

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 02/01/20 - 02/29/20 and 01/01/20 - 02/29/20 (accrual basis)

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		50.00	0.00	50.00	
4107 Association Dues	50,232.00	50,232.00	0.00	0.0 %	96,284.35	92,064.00	4,220.35	4.6 %
4110 NSF Fees	50.00	0.00	50.00		50.00	0.00	50.00	
4111 Late Fees	835.83	187.50	648.33	345.8 %	1,670.53	375.00	1,295.53	345.5 %
4100 Total Rental Income (non-posting)	51,117.83	50,419.50	698.33	1.4 %	98,054.88	92,439.00	5,615.88	6.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.00	9.60	-2.60	-27.1 %	14.74	19.20	-4.46	-23.2 %
4500 Total Misc Income (non-posting)	7.00	9.60	-2.60	-27.1 %	14.74	19.20	-4.46	-23.2 %
<b>TOTAL INCOME</b>	<b>51,124.83</b>	<b>50,429.10</b>	<b>695.73</b>	<b>1.4 %</b>	<b>98,069.62</b>	<b>92,458.20</b>	<b>5,611.42</b>	<b>6.1 %</b>
<b>EXPENSE</b>								
5000 Management Fees Expense	0.00	0.00	0.00		-154.93	0.00	-154.93	
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	0.00	0.00	0.00		154.93	0.00	154.93	
5030 Total Cleaning & Maintenance Expense	0.00	0.00	0.00		154.93	0.00	154.93	
5100 Repairs & Maintenance Expense (non-posting)								
5104 Maintenance	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5113 Drywall Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5122 Keys and Locks	-175.00	0.00	-175.00		-175.00	0.00	-175.00	
5170 Extermination	195.50	0.00	195.50		195.50	0.00	195.50	
5100 Total Repairs & Maintenance Expense	20.50	100.00	-79.50	-79.5 %	20.50	250.00	-229.50	-91.8 %
5350 Licenses and Fees	0.00	10.00	-10.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5605 Postage	66.00	100.00	-34.00	-34.0 %	71.50	200.00	-128.50	-64.2 %
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	217.56	100.00	117.56	117.6 %	226.96	200.00	26.96	13.5 %
5608 Administrative	600.27	125.00	475.27	380.2 %	762.77	250.00	512.77	205.1 %
5609 Meeting Expense	0.00	0.00	0.00		0.00	1,000.00	-1,000.00	-100.0 %
5611 HOA Legal Fees	4,809.35	125.00	4,684.35	3,747.5 %	5,404.35	250.00	5,154.35	2,061.7 %
5617 HOA Insurance	9,224.20	7,686.90	1,537.30	20.0 %	18,448.40	15,373.80	3,074.60	20.0 %
5618 D & O Insurance	0.00	0.00	0.00		1,422.00	1,400.00	22.00	1.6 %
5623 Reserve Transfer	12,698.50	12,698.50	0.00	0.0 %	22,698.50	25,397.00	-2,698.50	-10.6 %
5600 Total Administrative (non-posting)	29,631.88	22,861.40	6,770.48	29.6 %	53,066.48	48,122.80	4,943.68	10.3 %

