

Fiscal Year Budget

Property: Second Jefferson Green HOA

Monthly recap 01/01/18 - 12/31/18 Profit and Loss

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
INCOME													
4100 Rental Income (non-posting)													
4107 Association Dues	31,161	31,161	32,088	32,088	32,088	40,488	40,488	40,488	40,488	40,488	40,488	40,488	442,001
4110 NSF Fees	0	0	0	0	0	50	0	0	0	0	0	0	50
4111 Late Fees	335	335	335	335	335	335	335	335	335	335	335	316	4,001
4100 Total Rental Income (non-pc)	31,496	31,496	32,423	32,423	32,423	40,873	40,823	40,823	40,823	40,823	40,823	40,804	446,052
4500 Misc Income (non-posting)													
4501 Interest Income	5	5	5	5	5	5	5	5	5	5	5	5	54
4500 Total Misc Income (non-posi)	5	5	5	5	5	5	5	5	5	5	5	5	54
TOTAL INCOME	31,500	31,500	32,428	32,428	32,428	40,878	40,828	40,828	40,828	40,828	40,828	40,809	446,106
EXPENSE													
5100 Repairs & Maintenance Expend													
5125 Fire & Life Safety	0	0	0	0	0	0	0	550	0	0	0	0	550
5126 Common Area Exterior Repa	0	0	0	0	0	0	25	0	0	0	0	0	25
5100 Total Repairs & Maintenance	0	0	0	0	0	0	25	550	0	0	0	0	575
5350 Licenses and Fees													
5600 Administrative (non-posting)													
5601 Supplies	10	10	10	10	10	10	10	10	10	10	10	10	120
5605 Postage	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5606 HOA Management Fee	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	24,192
5607 Copies/Printing	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5608 Administrative	83	83	83	83	83	83	83	83	83	83	83	83	1,000
5609 Meeting Expense	900	0	0	0	0	0	0	0	0	0	0	0	900
5610 Coupon Books	0	0	0	0	0	0	0	0	0	0	0	0	550
5611 HOA Legal Fees	1,250	0	1,250	0	1,250	0	1,250	0	0	0	0	0	5,000
5614 Accounting	0	0	0	0	0	0	0	0	0	0	0	0	2,400
5617 HOA Insurance	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	3,400	0	3,570	68,170
5623 Reserve Transfer	0	0	0	0	0	0	12,070	12,070	12,070	12,070	12,070	12,070	72,420
5600 Total Administrative (non-po	11,259	9,109	10,359	9,109	10,359	9,109	22,429	21,179	21,179	18,329	14,379	20,349	177,152
5650 Bank Fees	25	25	25	25	25	25	25	25	25	25	25	25	300
6100 Exterior Building Maintenance													
6101 Exterior Bldg Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6102 Roof/Gutter Maintenance	0	0	10,500	0	0	0	0	0	0	0	0	0	10,500
6103 Garage Doors	0	0	900	0	0	0	0	0	900	0	0	0	1,800
6104 Light Maintenance	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6105 Plumbing Repairs	167	167	167	167	167	167	167	167	167	167	167	163	2,000

