

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 09/01/17 - 09/30/17 and 01/01/17 - 09/30/17 (accrual basis)

	Actual 09/01/17 - 09/30/17	Budget 09/17 - 09/17	\$ Change	% Change	Actual YTD 01/01/17 - 09/30/17	Budget YTD 01/17 - 09/17	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	31,160.64	31,160.64	0.00	0.0 %	265,017.68	280,445.76	-15,428.08	-5.5 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	360.00	250.00	110.00	44.0 %	4,470.00	2,250.00	2,220.00	98.7 %
4100 Total Rental Income (non-posting)	31,520.64	31,410.64	110.00	0.4 %	269,537.68	282,695.76	-13,158.08	-4.7 %
4300 Maintenance Income (non-posting)								
4304 Damages	1,093.48	0.00	1,093.48		1,093.48	0.00	1,093.48	
4300 Total Maintenance Income (non-po	1,093.48	0.00	1,093.48		1,093.48	0.00	1,093.48	
4500 Misc Income (non-posting)								
4501 Interest Income	6.40	15.00	-8.60	-57.3 %	42.42	135.00	-92.58	-68.6 %
4502 Home Sales	400.00	200.00	200.00	100.0 %	1,800.00	1,800.00	0.00	0.0 %
4500 Total Misc Income (non-posting)	406.40	215.00	191.40	89.0 %	1,842.42	1,935.00	-92.58	-4.8 %
4600 Bad Debts Recovery	0.00	0.00	0.00		15,481.00	0.00	15,481.00	
4650 Conenant Violaltions	50.00	0.00	50.00		380.00	0.00	380.00	
<b>TOTAL INCOME</b>	<b>33,070.52</b>	<b>31,625.64</b>	<b>1,444.88</b>	<b>4.6 %</b>	<b>288,334.58</b>	<b>284,630.76</b>	<b>3,703.82</b>	<b>1.3 %</b>
<b>EXPENSE</b>								
5060 Legal and Other Professional Fees (nc								
5062 Legal Fees	-135.00	0.00	-135.00		-135.00	0.00	-135.00	
5060 Total Legal and Other Professional	-135.00	0.00	-135.00		-135.00	0.00	-135.00	
5100 Repairs & Maintenance Expense (non-								
5113 Drywall Repairs	1,093.48	0.00	1,093.48		1,093.48	0.00	1,093.48	
5125 Fire & Life Safety	2,607.00	0.00	2,607.00		3,156.40	0.00	3,156.40	
5135 Painting Labor	0.00	0.00	0.00		26.25	0.00	26.25	
5100 Total Repairs & Maintenance Expe	3,700.48	0.00	3,700.48		4,276.13	0.00	4,276.13	
5350 Licenses and Fees	10.00	0.00	10.00		10.00	0.00	10.00	
5600 Administrative (non-posting)								
5601 Supplies	0.00	10.00	-10.00	-100.0 %	0.00	90.00	-90.00	-100.0 %
5605 Postage	723.92	100.00	623.92	623.9 %	1,168.05	900.00	268.05	29.8 %
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	190.09	100.00	90.09	90.1 %	190.09	900.00	-709.91	-78.9 %
5608 Administrative	35.00	125.00	-90.00	-72.0 %	1,205.41	1,125.00	80.41	7.1 %
5609 Meeting Expense	0.00	0.00	0.00		1,371.76	450.00	921.76	204.8 %
5610 Coupon Books	0.00	0.00	0.00		0.00	550.00	-550.00	-100.0 %
5611 HOA Legal Fees	2,333.92	250.00	2,083.92	833.6 %	6,217.40	2,250.00	3,967.40	176.3 %

