

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 07/01/19 - 07/31/19 and 01/01/19 - 07/31/19 (accrual basis)

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		175.00	100.00	75.00	75.0 %
4107 Association Dues	41,583.00	41,832.00	-249.00	-0.6 %	292,490.90	292,824.00	-333.10	-0.1 %
4110 NSF Fees	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
4111 Late Fees	426.02	187.50	238.52	127.2 %	3,793.01	1,312.50	2,480.51	189.0 %
4100 Total Rental Income (non-posting)	42,009.02	42,019.50	-10.48	0.0 %	296,458.91	294,286.50	2,172.41	0.7 %
4300 Maintenance Income (non-posting)								
4304 Damages	0.00	0.00	0.00		300.00	0.00	300.00	
4300 Total Maintenance Income (non-po	0.00	0.00	0.00		300.00	0.00	300.00	
4500 Misc Income (non-posting)								
4501 Interest Income	18.98	6.25	12.73	203.7 %	110.20	43.75	66.45	151.9 %
4500 Total Misc Income (non-posting)	18.98	6.25	12.73	203.7 %	110.20	43.75	66.45	151.9 %
4650 Covenant Violations	0.00	0.00	0.00		150.00	0.00	150.00	
TOTAL INCOME	42,028.00	42,025.75	2.25	0.0 %	297,019.11	294,330.25	2,688.86	0.9 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5104 Maintenance	0.00	16.66	-16.66	-100.0 %	0.00	116.62	-116.62	-100.0 %
5105 Cleaning	0.00	0.00	0.00		60.00	0.00	60.00	
5109 Miscellaneous Repairs Expense	0.00	0.00	0.00		-3,476.00	0.00	-3,476.00	
5112 Paint	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	700.00	-700.00	-100.0 %
5122 Keys and Locks	-175.00	0.00	-175.00		-171.79	0.00	-171.79	
5125 Fire & Life Safety	0.00	0.00	0.00		258.39	550.00	-291.61	-53.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5135 Painting Labor	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5170 Extermination	0.00	175.00	-175.00	-100.0 %	0.00	175.00	-175.00	-100.0 %
5100 Total Repairs & Maintenance Expe	-175.00	291.66	-466.66	-160.0 %	-3,329.40	1,641.62	-4,971.02	-302.8 %
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	70.00	-70.00	-100.0 %
5605 Postage	5.00	100.00	-95.00	-95.0 %	275.15	700.00	-424.85	-60.7 %
5606 HOA Management Fee	2,016.00	2,016.00	0.00	0.0 %	14,112.00	14,112.00	0.00	0.0 %
5607 Copies/Printing	50.00	100.00	-50.00	-50.0 %	325.04	700.00	-374.96	-53.6 %
5608 Administrative	117.50	100.00	17.50	17.5 %	1,034.88	600.00	434.88	72.5 %
5609 Meeting Expense	0.00	0.00	0.00		750.00	1,000.00	-250.00	-25.0 %

