

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 10/01/17 - 10/31/17 and 01/01/17 - 10/31/17 (accrual basis)

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	30,960.87	31,160.64	-199.77	-0.6 %	311,096.55	311,606.40	-509.85	-0.2 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	600.00	250.00	350.00	140.0 %	5,070.00	2,500.00	2,570.00	102.8 %
4100 Total Rental Income (non-posting)	31,560.87	31,410.64	150.23	0.5 %	316,216.55	314,106.40	2,110.15	0.7 %
4300 Maintenance Income (non-posting)								
4304 Damages	0.00	0.00	0.00		1,093.48	0.00	1,093.48	
4300 Total Maintenance Income (non-po	0.00	0.00	0.00		1,093.48	0.00	1,093.48	
4500 Misc Income (non-posting)								
4501 Interest Income	3.81	15.00	-11.19	-74.6 %	46.23	150.00	-103.77	-69.2 %
4502 Home Sales	400.00	200.00	200.00	100.0 %	2,400.00	2,000.00	400.00	20.0 %
4500 Total Misc Income (non-posting)	403.81	215.00	188.81	87.8 %	2,446.23	2,150.00	296.23	13.8 %
4650 Covenant Violations	0.00	0.00	0.00		380.00	0.00	380.00	
TOTAL INCOME	31,964.68	31,625.64	339.04	1.1 %	320,136.26	316,256.40	3,879.86	1.2 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5113 Drywall Repairs	0.00	0.00	0.00		1,093.48	0.00	1,093.48	
5125 Fire & Life Safety	0.00	0.00	0.00		3,156.40	0.00	3,156.40	
5135 Painting Labor	0.00	0.00	0.00		26.25	0.00	26.25	
5100 Total Repairs & Maintenance Expe	0.00	0.00	0.00		4,276.13	0.00	4,276.13	
5350 Licenses and Fees	0.00	0.00	0.00		10.00	0.00	10.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5605 Postage	773.40	100.00	673.40	673.4 %	1,941.45	1,000.00	941.45	94.1 %
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	19.32	100.00	-80.68	-80.7 %	770.96	1,000.00	-229.04	-22.9 %
5608 Administrative	22.15	125.00	-102.85	-82.3 %	438.51	1,250.00	-811.49	-64.9 %
5609 Meeting Expense	0.00	150.00	-150.00	-100.0 %	1,599.26	600.00	999.26	166.5 %
5610 Coupon Books	0.00	0.00	0.00		0.00	550.00	-550.00	-100.0 %
5611 HOA Legal Fees	96.00	250.00	-154.00	-61.6 %	6,178.40	2,500.00	3,678.40	147.1 %
5617 HOA Insurance	0.00	8,350.00	-8,350.00	-100.0 %	108,036.62	83,500.00	24,536.62	29.4 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	2,055.00	-2,055.00	-100.0 %
5623 Reserve Transfer	0.00	16,500.00	-16,500.00	-100.0 %	16,000.00	66,000.00	-50,000.00	-75.8 %
5600 Total Administrative (non-posting)	2,590.87	27,265.00	-24,674.13	-90.5 %	151,765.20	175,355.00	-23,589.80	-13.5 %

