

Budget Comparison

Properties: Second Jefferson Green HOA

Comparison Periods: 9/1/16 - 9/30/16 and 1/1/16 - 9/30/16 (accrual basis)

	Actual 9/1/16 - 9/30/16	Budget 9/16	\$ Change	% Change	Actual YTD 1/1/16 - 9/30/16	Budget YTD 1/16 - 9/16	\$ 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	30,253.44	30,252.58	0.86	0.0%	272,290.85	272,273.22	17.63	0.0%
4110 NSF Fees	50.00	0.00	50.00		50.00	0.00	50.00	
4111 Late Fees	990.00	0.00	990.00		3,142.86	0.00	3,142.86	
4100 Total Rental Income (non-pos)	31,293.44	30,252.58	1,040.86	3.4%	275,508.71	272,273.22	3,235.49	1.2%
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-postir)	0.00	0.00	0.00		264.00	0.00	264.00	
4500 Misc Income (non-posting)								
4501 Interest Income	11.17	0.00	11.17		154.51	0.00	154.51	
4502 Home Sales	400.00	0.00	400.00		2,450.00	0.00	2,450.00	
4500 Total Misc Income (non-postir)	411.17	0.00	411.17		2,604.51	0.00	2,604.51	
4650 Covenant Violaltions	0.00	0.00	0.00		550.00	0.00	550.00	
4680 Irragation Income	0.00	0.00	0.00		16,982.32	5,000.00	11,982.32	239.6%
TOTAL INCOME	31,704.61	30,252.58	1,452.03	4.8%	295,909.54	277,273.22	18,636.32	6.7%
EXPENSE								
5010 Bank Fees	64.44	0.00	64.44		64.44	0.00	64.44	
5100 Repairs & Maintenance Expense (
5170 Extermination	0.00	0.00	0.00		75.00	0.00	75.00	
5100 Total Repairs & Maintenance	0.00	0.00	0.00		75.00	0.00	75.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	25.00	-25.00	-100.0%	83.55	225.00	-141.45	-62.9%
5605 Postage	234.12	35.00	199.12	568.9%	801.77	315.00	486.77	154.5%
5606 HOA Management Fee	1,680.00	1,680.00	0.00	0.0%	15,120.00	15,120.00	0.00	0.0%
5607 Copies/Printing	488.10	168.00	320.10	190.5%	2,033.54	1,512.00	521.54	34.5%
5608 Administrative	8.75	0.00	8.75		755.51	0.00	755.51	
5609 Meeting Expense	0.00	0.00	0.00		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	254.83	0.00	254.83		1,684.23	0.00	1,684.23	
5614 Accounting	0.00	0.00	0.00		275.00	0.00	275.00	
5616 Reserve Transfer	12,000.00	-25,000.00	37,000.00	-148.0%	12,000.00	-25,000.00	37,000.00	-148.0%
5617 HOA Insurance	0.00	8,725.13	-8,725.13	-100.0%	62,943.40	78,526.17	-15,582.77	-19.8%
5623 Reserve Transfer	0.00	5,500.00	-5,500.00	-100.0%	49,500.00	49,500.00	0.00	0.0%
5600 Total Administrative (non-post	14,665.80	-8,866.87	23,532.67	-265.4%	145,997.00	121,173.17	24,823.83	20.5%

