

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 03/01/18 - 03/31/18 and 01/01/18 - 03/31/18 (accrual basis)

	Actual 03/01/18 - 03/31/18	Budget 03/18 - 03/18	\$ Change	% Change	Actual YTD 01/01/18 - 03/31/18	Budget YTD 01/18 - 03/18	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	32,088.00	32,088.00	0.00	0.0 %	94,139.28	94,409.28	-270.00	-0.3 %
4110 NSF Fees	100.00	0.00	100.00		100.00	0.00	100.00	
4111 Late Fees	-630.00	335.00	-965.00	-288.1 %	385.00	1,005.00	-620.00	-61.7 %
4100 Total Rental Income (non-posting)	31,558.00	32,423.00	-865.00	-2.7 %	94,624.28	95,414.28	-790.00	-0.8 %
4300 Maintenance Income (non-posting)								
4304 Damages	1,176.50	0.00	1,176.50		1,176.50	0.00	1,176.50	
4300 Total Maintenance Income (non-po)	1,176.50	0.00	1,176.50		1,176.50	0.00	1,176.50	
4500 Misc Income (non-posting)								
4501 Interest Income	4.58	4.50	0.08	1.8 %	11.07	13.50	-2.43	-18.0 %
4500 Total Misc Income (non-posting)	4.58	4.50	0.08	1.8 %	11.07	13.50	-2.43	-18.0 %
<b>TOTAL INCOME</b>	<b>32,739.08</b>	<b>32,427.50</b>	<b>311.58</b>	<b>1.0 %</b>	<b>95,811.85</b>	<b>95,427.78</b>	<b>384.07</b>	<b>0.4 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5112 Paint	79.81	0.00	79.81		79.81	0.00	79.81	
5113 Drywall Repairs	0.00	0.00	0.00		1,764.75	0.00	1,764.75	
5122 Keys and Locks	0.00	0.00	0.00		17.50	0.00	17.50	
5100 Total Repairs & Maintenance Expe	79.81	0.00	79.81		1,862.06	0.00	1,862.06	
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
5605 Postage	609.83	100.00	509.83	509.8 %	711.54	300.00	411.54	137.2 %
5606 HOA Management Fee	2,352.00	2,016.00	336.00	16.7 %	5,712.00	6,048.00	-336.00	-5.6 %
5607 Copies/Printing	0.00	100.00	-100.00	-100.0 %	2.80	300.00	-297.20	-99.1 %
5608 Administrative	17.50	83.33	-65.83	-79.0 %	17.50	249.99	-232.49	-93.0 %
5609 Meeting Expense	0.00	0.00	0.00		302.64	900.00	-597.36	-66.4 %
5611 HOA Legal Fees	966.00	1,250.00	-284.00	-22.7 %	2,648.00	2,500.00	148.00	5.9 %
5617 HOA Insurance	6,787.40	6,800.00	-12.60	-0.2 %	19,230.97	20,400.00	-1,169.03	-5.7 %
5618 D & O Insurance	0.00	0.00	0.00		1,338.79	0.00	1,338.79	
5600 Total Administrative (non-posting)	10,732.73	10,359.33	373.40	3.6 %	29,964.24	30,727.99	-763.75	-2.5 %
5650 Bank Fees	33.26	25.00	8.26	33.0 %	84.77	75.00	9.77	13.0 %
6100 Exterior Building Maintenance (non-po)								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	17.50	600.00	-582.50	-97.1 %
6103 Garage Doors	126.05	0.00	126.05		912.18	0.00	912.18	
6104 Light Maintenance	0.00	350.00	-350.00	-100.0 %	240.00	1,050.00	-810.00	-77.1 %