	Actual 09/01/17 - 09/30/17	Budget 09/17 - 09/17	\$ Change	% Change	Actual YTD 01/01/17 - 09/30/17	Budget YTD 01/17 - 09/17	\$ Change	% Change
5617 HOA Insurance	9,731.28	8,350.00	1,381.28	16.5 %	103,734.62	75,150.00	28,584.62	38.0 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	2,055.00	-2,055.00	-100.0 %
5623 Reserve Transfer	-17,000.00	0.00	-17,000.00		16,000.00	49,500.00	-33,500.00	-67.7 %
5600 Total Administrative (non-posting)	-2,305.79	10,615.00	-12,920.79	-121.7 %	145,007.33	148,090.00	-3,082.67	-2.1 %
5650 Bank Fees	0.00	25.00	-25.00	-100.0 %	190.55	225.00	-34.45	-15.3 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	1,442.76	1,800.00	-357.24	-19.8 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		204.71	0.00	204.71	
6103 Garage Doors	0.00	150.00	-150.00	-100.0 %	458.64	1,350.00	-891.36	-66.0 %
6104 Light Maintenance	300.00	309.00	-9.00	-2.9 %	3,722.50	2,775.00	947.50	34.1 %
6105 Plumbing Repairs	0.00	0.00	0.00		1,620.00	0.00	1,620.00	
6107 Signs	570.96	0.00	570.96		1,151.66	0.00	1,151.66	
6100 Total Exterior Building Maintenance	870.96	659.00	211.96	32.2 %	8,600.27	5,925.00	2,675.27	45.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	4,207.00	4,250.00	-43.00	-1.0 %	25,913.00	25,500.00	413.00	1.6 %
7002 Snow Removal	0.00	0.00	0.00		9,342.50	18,000.00	-8,657.50	-48.1 %
7003 Irrigation Maintenance	1,472.85	500.00	972.85	194.6 %	11,103.55	3,000.00	8,103.55	270.1 %
7004 Tree.Shrub Maint.	50.00	500.00	-450.00	-90.0 %	1,930.00	3,000.00	-1,070.00	-35.7 %
7006 General Maintenance	0.00	469.00	-469.00	-100.0 %	682.50	4,221.00	-3,538.50	-83.8 %
7020 Pet Services	0.00	50.00	-50.00	-100.0 %	1,717.49	900.00	817.49	90.8 %
7030 General Grounds Misc	0.00	0.00	0.00		458.32	0.00	458.32	
7000 Total Grounds & Landscaping (non	5,729.85	5,769.00	-39.15	-0.7 %	51,147.36	54,621.00	-3,473.64	-6.4 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,570.00	1,250.00	320.00	25.6 %	5,435.32	5,000.00	435.32	8.7 %
8002 Pool Supplies	4,271.91	1,000.00	3,271.91	327.2 %	5,724.14	4,000.00	1,724.14	43.1 %
8003 Pool Phone	56.88	57.00	-0.12	-0.2 %	508.40	513.00	-4.60	-0.9 %
8004 General Pool Maintenance	0.00	0.00	0.00		555.00	0.00	555.00	
8010 Cabana Maintenance	0.00	0.00	0.00		551.89	1,000.00	-448.11	-44.8 %
8000 Total Pool & Cabana (non-osting)	5,898.79	2,307.00	3,591.79	155.7 %	12,774.75	10,513.00	2,261.75	21.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,028.19	1,350.00	-321.81	-23.8 %	6,143.95	8,950.00	-2,806.05	-31.4 %
8303 Water/Sewer	13,980.65	10,500.00	3,480.65	33.1 %	52,547.84	29,225.00	23,322.84	79.8 %
8304 Trash	1,531.33	1,360.00	171.33	12.6 %	14,547.97	12,240.00	2,307.97	18.9 %
8305 Storm Water	0.00	0.00	0.00		16,228.16	13,000.00	3,228.16	24.8 %
8300 Total HOA Utilities (non-posting)	16,540.17	13,210.00	3,330.17	25.2 %	89,467.92	63,415.00	26,052.92	41.1 %
<b>TOTAL EXPENSE</b>	<b>30,309.46</b>	<b>32,585.00</b>	<b>-2,275.54</b>	<b>-7.0 %</b>	<b>311,339.31</b>	<b>282,789.00</b>	<b>28,550.31</b>	<b>10.1 %</b>
<b>NOI</b>	<b>2,761.06</b>	<b>-959.36</b>	<b>3,720.42</b>	<b>387.8 %</b>	<b>-23,004.73</b>	<b>1,841.76</b>	<b>-24,846.49</b>	<b>-1,349.1 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								

	<b>Actual</b> <b>09/01/17 - 09/30/17</b>	<b>Budget</b> <b>09/17 - 09/17</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/17 - 09/30/17</b>	<b>Budget YTD</b> <b>01/17 - 09/17</b>	<b>\$ Change</b>	<b>% Change</b>
9001 Reserve Contribution	-17,000.00	0.00	-17,000.00		16,000.00	0.00	16,000.00	
9000 Total Reserve Income	-17,000.00	0.00	-17,000.00		16,000.00	0.00	16,000.00	
<b>TOTAL NON OPERATING INCOME</b>	<b>-17,000.00</b>	<b>0.00</b>	<b>-17,000.00</b>		<b>16,000.00</b>	<b>0.00</b>	<b>16,000.00</b>	
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9208 Plumbing	0.00	0.00	0.00		-6,615.00	0.00	-6,615.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		-6,615.00	0.00	-6,615.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>-6,615.00</b>	<b>0.00</b>	<b>-6,615.00</b>	
<b>NET INCOME</b>	<b>-14,238.94</b>	<b>-959.36</b>	<b>-13,279.58</b>	<b>-1,384.2 %</b>	<b>-389.73</b>	<b>1,841.76</b>	<b>-2,231.49</b>	<b>-121.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	33,070.52	31,625.64	1,444.88	4.6 %	288,334.58	284,630.76	3,703.82	1.3 %
Expense	-30,309.46	-32,585.00	2,275.54	7.0 %	-311,339.31	-282,789.00	-28,550.31	10.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,761.06	-959.36	3,720.42	387.8 %	-23,004.73	1,841.76	-24,846.49	-1,349.1 %
Non Operating Income	-17,000.00	0.00	-17,000.00		16,000.00	0.00	16,000.00	
Non Operating Expense	0.00	0.00	0.00		6,615.00	0.00	6,615.00	
<b>NET INCOME</b>	<b>-14,238.94</b>	<b>-959.36</b>	<b>-13,279.58</b>	<b>-1,384.2 %</b>	<b>-389.73</b>	<b>1,841.76</b>	<b>-2,231.49</b>	<b>-121.2 %</b>