.30	47,734.98	-17.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,749.80	-1,067.55	3,817.35	357.6%	93,231.56	25,949.50	67,282.06	259.3%
Non Operating Income	0.00	5,500.00	-5,500.00	-100.0%	-38,500.00	55,000.00	-93,500.00	-170.0%
Non Operating Expense	0.00	0.00	0.00		-237,018.75	-25,000.00	-212,018.75	-848.1%
NET INCOME	2,749.80	4,432.45	-1,682.65	-38.0%	-182,287.19	55,949.50	-238,236.69	-425.8%