

Budget Comparison

Properties: Second Jefferson Green HOA

Comparison Periods: 8/1/16 - 8/31/16 and 1/1/16 - 8/31/16 (accrual basis)

	Actual 8/1/16 - 8/31/16	Budget 8/16	\$ Change	% Change	Actual YTD 1/1/16 - 8/31/16	Budget YTD 1/16 - 8/16	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		25.00	0.00	25.00	
4107 Association Dues	30,266.28	30,252.58	13.70	0.0%	242,037.41	242,020.64	16.77	0.0%
4111 Late Fees	630.00	0.00	630.00		2,152.86	0.00	2,152.86	
4100 Total Rental Income (non-pos)	30,896.28	30,252.58	643.70	2.1%	244,215.27	242,020.64	2,194.63	0.9%
4150 CAM Income (non-posting)								
4151 CAM - Repairs & Maintenance	0.00	0.00	0.00		264.00	0.00	264.00	
4150 Total CAM Income (non-posting)	0.00	0.00	0.00		264.00	0.00	264.00	
4500 Misc Income (non-posting)								
4501 Interest Income	14.94	0.00	14.94		143.34	0.00	143.34	
4502 Home Sales	600.00	0.00	600.00		2,050.00	0.00	2,050.00	
4500 Total Misc Income (non-posting)	614.94	0.00	614.94		2,193.34	0.00	2,193.34	
4650 Covenant Violations	0.00	0.00	0.00		550.00	0.00	550.00	
4680 Irrigation Income	0.00	0.00	0.00		16,982.32	5,000.00	11,982.32	239.6%
TOTAL INCOME	31,511.22	30,252.58	1,258.64	4.2%	264,204.93	247,020.64	17,184.29	7.0%
EXPENSE								
5100 Repairs & Maintenance Expense (
5170 Extermination	75.00	0.00	75.00		75.00	0.00	75.00	
5100 Total Repairs & Maintenance	75.00	0.00	75.00		75.00	0.00	75.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	25.00	-25.00	-100.0%	83.55	200.00	-116.45	-58.2%
5605 Postage	12.69	35.00	-22.31	-63.7%	567.65	280.00	287.65	102.7%
5606 HOA Management Fee	1,680.00	1,680.00	0.00	0.0%	13,440.00	13,440.00	0.00	0.0%
5607 Copies/Printing	0.00	168.00	-168.00	-100.0%	1,545.44	1,344.00	201.44	15.0%
5608 Administrative	10.00	0.00	10.00		746.76	0.00	746.76	
5609 Meeting Expense	450.00	0.00	450.00		800.00	450.00	350.00	77.8%
5610 Coupon Books	0.00	0.00	0.00		0.00	525.00	-525.00	-100.0%
5611 HOA Legal Fees	137.00	0.00	137.00		1,429.40	0.00	1,429.40	
5614 Accounting	275.00	0.00	275.00		275.00	0.00	275.00	
5617 HOA Insurance	7,810.55	8,725.13	-914.58	-10.5%	62,943.40	69,801.04	-6,857.64	-9.8%
5623 Reserve Transfer	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	44,000.00	5,500.00	12.5%
5600 Total Administrative (non-post)	10,375.24	16,133.13	-5,757.89	-35.7%	131,331.20	130,040.04	1,291.16	1.0%
5650 Bank Fees	1.30	35.00	-33.70	-96.3%	102.80	280.00	-177.20	-63.3%
6100 Exterior Building Maintenance (no								