	<u>Actual</u> <u>9/1/16 - 9/30/16</u>	<u>Budget</u> <u>9/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 9/30/16</u>	<u>Budget YTD</u> <u>1/16 - 9/16</u>	<u>\$ Change</u>	<u>% Change</u>
5650 Bank Fees	0.00	35.00	-35.00	-100.0%	102.80	315.00	-212.20	-67.4%
6100 Exterior Building Maintenance (no								
6101 Exterior Bldg Maintenance	5,985.00	300.00	5,685.00	1895.0%	15,885.50	2,700.00	13,185.50	488.4%
6102 Roof/Gutter Maintenance	0.00	425.00	-425.00	-100.0%	1,424.27	3,825.00	-2,400.73	-62.8%
6103 Garage Doors	0.00	150.00	-150.00	-100.0%	1,228.41	1,350.00	-121.59	-9.0%
6104 Light Maintenance	0.00	400.00	-400.00	-100.0%	3,003.75	3,600.00	-596.25	-16.6%
6106 Keys	0.00	0.00	0.00		114.05	0.00	114.05	
6100 Total Exterior Building Mainte	5,985.00	1,275.00	4,710.00	369.4%	21,655.98	11,475.00	10,180.98	88.7%
7000 Grounds & Landscaping (non-posti								
7001 Landscape Maint. Contract	4,120.00	4,120.00	0.00	0.0%	24,720.00	24,720.00	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	1,878.32	500.00	1,378.32	275.7%	4,992.60	3,000.00	1,992.60	66.4%
7004 Tree/Shrub Maint.	1,900.00	0.00	1,900.00		10,520.00	2,500.00	8,020.00	320.8%
7005 Winter Watering	0.00	0.00	0.00		0.00	750.00	-750.00	-100.0%
7006 General Maintenance	142.50	500.00	-357.50	-71.5%	3,321.69	4,500.00	-1,178.31	-26.2%
7020 Pet Services	0.00	0.00	0.00		900.00	420.00	480.00	114.3%
7000 Total Grounds & Landscaping	8,040.82	5,120.00	2,920.82	57.0%	57,370.54	51,890.00	5,480.54	10.6%
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,305.95	0.00	1,305.95		8,360.78	0.00	8,360.78	
8002 Pool Supplies	23.07	0.00	23.07		-235.53	0.00	-235.53	
8003 Pool Phone	56.17	57.00	-0.83	-1.5%	504.96	513.00	-8.04	-1.6%
8004 General Pool Maintenance	0.00	0.00	0.00		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	1,385.19	57.00	1,328.19	2330.2%	9,074.51	1,513.00	7,561.51	499.8%
8300 HOA Utilities (non-posting)								
8302 Electricity	1,485.59	1,100.00	385.59	35.1%	8,901.15	9,900.00	-998.85	-10.1%
8303 Water/Sewer	9,350.38	6,000.00	3,350.38	55.8%	41,080.08	29,290.00	11,790.08	40.3%
8304 Trash	2,889.66	1,300.00	1,589.66	122.3%	13,990.78	11,700.00	2,290.78	19.6%
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	13,725.63	8,400.00	5,325.63	63.4%	71,040.01	63,890.00	7,150.01	11.2%
TOTAL EXPENSE	43,866.88	6,020.13	37,846.75	628.7%	305,380.28	250,256.17	55,124.11	22.0%
NOI	-12,162.27	24,232.45	-36,394.72	-150.2%	-9,470.74	27,017.05	-36,487.79	-135.1%
N/O INCOME								
9000 Reserve Income								
9001 Reserve Contribution	12,000.00	5,500.00	6,500.00	118.2%	61,500.00	49,500.00	12,000.00	24.2%
9000 Total Reserve Income	12,000.00	5,500.00	6,500.00	118.2%	61,500.00	49,500.00	12,000.00	24.2%

	<u>Actual</u> <u>9/1/16 - 9/30/16</u>	<u>Budget</u> <u>9/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 9/30/16</u>	<u>Budget YTD</u> <u>1/16 - 9/16</u>	<u>\$ Change</u>	<u>% Change</u>
TOTAL N/O INCOME	12,000.00	5,500.00	6,500.00	118.2%	61,500.00	49,500.00	12,000.00	24.2%
N/O EXPENSE								
9200 Reserve Expenses								
9202 Decks	0.00	25,000.00	-25,000.00	-100.0%	16,649.96	25,000.00	-8,350.04	-33.4%
9208 Plumbing	0.00	0.00	0.00		10,885.00	0.00	10,885.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		10,999.00	0.00	10,999.00	
9240 Roofs	161,059.13	0.00	161,059.13		164,657.04	0.00	164,657.04	
9200 Total Reserve Expenses	161,059.13	25,000.00	136,059.13	544.2%	203,191.00	25,000.00	178,191.00	712.8%
9500 Capital Items								
9525 Exterior Painting	33,827.75	0.00	33,827.75		33,827.75	0.00	33,827.75	
9500 Total Capital Items	33,827.75	0.00	33,827.75		33,827.75	0.00	33,827.75	
TOTAL N/O EXPENSE	194,886.88	25,000.00	169,886.88	679.5%	237,018.75	25,000.00	212,018.75	848.1%
NET INCOME	-195,049.15	4,732.45	-199,781.60	-4221.5%	-184,989.49	51,517.05	-236,506.54	-459.1%
NET INCOME SUMMARY								
Income	31,704.61	30,252.58	1,452.03	4.8%	295,909.54	277,273.22	18,636.32	6.7%
Expense	-43,866.88	-6,020.13	-37,846.75	628.7%	-305,380.28	-250,256.17	-55,124.11	22.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-12,162.27	24,232.45	-36,394.72	-150.2%	-9,470.74	27,017.05	-36,487.79	-135.1%
Non Operating Income	12,000.00	5,500.00	6,500.00	118.2%	61,500.00	49,500.00	12,000.00	24.2%
Non Operating Expense	-194,886.88	-25,000.00	-169,886.88	-679.5%	-237,018.75	-25,000.00	-212,018.75	-848.1%
NET INCOME	-195,049.15	4,732.45	-199,781.60	-4221.5%	-184,989.49	51,517.05	-236,506.54	-459.1%