

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 02/01/19 - 02/28/19 and 01/01/19 - 02/28/19 (accrual basis)

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 02/28/19	Budget YTD 01/19 - 02/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		100.00	0.00	100.00	
4107 Association Dues	44,323.84	41,832.00	2,491.84	6.0 %	84,811.84	83,664.00	1,147.84	1.4 %
4111 Late Fees	326.64	187.50	139.14	74.2 %	922.19	375.00	547.19	145.9 %
4100 Total Rental Income (non-posting)	44,700.48	42,019.50	2,680.98	6.4 %	85,834.03	84,039.00	1,795.03	2.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	12.56	6.25	6.31	101.0 %	25.67	12.50	13.17	105.4 %
4500 Total Misc Income (non-posting)	12.56	6.25	6.31	101.0 %	25.67	12.50	13.17	105.4 %
4650 Covenant Violaltions	150.00	0.00	150.00		150.00	0.00	150.00	
TOTAL INCOME	44,863.04	42,025.75	2,837.29	6.8 %	86,009.70	84,051.50	1,958.20	2.3 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5104 Maintenance	0.00	16.66	-16.66	-100.0 %	0.00	33.32	-33.32	-100.0 %
5105 Cleaning	60.00	0.00	60.00		60.00	0.00	60.00	
5113 Drywall Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5125 Fire & Life Safety	45.00	0.00	45.00		45.00	0.00	45.00	
5100 Total Repairs & Maintenance Expe	105.00	116.66	-11.66	-10.0 %	105.00	233.32	-128.32	-55.0 %
5350 Licenses and Fees	10.00	0.00	10.00		10.00	0.00	10.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5605 Postage	118.00	100.00	18.00	18.0 %	133.65	200.00	-66.35	-33.2 %
5606 HOA Management Fee	2,016.00	2,016.00	0.00	0.0 %	4,032.00	4,032.00	0.00	0.0 %
5607 Copies/Printing	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5608 Administrative	42.38	100.00	-57.62	-57.6 %	42.38	100.00	-57.62	-57.6 %
5609 Meeting Expense	0.00	0.00	0.00		150.00	1,000.00	-850.00	-85.0 %
5611 HOA Legal Fees	275.00	125.00	150.00	120.0 %	298.00	250.00	48.00	19.2 %
5617 HOA Insurance	14,877.40	6,083.33	8,794.07	144.6 %	29,754.80	12,166.66	17,588.14	144.6 %
5618 D & O Insurance	0.00	0.00	0.00		1,397.00	1,350.00	47.00	3.5 %
5623 Reserve Transfer	9,998.00	9,998.00	0.00	0.0 %	9,998.00	19,996.00	-9,998.00	-50.0 %
5600 Total Administrative (non-posting)	27,326.78	18,532.33	8,794.45	47.5 %	45,805.83	39,314.66	6,491.17	16.5 %
5650 Bank Fees	0.00	18.33	-18.33	-100.0 %	19.01	36.66	-17.65	-48.1 %
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	15.00	200.00	-185.00	-92.5 %	15.00	400.00	-385.00	-96.2 %
6102 Roof/Gutter Maintenance	556.00	0.00	556.00		556.00	0.00	556.00	