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
5650 Bank Fees	0.00	25.00	-25.00	-100.0 %	190.55	250.00	-59.45	-23.8 %
5800 HOA Dues	5.06	0.00	5.06		5.06	0.00	5.06	
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	1,442.76	2,000.00	-557.24	-27.9 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		204.71	0.00	204.71	
6103 Garage Doors	0.00	150.00	-150.00	-100.0 %	458.64	1,500.00	-1,041.36	-69.4 %
6104 Light Maintenance	305.00	308.00	-3.00	-1.0 %	2,707.50	3,083.00	-375.50	-12.2 %
6105 Plumbing Repairs	0.00	0.00	0.00		1,620.00	0.00	1,620.00	
6107 Signs	0.00	0.00	0.00		1,151.66	0.00	1,151.66	
6100 Total Exterior Building Maintenance	305.00	658.00	-353.00	-53.6 %	7,585.27	6,583.00	1,002.27	15.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	4,207.00	4,250.00	-43.00	-1.0 %	30,120.00	29,750.00	370.00	1.2 %
7002 Snow Removal	0.00	1,000.00	-1,000.00	-100.0 %	9,342.50	19,000.00	-9,657.50	-50.8 %
7003 Irrigation Maintenance	625.35	0.00	625.35		11,728.90	3,000.00	8,728.90	291.0 %
7004 Tree.Shrub Maint.	35.00	0.00	35.00		1,965.00	3,000.00	-1,035.00	-34.5 %
7006 General Maintenance	0.00	469.00	-469.00	-100.0 %	682.50	4,690.00	-4,007.50	-85.4 %
7020 Pet Services	0.00	50.00	-50.00	-100.0 %	1,717.49	950.00	767.49	80.8 %
7030 General Grounds Misc	0.00	0.00	0.00		458.32	0.00	458.32	
7000 Total Grounds & Landscaping (non	4,867.35	5,769.00	-901.65	-15.6 %	56,014.71	60,390.00	-4,375.29	-7.2 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	0.00	0.00	0.00		6,485.32	5,000.00	1,485.32	29.7 %
8002 Pool Supplies	50.00	0.00	50.00		6,054.66	4,000.00	2,054.66	51.4 %
8003 Pool Phone	57.02	57.00	0.02	0.0 %	565.42	570.00	-4.58	-0.8 %
8004 General Pool Maintenance	0.00	0.00	0.00		555.00	0.00	555.00	
8010 Cabana Maintenance	0.00	1,000.00	-1,000.00	-100.0 %	551.89	2,000.00	-1,448.11	-72.4 %
8000 Total Pool & Cabana (non-osting)	107.02	1,057.00	-949.98	-89.9 %	14,212.29	11,570.00	2,642.29	22.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	707.55	1,350.00	-642.45	-47.6 %	8,499.50	10,300.00	-1,800.50	-17.5 %
8303 Water/Sewer	5,231.54	10,500.00	-5,268.46	-50.2 %	59,383.38	39,725.00	19,658.38	49.5 %
8304 Trash	1,681.33	1,360.00	321.33	23.6 %	16,229.30	13,600.00	2,629.30	19.3 %
8305 Storm Water	8,502.52	0.00	8,502.52		24,730.68	13,000.00	11,730.68	90.2 %
8300 Total HOA Utilities (non-posting)	16,122.94	13,210.00	2,912.94	22.1 %	108,842.86	76,625.00	32,217.86	42.0 %
TOTAL EXPENSE	23,998.24	47,984.00	-23,985.76	-50.0 %	342,902.07	330,773.00	12,129.07	3.7 %
NOI	7,966.44	-16,358.36	24,324.80	148.7 %	-22,765.81	-14,516.60	-8,249.21	-56.8 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		16,000.00	0.00	16,000.00	
9000 Total Reserve Income	0.00	0.00	0.00		16,000.00	0.00	16,000.00	
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		16,000.00	0.00	16,000.00	

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
NON OPERATING EXPENSE								
9500 Capital Items								
9570 Fence Replacement	1,500.00	0.00	1,500.00		1,500.00	0.00	1,500.00	
9500 Total Capital Items	1,500.00	0.00	1,500.00		1,500.00	0.00	1,500.00	
TOTAL NON OPERATING EXPENSE	1,500.00	0.00	1,500.00		1,500.00	0.00	1,500.00	
NET INCOME	6,466.44	-16,358.36	22,824.80	139.5 %	-8,265.81	-14,516.60	6,250.79	43.1 %
NET INCOME SUMMARY								
Income	31,964.68	31,625.64	339.04	1.1 %	320,136.26	316,256.40	3,879.86	1.2 %
Expense	-23,998.24	-47,984.00	23,985.76	50.0 %	-342,902.07	-330,773.00	-12,129.07	3.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	7,966.44	-16,358.36	24,324.80	148.7 %	-22,765.81	-14,516.60	-8,249.21	-56.8 %
Non Operating Income	0.00	0.00	0.00		16,000.00	0.00	16,000.00	
Non Operating Expense	-1,500.00	0.00	-1,500.00		-1,500.00	0.00	-1,500.00	
NET INCOME	6,466.44	-16,358.36	22,824.80	139.5 %	-8,265.81	-14,516.60	6,250.79	43.1 %