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6107 Signs	0	0	0	0	0	0	0	100	0	0	0	0	100
6100 Total Exterior Building Maint	717	717	717	12,117	717	717	717	817	1,617	717	717	713	21,000
7000 Grounds & Landscaping (non-f													
7001 Landscape Maint. Contract	0	0	0	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	0	34,500
7002 Snow Removal	9,000	7,000	7,000	1,000	0	0	0	0	0	0	500	5,000	29,500
7003 Irrigation Maintenance	0	0	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	100	0	10,500
7004 Tree/Shrub Maint.	0	0	0	5,000	0	0	0	5,000	0	0	0	0	10,000
7006 General Maintenance	125	125	125	125	125	125	125	125	125	125	125	125	1,500
7020 Pet Services	300	300	300	0	0	0	0	0	0	0	0	300	1,200
7030 General Grounds Misc	42	42	42	42	42	42	42	42	42	42	42	42	500
7000 Total Grounds & Landscapir	9,467	7,467	8,767	11,779	5,779	5,779	5,779	10,779	5,779	5,779	5,079	5,467	87,700
8000 Pool & Cabana (non-osting)													
8001 Pool Contract	0	0	0	0	1,300	1,300	1,300	1,300	1,300	0	0	0	6,500
8002 Pool Supplies	0	0	0	0	1,000	500	500	500	1,500	0	0	0	4,000
8003 Pool Phone	58	58	58	58	58	58	58	58	58	58	58	58	700
8004 General Pool Maintenance	0	0	0	500	0	0	0	0	0	500	0	0	1,000
8010 Cabana Maintenance	0	0	0	250	250	250	250	250	250	250	250	0	2,000
8000 Total Pool & Cabana (non-o	58	58	58	808	2,608	2,108	2,108	2,108	3,108	808	308	58	14,200
8300 HOA Utilities (non-posting)													
8302 Electricity	893	893	893	893	893	893	893	893	893	893	892	890	10,712
8303 Water/Sewer	2,500	2,500	3,000	3,500	4,500	8,000	15,000	15,000	15,000	5,814	3,314	2,500	80,627
8304 Trash	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,000
8305 Storm Water	0	0	8,500	0	0	8,500	0	0	8,500	0	0	8,500	34,000
8300 Total HOA Utilities (non-pos	5,060	5,060	14,060	6,060	7,060	19,060	17,560	17,560	26,060	8,374	5,873	13,553	145,339
TOTAL EXPENSE	26,586	22,436	33,986	39,899	26,549	36,799	48,644	53,019	57,769	34,042	26,381	40,165	446,276
NOI	4,914	9,064	-1,559	-7,471	5,879	4,079	-7,816	-12,191	-16,941	6,785	14,446	643	-170
N/O INCOME													
9000 Reserve Income													
9001 Reserve Contribution	0	0	0	0	0	0	12,070	12,070	12,070	12,070	12,070	12,070	72,420
9000 Total Reserve Income	0	0	0	0	0	0	12,070	12,070	12,070	12,070	12,070	12,070	72,420
TOTAL N/O INCOME	0	0	0	0	0	0	12,070	12,070	12,070	12,070	12,070	12,070	72,420
N/O EXPENSE													
9200 Reserve Expenses													
9208 Plumbing	0	0	0	5,000	0	0	0	0	5,000	0	0	0	10,000
9200 Total Reserve Expenses	0	0	0	5,000	0	0	0	0	5,000	0	0	0	10,000
9500 Capital Items													
9570 Fence Replacement	0	0	0	0	4,450	0	0	0	0	0	0	0	4,450

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9500 Total Capital Items	0	0	0	0	4,450	0	0	0	0	0	0	0	4,450
TOTAL N/O EXPENSE	0	0	0	5,000	4,450	0	0	0	5,000	0	0	0	14,450
NET INCOME	4,914	9,064	-1,559	-12,471	1,429	4,079	4,254	-121	-9,871	18,855	26,516	12,713	57,800
NET INCOME SUMMARY													
Income	31,500	31,500	32,428	32,428	32,428	40,878	40,828	40,828	40,828	40,828	40,828	40,809	446,106
Expense	-26,586	-22,436	-33,986	-39,899	-26,549	-36,799	-48,644	-53,019	-57,769	-34,042	-26,381	-40,165	-446,276
Net Operating Income	4,914	9,064	-1,559	-7,471	5,879	4,079	-7,816	-12,191	-16,941	6,785	14,446	643	-170
Non Operating Income	0	0	0	0	0	0	12,070	12,070	12,070	12,070	12,070	12,070	72,420
Non Operating Expense	0	0	0	-5,000	-4,450	0	0	0	-5,000	0	0	0	-14,450
NET INCOME	4,914	9,064	-1,559	-12,471	1,429	4,079	4,254	-121	-9,871	18,855	26,516	12,713	57,800