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 02/28/19	Budget YTD 01/19 - 02/19	\$ Change	% Change
6103 Garage Doors	345.00	0.00	345.00		617.50	0.00	617.50	
6104 Light Maintenance	318.75	350.00	-31.25	-8.9 %	371.25	700.00	-328.75	-47.0 %
6105 Plumbing Repairs	123.75	166.66	-42.91	-25.7 %	123.75	333.32	-209.57	-62.9 %
6106 Keys	45.00	0.00	45.00		45.00	0.00	45.00	
6100 Total Exterior Building Maintenance	1,403.50	716.66	686.84	95.8 %	1,728.50	1,433.32	295.18	20.6 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	120.00	0.00	120.00		120.00	0.00	120.00	
7002 Snow Removal	15,801.76	7,500.00	8,301.76	110.7 %	24,136.21	15,000.00	9,136.21	60.9 %
7003 Irrigation Maintenance	45.00	0.00	45.00		45.00	0.00	45.00	
7004 Tree.Shrub Maint.	-500.00	0.00	-500.00		-500.00	0.00	-500.00	
7006 General Maintenance	318.50	125.00	193.50	154.8 %	318.50	250.00	68.50	27.4 %
7020 Pet Services	0.00	158.33	-158.33	-100.0 %	320.00	316.66	3.34	1.1 %
7030 General Grounds Misc	90.00	0.00	90.00		90.00	0.00	90.00	
7000 Total Grounds & Landscaping (non)	15,875.26	7,783.33	8,091.93	104.0 %	24,529.71	15,566.66	8,963.05	57.6 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	450.25	0.00	450.25		450.25	0.00	450.25	
8003 Pool Phone	53.35	183.33	-129.98	-70.9 %	106.70	366.66	-259.96	-70.9 %
8000 Total Pool & Cabana (non-osting)	503.60	183.33	320.27	174.7 %	556.95	366.66	190.29	51.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	672.20	695.00	-22.80	-3.3 %	1,389.63	1,390.00	-0.37	0.0 %
8303 Water/Sewer	2,150.25	1,791.00	359.25	20.1 %	4,130.30	12,164.00	-8,033.70	-66.0 %
8304 Trash	2,072.72	1,791.66	281.06	15.7 %	3,857.54	3,583.32	274.22	7.7 %
8306 Gas	89.63	0.00	89.63		134.93	0.00	134.93	
8300 Total HOA Utilities (non-posting)	4,984.80	4,277.66	707.14	16.5 %	9,512.40	17,137.32	-7,624.92	-44.5 %
TOTAL EXPENSE	50,203.88	31,628.30	18,575.58	58.7 %	82,262.34	74,088.60	8,173.74	11.0 %
NOI	-5,340.84	10,397.45	-15,738.29	-151.4 %	3,747.36	9,962.90	-6,215.54	-62.4 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	9,998.00	9,998.00	0.00	0.0 %	9,998.00	19,996.00	-9,998.00	-50.0 %
9000 Total Reserve Income	9,998.00	9,998.00	0.00	0.0 %	9,998.00	19,996.00	-9,998.00	-50.0 %
TOTAL NON OPERATING INCOME	9,998.00	9,998.00	0.00	0.0 %	9,998.00	19,996.00	-9,998.00	-50.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	500.00	0.00	500.00		500.00	0.00	500.00	
9208 Plumbing	0.00	0.00	0.00		4,475.00	0.00	4,475.00	
9200 Total Reserve Expenses	500.00	0.00	500.00		4,975.00	0.00	4,975.00	
9250 Community Mail Boxes	1,008.22	0.00	1,008.22		1,008.22	0.00	1,008.22	

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 02/28/19	Budget YTD 01/19 - 02/19	\$ Change	% Change
TOTAL NON OPERATING EXPENSE	1,508.22	0.00	1,508.22		5,983.22	0.00	5,983.22	
NET INCOME	3,148.94	20,395.45	-17,246.51	-84.6 %	7,762.14	29,958.90	-22,196.76	-74.1 %
NET INCOME SUMMARY								
Income	44,863.04	42,025.75	2,837.29	6.8 %	86,009.70	84,051.50	1,958.20	2.3 %
Expense	-50,203.88	-31,628.30	-18,575.58	58.7 %	-82,262.34	-74,088.60	-8,173.74	11.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-5,340.84	10,397.45	-15,738.29	-151.4 %	3,747.36	9,962.90	-6,215.54	-62.4 %
Non Operating Income	9,998.00	9,998.00	0.00		9,998.00	19,996.00	-9,998.00	-50.0 %
Non Operating Expense	-1,508.22	0.00	-1,508.22		-5,983.22	0.00	-5,983.22	
NET INCOME	3,148.94	20,395.45	-17,246.51	-84.6 %	7,762.14	29,958.90	-22,196.76	-74.1 %