

# Fiscal Year Budget

Property: Second Jefferson Green HOA  
 Monthly recap As of 01/01/21 Profit and Loss

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
<b>INCOME</b>													
4100 Rental Income (non-posting)													
4105 Garage /Parking	50	0	50	0	50	0	50	0	50	0	50	0	300
4107 Association Dues	52,080	52,080	52,080	52,080	52,080	52,080	52,080	52,080	52,080	52,080	52,080	52,080	624,960
4110 NSF Fees	0	0	0	50	0	0	0	0	0	50	0	0	100
4111 Late Fees	188	188	188	188	188	188	188	188	188	188	188	188	2,250
4100 Total Rental Income (non-po	52,318	52,268	52,318	52,318	52,318	52,268	52,318	52,268	52,318	52,318	52,318	52,268	627,610
4500 Misc Income (non-posting)													
4501 Interest Income	3	3	3	3	3	3	3	3	3	3	3	3	35
4500 Total Misc Income (non-post	3	3	3	3	3	3	3	3	3	3	3	3	35
<b>TOTAL INCOME</b>	<b>52,320</b>	<b>52,270</b>	<b>52,320</b>	<b>52,320</b>	<b>52,320</b>	<b>52,270</b>	<b>52,320</b>	<b>52,270</b>	<b>52,320</b>	<b>52,320</b>	<b>52,320</b>	<b>52,270</b>	<b>627,645</b>
<b>EXPENSE</b>													
5100 Repairs & Maintenance Expend													
5104 Maintenance	50	0	0	0	50	0	0	0	50	0	0	0	200
5112 Paint	0	0	0	0	50	0	0	0	50	0	0	0	100
5113 Drywall Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5117 Maintenance Supplies	0	0	50	50	50	50	50	50	50	50	50	50	500
5125 Fire & Life Safety	0	0	0	0	0	0	1,000	0	0	0	0	0	1,000
5126 Common Area Exterior Repk	0	0	0	0	0	25	0	0	0	0	0	0	25
5135 Painting Labor	0	0	0	0	0	25	0	0	0	0	0	0	25
5170 Extermination	0	0	75	75	75	75	75	75	75	75	75	75	750
5100 Total Repairs & Maintenance	150	100	225	225	325	275	1,225	225	325	225	225	275	3,800
5350 Licenses and Fees	0	0	0	0	0	0	0	0	50	0	0	0	50
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	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5608 Administrative	175	175	175	175	175	175	175	175	175	175	175	175	2,100
5609 Meeting Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
5611 HOA Legal Fees	250	250	250	250	250	250	250	250	250	250	250	250	2,500
5614 Accounting	0	0	0	0	0	0	0	2,575	0	0	0	0	2,575
5617 HOA Insurance	9,685	9,685	9,685	9,685	9,685	9,685	9,685	9,685	9,685	9,685	9,685	9,685	96,854
5618 D & O Insurance	0	0	0	0	0	0	0	0	0	1,450	0	0	1,450
5623 Reserve Transfer	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400
5600 Total Administrative (non-po	27,395	27,395	27,395	27,395	27,395	27,395	27,395	29,970	27,395	27,395	18,909	17,459	312,891