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
5611 HOA Legal Fees	-4.48	125.00	-129.48	-103.6 %	1,343.52	875.00	468.52	53.5 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,400.00	-25.00	-1.0 %
5617 HOA Insurance	7,438.70	6,083.33	1,355.37	22.3 %	52,009.90	42,583.31	9,426.59	22.1 %
5618 D & O Insurance	0.00	0.00	0.00		1,397.00	1,350.00	47.00	3.5 %
5623 Reserve Transfer	5,000.00	9,998.00	-4,998.00	-50.0 %	45,994.00	69,986.00	-23,992.00	-34.3 %
5600 Total Administrative (non-posting)	14,622.72	18,532.33	-3,909.61	-21.1 %	119,616.49	134,376.31	-14,759.82	-11.0 %
5650 Bank Fees	22.05	18.33	3.72	20.3 %	85.67	128.31	-42.64	-33.2 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	-9,544.99	1,400.00	-10,944.99	-781.8 %
6102 Roof/Gutter Maintenance	1,170.00	0.00	1,170.00		7,065.20	5,250.00	1,815.20	34.6 %
6103 Garage Doors	588.90	0.00	588.90		1,830.41	900.00	930.41	103.4 %
6104 Light Maintenance	0.00	350.00	-350.00	-100.0 %	774.46	2,450.00	-1,675.54	-68.4 %
6105 Plumbing Repairs	600.00	166.66	433.34	260.0 %	2,148.75	1,166.66	982.09	84.2 %
6106 Keys	0.00	0.00	0.00		45.00	45.00	0.00	0.0 %
6107 Signs	0.00	0.00	0.00		512.82	100.00	412.82	412.8 %
6100 Total Exterior Building Maintenance	2,358.90	716.66	1,642.24	229.2 %	2,831.65	11,311.66	-8,480.01	-75.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	3,975.00	4,312.50	-337.50	-7.8 %	16,020.00	17,250.00	-1,230.00	-7.1 %
7002 Snow Removal	0.00	0.00	0.00		47,251.46	19,000.00	28,251.46	148.7 %
7003 Irrigation Maintenance	3,559.75	1,050.00	2,509.75	239.0 %	7,164.50	5,250.00	1,914.50	36.5 %
7004 Tree.Shrub Maint.	408.00	0.00	408.00		1,388.00	5,000.00	-3,612.00	-72.2 %
7006 General Maintenance	390.00	125.00	265.00	212.0 %	758.50	875.00	-116.50	-13.3 %
7020 Pet Services	0.00	158.33	-158.33	-100.0 %	1,557.71	1,108.31	449.40	40.5 %
7030 General Grounds Misc	0.00	0.00	0.00		385.00	250.00	135.00	54.0 %
7000 Total Grounds & Landscaping (non	8,332.75	5,645.83	2,686.92	47.6 %	74,525.17	48,733.31	25,791.86	52.9 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,132.00	1,300.00	-168.00	-12.9 %	3,846.25	3,900.00	-53.75	-1.4 %
8002 Pool Supplies	690.29	1,500.00	-809.71	-54.0 %	1,133.89	4,500.00	-3,366.11	-74.8 %
8003 Pool Phone	56.05	183.33	-127.28	-69.4 %	377.97	1,283.31	-905.34	-70.5 %
8004 General Pool Maintenance	0.00	200.00	-200.00	-100.0 %	203.25	800.00	-596.75	-74.6 %
8010 Cabana Maintenance	478.61	0.00	478.61		929.00	1,000.00	-71.00	-7.1 %
8000 Total Pool & Cabana (non-osting)	2,356.95	3,183.33	-826.38	-26.0 %	6,490.36	11,483.31	-4,992.95	-43.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	850.41	695.00	155.41	22.4 %	4,904.33	4,865.00	39.33	0.8 %
8303 Water/Sewer	18,227.34	9,600.00	8,627.34	89.9 %	46,104.40	44,946.00	1,158.40	2.6 %
8304 Trash	1,555.00	1,791.67	-236.67	-13.2 %	14,276.84	12,541.65	1,735.19	13.8 %
8306 Gas	364.38	0.00	364.38		1,030.83	0.00	1,030.83	
8300 Total HOA Utilities (non-posting)	20,997.13	12,086.67	8,910.46	73.7 %	66,316.40	62,352.65	3,963.75	6.4 %
TOTAL EXPENSE	48,515.50	40,474.81	8,040.69	19.9 %	266,546.34	270,027.17	-3,480.83	-1.3 %
NOI	-6,487.50	1,550.94	-8,038.44	-518.3 %	30,472.77	24,303.08	6,169.69	25.4 %

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	5,000.00	9,998.00	-4,998.00	-50.0 %	45,994.00	69,986.00	-23,992.00	-34.3 %
9000 Total Reserve Income	5,000.00	9,998.00	-4,998.00	-50.0 %	45,994.00	69,986.00	-23,992.00	-34.3 %
TOTAL NON OPERATING INCOME	5,000.00	9,998.00	-4,998.00	-50.0 %	45,994.00	69,986.00	-23,992.00	-34.3 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	962.00	0.00	962.00		962.00	1,550.00	-588.00	-37.9 %
9204 Reserve Study	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
9208 Plumbing	7,025.00	0.00	7,025.00		31,350.00	5,000.00	26,350.00	527.0 %
9200 Total Reserve Expenses	7,987.00	0.00	7,987.00		33,312.00	6,550.00	26,762.00	408.6 %
9250 Community Mail Boxes	0.00	0.00	0.00		2,668.95	0.00	2,668.95	
TOTAL NON OPERATING EXPENSE	7,987.00	0.00	7,987.00		35,980.95	6,550.00	29,430.95	449.3 %
NET INCOME	-9,474.50	11,548.94	-21,023.44	-182.0 %	40,485.82	87,739.08	-47,253.26	-53.9 %
NET INCOME SUMMARY								
Income	42,028.00	42,025.75	2.25	0.0 %	297,019.11	294,330.25	2,688.86	0.9 %
Expense	-48,515.50	-40,474.81	-8,040.69	19.9 %	-266,546.34	-270,027.17	3,480.83	1.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-6,487.50	1,550.94	-8,038.44	-518.3 %	30,472.77	24,303.08	6,169.69	25.4 %
Non Operating Income	5,000.00	9,998.00	-4,998.00	-50.0 %	45,994.00	69,986.00	-23,992.00	-34.3 %
Non Operating Expense	-7,987.00	0.00	-7,987.00		-35,980.95	-6,550.00	-29,430.95	-449.3 %
NET INCOME	-9,474.50	11,548.94	-21,023.44	-182.0 %	40,485.82	87,739.08	-47,253.26	-53.9 %