	Actual 03/01/18 - 03/31/18	Budget 03/18 - 03/18	\$ Change	% Change	Actual YTD 01/01/18 - 03/31/18	Budget YTD 01/18 - 03/18	\$ Change	% Change
6105 Plumbing Repairs	0.00	167.00	-167.00	-100.0 %	122.50	501.00	-378.50	-75.5 %
6100 Total Exterior Building Maintenance	126.05	717.00	-590.95	-82.4 %	1,292.18	2,151.00	-858.82	-39.9 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	0.00	7,000.00	-7,000.00	-100.0 %	8,916.75	23,000.00	-14,083.25	-61.2 %
7003 Irrigation Maintenance	0.00	1,300.00	-1,300.00	-100.0 %	0.00	1,300.00	-1,300.00	-100.0 %
7006 General Maintenance	830.27	125.00	705.27	564.2 %	830.27	375.00	455.27	121.4 %
7020 Pet Services	0.00	300.00	-300.00	-100.0 %	398.19	900.00	-501.81	-55.8 %
7030 General Grounds Misc	0.00	41.67	-41.67	-100.0 %	0.00	125.01	-125.01	-100.0 %
7000 Total Grounds & Landscaping (non	830.27	8,766.67	-7,936.40	-90.5 %	10,145.21	25,700.01	-15,554.80	-60.5 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	57.24	58.33	-1.09	-1.9 %	171.94	174.99	-3.05	-1.7 %
8000 Total Pool & Cabana (non-osting)	57.24	58.33	-1.09	-1.9 %	171.94	174.99	-3.05	-1.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	679.97	893.00	-213.03	-23.9 %	2,061.94	2,679.00	-617.06	-23.0 %
8303 Water/Sewer	1,794.06	3,000.00	-1,205.94	-40.2 %	13,823.46	8,000.00	5,823.46	72.8 %
8304 Trash	1,627.44	1,667.00	-39.56	-2.4 %	5,257.99	5,001.00	256.99	5.1 %
8305 Storm Water	0.00	8,500.00	-8,500.00	-100.0 %	0.00	8,500.00	-8,500.00	-100.0 %
8300 Total HOA Utilities (non-posting)	4,101.47	14,060.00	-9,958.53	-70.8 %	21,143.39	24,180.00	-3,036.61	-12.6 %
<b>TOTAL EXPENSE</b>	<b>15,960.83</b>	<b>33,986.33</b>	<b>-18,025.50</b>	<b>-53.0 %</b>	<b>64,663.79</b>	<b>83,008.99</b>	<b>-18,345.20</b>	<b>-22.1 %</b>
<b>NOI</b>	<b>16,778.25</b>	<b>-1,558.83</b>	<b>18,337.08</b>	<b>1,176.3 %</b>	<b>31,148.06</b>	<b>12,418.79</b>	<b>18,729.27</b>	<b>150.8 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	87.50	0.00	87.50		87.50	0.00	87.50	
9200 Total Reserve Expenses	87.50	0.00	87.50		87.50	0.00	87.50	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>87.50</b>	<b>0.00</b>	<b>87.50</b>		<b>87.50</b>	<b>0.00</b>	<b>87.50</b>	
<b>NET INCOME</b>	<b>16,690.75</b>	<b>-1,558.83</b>	<b>18,249.58</b>	<b>1,170.7 %</b>	<b>31,060.56</b>	<b>12,418.79</b>	<b>18,641.77</b>	<b>150.1 %</b>
<b>NET INCOME SUMMARY</b>								
Income	32,739.08	32,427.50	311.58	1.0 %	95,811.85	95,427.78	384.07	0.4 %
Expense	-15,960.83	-33,986.33	18,025.50	53.0 %	-64,663.79	-83,008.99	18,345.20	22.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-87.50	0.00	-87.50		-87.50	0.00	-87.50	
<b>NET INCOME</b>	<b>16,690.75</b>	<b>-1,558.83</b>	<b>18,249.58</b>	<b>1,170.7 %</b>	<b>31,060.56</b>	<b>12,418.79</b>	<b>18,641.77</b>	<b>150.1 %</b>