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
5650 Bank Fees	0	20	20	20	20	20	20	20	20	20	20	20	220
6100 Exterior Building Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6101 Exterior Bldg Maintenance	0	0	0	0	0	5,250	5,250	0	0	0	0	0	10,500
6102 Roof/Gutter Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6103 Garage Doors	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6104 Light Maintenance	0	0	500	0	0	500	0	0	500	0	0	500	2,000
6105 Plumbing Repairs	0	0	9	9	9	9	9	9	9	9	9	9	90
6106 Keys	0	0	0	0	0	0	100	0	0	0	0	0	100
6107 Signs	700	700	1,209	709	709	6,459	6,059	709	1,209	709	709	1,209	21,090
6100 Total Exterior Building Maint	700	700	1,209	709	709	6,459	6,059	709	1,209	709	709	1,209	21,090
7000 Grounds & Landscaping (non-f-	0	0	0	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	34,500
7001 Landscape Maint. Contract	10,000	10,000	5,000	5,000	0	0	0	0	0	5,000	5,000	10,000	50,000
7002 Snow Removal	0	0	0	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	0	15,000
7003 Irrigation Maintenance	2,500	0	0	2,500	0	0	2,500	0	0	2,500	0	0	10,000
7004 Tree Shrub Maint.	125	125	125	125	125	125	125	125	125	125	125	125	1,500
7006 General Maintenance	650	650	650	650	0	0	0	0	0	0	0	650	2,600
7020 Pet Services	50	50	50	50	50	50	50	50	50	50	50	0	500
7030 General Grounds Misc	13,325	10,825	5,825	13,863	6,363	6,363	8,863	6,363	6,363	13,863	11,313	10,775	114,100
7000 Total Grounds & Landscapir	13,325	10,825	5,825	13,863	6,363	6,363	8,863	6,363	6,363	13,863	11,313	10,775	114,100
8000 Pool & Cabana (non-ostling)	0	0	0	0	1,400	1,400	1,400	1,400	1,400	1,400	0	0	7,000
8001 Pool Contract	0	0	0	0	1,500	1,500	1,500	1,500	0	0	0	0	6,000
8002 Pool Supplies	290	290	290	290	290	290	290	290	290	290	290	290	3,480
8003 Pool Phone	0	0	0	0	300	300	300	300	0	0	0	0	1,200
8004 General Pool Maintenance	0	0	0	0	1,000	0	0	0	1,000	0	0	0	2,000
8010 Cabana Maintenance	290	290	290	290	4,490	3,490	3,490	3,490	2,690	290	290	290	19,680
8000 Total Pool & Cabana (non-ostling)	290	290	290	290	4,490	3,490	3,490	3,490	2,690	290	290	290	19,680
8300 HOA Utilities (non-posting)	899	899	899	899	899	899	899	899	899	899	899	899	10,785
8300 Electricity	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	112,545
8303 Water/Sewer	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	22,500
8304 Trash	0	0	0	0	0	0	0	0	0	0	0	8,965	8,965
8305 Storm Water	0	0	0	0	250	250	250	250	0	0	0	0	1,000
8306 Gas	12,153	12,153	12,153	12,153	12,403	12,403	12,403	12,403	12,153	12,153	12,153	21,118	155,795
8300 Total HOA Utilities (non-pos	12,153	12,153	12,153	12,153	12,403	12,403	12,403	12,403	12,153	12,153	12,153	21,118	155,795
<b>TOTAL EXPENSE</b>	<b>54,012</b>	<b>51,482</b>	<b>47,116</b>	<b>54,654</b>	<b>51,704</b>	<b>56,404</b>	<b>59,454</b>	<b>53,179</b>	<b>50,204</b>	<b>54,654</b>	<b>43,618</b>	<b>51,146</b>	<b>627,626</b>
<b>NOI</b>	<b>-1,692</b>	<b>788</b>	<b>5,204</b>	<b>-2,333</b>	<b>617</b>	<b>-4,133</b>	<b>-7,133</b>	<b>-908</b>	<b>2,117</b>	<b>-2,333</b>	<b>8,702</b>	<b>1,125</b>	<b>19</b>
<b>N/O INCOME</b>													
9000 Reserve Income	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400
9001 Reserve Contribution	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400
9000 Total Reserve Income	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400

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<b>TOTAL N/O INCOME</b>	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400
<b>N/O EXPENSE</b>													
9200 Reserve Expenses													
9202 Decks	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000
9203 Water Line Repair	0	0	0	10,000	0	0	0	0	10,000	0	0	0	20,000
9208 Plumbing	0	0	5,000	0	0	0	0	5,000	0	0	0	0	10,000
9230 Cabana	0	0	0	3,500	0	0	0	0	0	0	0	0	3,500
9200 Total Reserve Expenses	0	0	5,000	13,500	0	10,000	0	5,000	10,000	0	0	0	43,500
<b>TOTAL N/O EXPENSE</b>	0	0	5,000	13,500	0	10,000	0	5,000	10,000	0	0	0	43,500
<b>NET INCOME</b>	13,258	15,738	15,154	-883	15,567	817	7,817	9,042	7,067	12,617	23,652	16,075	135,919

**NET INCOME SUMMARY**

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
Income	52,320	52,270	52,320	52,320	52,320	52,270	52,320	52,270	52,320	52,320	52,320	52,270	627,645
Expense	-54,012	-51,482	-47,116	-54,654	-51,704	-56,404	-59,454	-53,179	-50,204	-54,654	-43,618	-51,146	-627,626
Net Operating Income	-1,692	788	5,204	-2,333	617	-4,133	-7,133	-908	2,117	-2,333	8,702	1,125	19
Non Operating Income	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	14,950	179,400
Non Operating Expense	0	0	-5,000	-13,500	0	-10,000	0	-5,000	-10,000	0	0	0	-43,500
<b>NET INCOME</b>	<b>13,258</b>	<b>15,738</b>	<b>15,154</b>	<b>-883</b>	<b>15,567</b>	<b>817</b>	<b>7,817</b>	<b>9,042</b>	<b>7,067</b>	<b>12,617</b>	<b>23,652</b>	<b>16,075</b>	<b>135,919</b>