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	10.77	400.00	-389.23	-97.3 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	2,625.00	-2,625.00	-100.0 %
6103 Garage Doors	137.50	150.00	-12.50	-8.3 %	487.50	300.00	187.50	62.5 %
6104 Light Maintenance	443.84	350.00	93.84	26.8 %	949.59	700.00	249.59	35.7 %
6105 Plumbing Repairs	299.50	0.00	299.50		524.50	0.00	524.50	
6106 Keys	0.00	0.00	0.00		50.00	0.00	50.00	
6100 Total Exterior Building Maintenance	880.84	700.00	180.84	25.8 %	2,022.36	4,025.00	-2,002.64	-49.8 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	8,021.81	10,000.00	-1,978.19	-19.8 %	9,736.06	20,000.00	-10,263.94	-51.3 %
7004 Tree.Shrub Maint.	799.00	0.00	799.00		799.00	2,500.00	-1,701.00	-68.0 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	154.93	250.00	-95.07	-38.0 %
7020 Pet Services	0.00	225.00	-225.00	-100.0 %	0.00	450.00	-450.00	-100.0 %
7030 General Grounds Misc	25.00	0.00	25.00		75.00	0.00	75.00	
7000 Total Grounds & Landscaping (non	8,845.81	10,350.00	-1,504.19	-14.5 %	10,764.99	23,200.00	-12,435.01	-53.6 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	100.00	0.00	100.00		100.00	0.00	100.00	
8003 Pool Phone	55.93	183.20	-127.27	-69.5 %	111.86	366.20	-254.34	-69.5 %
8004 General Pool Maintenance	100.00	0.00	100.00		175.00	0.00	175.00	
8000 Total Pool & Cabana (non-osting)	255.93	183.20	72.73	39.7 %	386.86	366.20	20.66	5.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	578.44	795.00	-216.56	-27.2 %	1,186.07	1,590.00	-403.93	-25.4 %
8303 Water/Sewer	1,923.26	10,000.00	-8,076.74	-80.8 %	13,520.03	20,000.00	-6,479.97	-32.4 %
8304 Trash	1,832.44	1,791.70	40.74	2.3 %	3,689.88	3,583.40	106.48	3.0 %
8306 Gas	44.05	50.00	-5.95	-11.9 %	86.00	100.00	-14.00	-14.0 %
8300 Total HOA Utilities (non-posting)	4,378.19	12,636.70	-8,258.51	-65.4 %	18,481.98	25,273.40	-6,791.42	-26.9 %
<b>TOTAL EXPENSE</b>	<b>44,013.15</b>	<b>46,861.30</b>	<b>-2,848.15</b>	<b>-6.1 %</b>	<b>84,743.17</b>	<b>101,287.40</b>	<b>-16,544.23</b>	<b>-16.3 %</b>
<b>NOI</b>	<b>7,111.68</b>	<b>3,567.80</b>	<b>3,543.88</b>	<b>99.3 %</b>	<b>13,326.45</b>	<b>-8,829.20</b>	<b>22,155.65</b>	<b>250.9 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	12,698.50	12,698.50	0.00	0.0 %	22,698.50	25,397.00	-2,698.50	-10.6 %
9000 Total Reserve Income	12,698.50	12,698.50	0.00	0.0 %	22,698.50	25,397.00	-2,698.50	-10.6 %
<b>TOTAL NON OPERATING INCOME</b>	<b>12,698.50</b>	<b>12,698.50</b>	<b>0.00</b>	<b>0.0 %</b>	<b>22,698.50</b>	<b>25,397.00</b>	<b>-2,698.50</b>	<b>-10.6 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9203 Water Line Repair	12,402.84	0.00	12,402.84		19,021.18	0.00	19,021.18	
9208 Plumbing	-4,452.84	0.00	-4,452.84		0.00	0.00	0.00	

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
9200 Total Reserve Expenses	7,950.00	0.00	7,950.00		19,021.18	0.00	19,021.18	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>7,950.00</b>	<b>0.00</b>	<b>7,950.00</b>		<b>19,021.18</b>	<b>0.00</b>	<b>19,021.18</b>	
<b>NET INCOME</b>	<b>11,860.18</b>	<b>16,266.30</b>	<b>-4,406.12</b>	<b>-27.1 %</b>	<b>17,003.77</b>	<b>16,567.80</b>	<b>435.97</b>	<b>2.6 %</b>
<b>NET INCOME SUMMARY</b>								
Income	51,124.83	50,429.10	695.73	1.4 %	98,069.62	92,458.20	5,611.42	6.1 %
Expense	-44,013.15	-46,861.30	2,848.15	6.1 %	-84,743.17	-101,287.40	16,544.23	16.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	7,111.68	3,567.80	3,543.88	99.3 %	13,326.45	-8,829.20	22,155.65	250.9 %
Non Operating Income	12,698.50	12,698.50	0.00		22,698.50	25,397.00	-2,698.50	-10.6 %
Non Operating Expense	-7,950.00	0.00	-7,950.00		-19,021.18	0.00	-19,021.18	
<b>NET INCOME</b>	<b>11,860.18</b>	<b>16,266.30</b>	<b>-4,406.12</b>	<b>-27.1 %</b>	<b>17,003.77</b>	<b>16,567.80</b>	<b>435.97</b>	<b>2.6 %</b>