	Actual 8/1/16 - 8/31/16	Budget 8/16	\$ Change	% Change	Actual YTD 1/1/16 - 8/31/16	Budget YTD 1/16 - 8/16	\$ Change	% Change
6101 Exterior Bldg Maintenance	8,050.00	300.00	7,750.00	2583.3%	9,900.50	2,400.00	7,500.50	312.5%
6102 Roof/Gutter Maintenance	665.00	425.00	240.00	56.5%	1,424.27	3,400.00	-1,975.73	-58.1%
6103 Garage Doors	35.00	150.00	-115.00	-76.7%	1,228.41	1,200.00	28.41	2.4%
6104 Light Maintenance	640.00	400.00	240.00	60.0%	3,003.75	3,200.00	-196.25	-6.1%
6106 Keys	0.00	0.00	0.00		114.05	0.00	114.05	
6100 Total Exterior Building Mainte	9,390.00	1,275.00	8,115.00	636.5%	15,670.98	10,200.00	5,470.98	53.6%
7000 Grounds & Landscaping (non-posti								
7001 Landscape Maint. Contract	4,120.00	4,120.00	0.00	0.0%	20,600.00	20,600.00	0.00	0.0%
7002 Snow Removal	0.00	0.00	0.00		12,916.25	16,000.00	-3,083.75	-19.3%
7003 Irrigation Maintenance	754.20	500.00	254.20	50.8%	3,114.28	2,500.00	614.28	24.6%
7004 Tree.Shrub Maint.	5,900.00	500.00	5,400.00	1080.0%	8,620.00	2,500.00	6,120.00	244.8%
7005 Winter Watering	0.00	0.00	0.00		0.00	750.00	-750.00	-100.0%
7006 General Maintenance	0.00	500.00	-500.00	-100.0%	3,179.19	4,000.00	-820.81	-20.5%
7020 Pet Services	0.00	0.00	0.00		900.00	420.00	480.00	114.3%
7000 Total Grounds & Landscaping	10,774.20	5,620.00	5,154.20	91.7%	49,329.72	46,770.00	2,559.72	5.5%
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,507.78	0.00	1,507.78		7,054.83	0.00	7,054.83	
8002 Pool Supplies	-6.01	0.00	-6.01		-258.60	0.00	-258.60	
8003 Pool Phone	56.52	57.00	-0.48	-0.8%	448.79	456.00	-7.21	-1.6%
8004 General Pool Maintenance	35.00	0.00	35.00		297.50	0.00	297.50	
8010 Cabana Maintenance	0.00	0.00	0.00		0.00	1,000.00	-1,000.00	-100.0%
8000 Other Pool & Cabana (non-os	0.00	0.00	0.00		146.80	0.00	146.80	
8000 Total Pool & Cabana (non-ost	1,593.29	57.00	1,536.29	2695.2%	7,689.32	1,456.00	6,233.32	428.1%
8300 HOA Utilities (non-posting)								
8302 Electricity	1,212.25	1,100.00	112.25	10.2%	7,415.56	8,800.00	-1,384.44	-15.7%
8303 Water/Sewer	11,580.61	6,000.00	5,580.61	93.0%	31,729.70	23,290.00	8,439.70	36.2%
8304 Trash	1,359.83	1,300.00	59.83	4.6%	11,101.12	10,400.00	701.12	6.7%
8305 Storm Water	0.00	0.00	0.00		7,068.00	13,000.00	-5,932.00	-45.6%
8300 Total HOA Utilities (non-postir	14,152.69	8,400.00	5,752.69	68.5%	57,314.38	55,490.00	1,824.38	3.3%
TOTAL EXPENSE	46,361.72	31,520.13	14,841.59	47.1%	261,513.40	244,236.04	17,277.36	7.1%
NOI	-14,850.50	-1,267.55	-13,582.95	-1071.6%	2,691.53	2,784.60	-93.07	-3.3%
N/O INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	44,000.00	5,500.00	12.5%
9000 Total Reserve Income	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	44,000.00	5,500.00	12.5%
TOTAL N/O INCOME	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	44,000.00	5,500.00	12.5%
N/O EXPENSE								

	<u>Actual</u> <u>8/1/16 - 8/31/16</u>	<u>Budget</u> <u>8/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 8/31/16</u>	<u>Budget YTD</u> <u>1/16 - 8/16</u>	<u>\$ Change</u>	<u>% Change</u>
9200 Reserve Expenses								
9202 Decks	16,649.96	0.00	16,649.96		16,649.96	0.00	16,649.96	
9208 Plumbing	0.00	0.00	0.00		10,885.00	0.00	10,885.00	
9231 Parking Lot/Concrete	10,999.00	0.00	10,999.00		10,999.00	0.00	10,999.00	
9240 Roofs	105,000.00	0.00	105,000.00		3,597.91	0.00	3,597.91	
9200 Total Reserve Expenses	132,648.96	0.00	132,648.96		42,131.87	0.00	42,131.87	
TOTAL N/O EXPENSE	132,648.96	0.00	132,648.96		42,131.87	0.00	42,131.87	
NET INCOME	-147,499.46	4,232.45	-151,731.91	-3585.0%	10,059.66	46,784.60	-36,724.94	-78.5%
NET INCOME SUMMARY								
Income	31,511.22	30,252.58	1,258.64	4.2%	264,204.93	247,020.64	17,184.29	7.0%
Expense	-46,361.72	-31,520.13	-14,841.59	47.1%	-261,513.40	-244,236.04	-17,277.36	7.1%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-14,850.50	-1,267.55	-13,582.95	-1071.6%	2,691.53	2,784.60	-93.07	-3.3%
Non Operating Income	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	44,000.00	5,500.00	12.5%
Non Operating Expense	-132,648.96	0.00	-132,648.96		-42,131.87	0.00	-42,131.87	
NET INCOME	-147,499.46	4,232.45	-151,731.91	-3585.0%	10,059.66	46,784.60	-36,724.94	-78.5%