

Budget Comparison

Properties: Second Jefferson Green HOA

Comparison Periods: 2/1/16 - 2/29/16 and 1/1/16 - 2/29/16 (accrual basis)

	Actual 2/1/16 - 2/29/16	Budget 2/16	\$ Change	% Change	Actual YTD 1/1/16 - 2/29/16	Budget YTD 1/16 - 2/16	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	30,253.44	30,252.58	0.86	0.0%	60,506.88	60,505.16	1.72	0.0%
4111 Late Fees	622.86	0.00	622.86		802.86	0.00	802.86	
4100 Total Rental Income (non-pos)	30,876.30	30,252.58	623.72	2.1%	61,309.74	60,505.16	804.58	1.3%
4500 Misc Income (non-posting)								
4501 Interest Income	19.99	0.00	19.99		42.77	0.00	42.77	
4502 Home Sales	450.00	0.00	450.00		450.00	0.00	450.00	
4500 Total Misc Income (non-postir)	469.99	0.00	469.99		492.77	0.00	492.77	
4650 Covenant Violaltions	50.00	0.00	50.00		50.00	0.00	50.00	
TOTAL INCOME	31,396.29	30,252.58	1,143.71	3.8%	61,852.51	60,505.16	1,347.35	2.2%
EXPENSE								
5100 Repairs & Maintenance Expense (
5109 Miscellaneous Repairs Expen	3,000.00	0.00	3,000.00		3,000.00	0.00	3,000.00	
5100 Total Repairs & Maintenance	3,000.00	0.00	3,000.00		3,000.00	0.00	3,000.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	25.00	-25.00	-100.0%	0.00	50.00	-50.00	-100.0%
5605 Postage	44.59	35.00	9.59	27.4%	44.59	70.00	-25.41	-36.3%
5606 HOA Management Fee	1,680.00	1,680.00	0.00	0.0%	3,360.00	3,360.00	0.00	0.0%
5607 Copies/Printing	1,290.44	168.00	1,122.44	668.1%	1,290.44	336.00	954.44	284.1%
5609 Meeting Expense	0.00	0.00	0.00		0.00	450.00	-450.00	-100.0%
5610 Coupon Books	0.00	0.00	0.00		0.00	525.00	-525.00	-100.0%
5611 HOA Legal Fees	-1,076.10	0.00	-1,076.10		-457.10	0.00	-457.10	
5617 HOA Insurance	7,810.55	8,725.13	-914.58	-10.5%	15,621.10	17,450.26	-1,829.16	-10.5%
5600 Total Administrative (non-post)	9,749.48	10,633.13	-883.65	-8.3%	19,859.03	22,241.26	-2,382.23	-10.7%
5650 Bank Fees	25.28	35.00	-9.72	-27.8%	51.18	70.00	-18.82	-26.9%
6100 Exterior Building Maintenance (no								
6101 Exterior Bldg Maintenance	0.00	300.00	-300.00	-100.0%	855.00	600.00	255.00	42.5%
6102 Roof/Gutter Maintenance	0.00	425.00	-425.00	-100.0%	0.00	850.00	-850.00	-100.0%
6103 Garage Doors	0.00	150.00	-150.00	-100.0%	23.09	300.00	-276.91	-92.3%
6104 Light Maintenance	63.75	400.00	-336.25	-84.1%	1,383.75	800.00	583.75	73.0%
6105 Plumbing Repairs	0.00	0.00	0.00		-175.00	0.00	-175.00	
6106 Keys	0.00	0.00	0.00		35.00	0.00	35.00	
6100 Total Exterior Building Maintei	63.75	1,275.00	-1,211.25	-95.0%	2,121.84	2,550.00	-428.16	-16.8%
7000 Grounds & Landscaping (non-posi								

	<u>Actual</u> <u>2/1/16 - 2/29/16</u>	<u>Budget</u> <u>2/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 2/29/16</u>	<u>Budget YTD</u> <u>1/16 - 2/16</u>	<u>\$ Change</u>	<u>% Change</u>
7002 Snow Removal	4,987.50	4,000.00	987.50	24.7%	6,912.50	8,000.00	-1,087.50	-13.6%
7004 Tree.Shrub Maint.	120.00	0.00	120.00		120.00	0.00	120.00	
7005 Winter Watering	0.00	750.00	-750.00	-100.0%	0.00	750.00	-750.00	-100.0%
7006 General Maintenance	0.00	500.00	-500.00	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
7020 Pet Services	140.00	140.00	0.00	0.0%	490.00	280.00	210.00	75.0%
7000 Total Grounds & Landscaping	5,247.50	5,390.00	-142.50	-2.6%	7,522.50	10,030.00	-2,507.50	-25.0%
8000 Pool & Cabana								
8003 Pool Phone	56.14	57.00	-0.86	-1.5%	112.22	114.00	-1.78	-1.6%
8000 Total Pool & Cabana	56.14	57.00	-0.86	-1.5%	112.22	114.00	-1.78	-1.6%
8300 HOA Utilities (non-posting)								
8302 Electricity	773.58	1,100.00	-326.42	-29.7%	1,578.23	2,200.00	-621.77	-28.3%
8303 Water/Sewer	518.52	1,475.00	-956.48	-64.8%	1,136.16	3,175.00	-2,038.84	-64.2%
8304 Trash	1,542.95	1,300.00	242.95	18.7%	2,885.90	2,600.00	285.90	11.0%
8300 Total HOA Utilities (non-postir)	2,835.05	3,875.00	-1,039.95	-26.8%	5,600.29	7,975.00	-2,374.71	-29.8%
TOTAL EXPENSE	20,977.20	21,265.13	-287.93	-1.4%	38,267.06	42,980.26	-4,713.20	-11.0%
NOI	10,419.09	8,987.45	1,431.64	15.9%	23,585.45	17,524.90	6,060.55	34.6%
N/O EXPENSE								
9000 Reserve Income								
9001 Reserve Contribution	0.00	5,500.00	-5,500.00	-100.0%	0.00	11,000.00	-11,000.00	-100.0%
9000 Total Reserve Income	0.00	5,500.00	-5,500.00	-100.0%	0.00	11,000.00	-11,000.00	-100.0%
TOTAL N/O EXPENSE	0.00	5,500.00	-5,500.00	-100.0%	0.00	11,000.00	-11,000.00	-100.0%
NET INCOME	10,419.09	3,487.45	6,931.64	198.8%	23,585.45	6,524.90	17,060.55	261.5%
NET INCOME SUMMARY								
Income	31,396.29	30,252.58	1,143.71	3.8%	61,852.51	60,505.16	1,347.35	2.2%
Expense	-20,977.20	-21,265.13	287.93	-1.4%	-38,267.06	-42,980.26	4,713.20	-11.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	10,419.09	8,987.45	1,431.64	15.9%	23,585.45	17,524.90	6,060.55	34.6%
Non Operating Expense	0.00	-5,500.00	5,500.00	100.0%	0.00	-11,000.00	11,000.00	100.0%
NET INCOME	10,419.09	3,487.45	6,931.64	198.8%	23,585.45	6,524.90	17,060.55	261.5%