

Fiscal Year Budget

Property: Second Jefferson Green HOA
1/1/2023-12/31/2023 Profit & Loss

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
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INCOME													
4100 Rental Income (non-posting)													
4105 Garage /Parking	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	100.00
4107 Association Dues	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	705,600.00
4110 NSF Fees	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	200.00
4111 Late Fees	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4100 Total Rental Income (non-posting)	58,975.00	58,925.00	58,975.00	58,975.00	58,925.00	58,925.00	58,975.00	58,975.00	58,925.00	58,975.00	58,925.00	58,925.00	707,400.00
4500 Misc Income (non-posting)													
4501 Interest Income	4.16	4.16	4.16	4.16	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	50.00
4500 Total Misc Income (non-posting)	4.16	4.16	4.16	4.16	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	50.00
TOTAL INCOME	58,979.16	58,929.16	58,979.16	58,979.16	58,929.17	58,929.17	58,979.17	58,979.17	58,929.17	58,979.17	58,929.17	58,929.17	707,450.00

EXPENSE													
5100 Repairs & Maintenance Expense													
5108 Plumbing													
51081000 Sewer Drain Clean C	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5108 Total Plumbing	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5112 Paint	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	100.00
5113 Drywall Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	600.00
5117 Maintenance Supplies	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
5125 Fire & Life Safety	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	1,000.00
5126 Common Area Exterior Repa	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
5135 Painting Labor	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00
5170 Extermination	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
5100 Total Repairs & Maintenance	25.00	0.00	25.00	50.00	25.00	2,275.00	50.00	300.00	1,125.00	50.00	25.00	25.00	3,975.00
5350 Licenses and Fees													
5600 Administrative (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
5601 Supplies													
5605 Postage	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	87.50	1,050.00
5606 HOA Management Fee	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	30,240.00
5607 Copies/Printing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,250.00
5608 Administrative	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5611 HOA Legal Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5614 Accounting	0.00	0.00	0.00	0.00	2,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,775.00
5617 HOA Insurance	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	14,535.80	145,358.00
5618 D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
5623 Reserve Transfer	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
5621 Paylease On Line Payment	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
5600 Total Administrative (non-po	33,126.63	33,126.63	33,126.63	33,126.63	35,901.63	33,126.63	33,126.63	33,126.63	33,126.63	33,126.63	18,590.83	21,190.87	373,823.00
5650 Bank Fees	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
6100 Building Maintenance (non-pos													
6101 Exterior Bldg Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6102 Roof/Gutter Maintenance	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
6103 Garage Doors	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
6104 Light Maintenance	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
6105 Plumbing Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
6106 Keys	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.13	350.00
6107 Signs	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6110 HOA Maintenance Repairs	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
6100 Total Building Maintenance	1,462.50	1,462.50	1,487.50	1,587.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	1,487.50	17,900.00
7000 Grounds & Landscaping (non-p-													
7001 Landscape Maint. Contract	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	35,000.00
7002 Snow Removal	5,500.00	5,000.00	12,500.00	6,000.00	0.00	0.00	0.00	0.00	1,000.00	5,000.00	5,000.00	15,000.00	55,000.00
7003 Irrigation Maintenance	0.00	0.00	0.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	0.00	15,000.00
7004 Tree Strub Maint.	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
7006 General Maintenance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
7020 Pet Services	250.00	250.00	250.00	150.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	250.00	2,000.00
7030 General Grounds Misc	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	500.00
7000 Total Grounds & Landscapir	7,125.00	6,675.00	14,175.00	9,450.00	8,400.00	8,400.00	8,400.00	8,400.00	9,400.00	13,550.00	13,400.00	16,675.00	124,050.00
8000 Pool & Cabana (non-osting)													
8001 Pool Contract	0.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	0.00	0.00	7,000.00
8002 Pool Supplies	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	0.00	0.00	5,500.00
8003 Pool Phone	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00
8004 General Pool Maintenance	200.00	200.00	200.00	200.00	200.00	200.00	280.00	200.00	200.00	200.00	200.00	200.00	2,480.00
8010 Cabana Maintenance	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	2,000.00
8000 Total Pool & Cabana (non-ost	490.00	490.00	490.00	490.00	1,490.00	2,990.00	3,070.00	2,990.00	2,990.00	3,990.00	490.00	490.00	20,460.00
8300 HOA Utilities (non-posting)													
8302 Electricity	840.67	840.67	840.67	840.67	840.67	840.67	840.67	840.67	840.67	840.67	840.67	840.63	10,088.00
8303 Water/Sewer	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.12	116,569.00
8304 Trash	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	2,519.00	30,228.00
8305 Storm Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,965.00	8,965.00
8306 Gas	50.00	50.00	50.00	50.00	50.00	200.00	200.00	200.00	200.00	50.00	50.00	50.00	1,200.00
8300 Total HOA Utilities (non-pos	13,123.75	13,123.75	13,123.75	13,123.75	13,123.75	13,273.75	13,273.75	13,273.75	13,273.75	13,273.75	13,123.75	13,123.75	167,050.00
TOTAL EXPENSE	55,365.38	54,890.38	62,440.38	57,840.38	60,440.38	61,565.38	59,420.38	59,590.38	61,465.38	65,340.38	47,129.58	61,969.62	707,458.00
NOI	3,613.78	4,038.78	-3,461.22	1,138.78	-1,511.21	-2,636.21	-441.21	-611.21	-2,536.21	-6,361.21	11,799.59	-3,040.45	-8.00

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
9000 Reserve Income													
9001 Reserve Contribution	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
9000 Total Reserve Income	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
TOTAL N/O INCOME	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
N/O EXPENSE													
9200 Reserve Expenses													
9202 Decks	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9203 Water Line Repair	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	20,000.00
9208 Plumbing	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	10,000.00
9230 Cabana	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
9231 Parking Lot/Concrete	0.00	0.00	0.00	0.00	0.00	55,000.00	55,000.00	0.00	0.00	0.00	0.00	0.00	110,000.00
9200 Total Reserve Expenses	0.00	0.00	0.00	3,500.00	15,000.00	60,000.00	55,000.00	5,000.00	10,000.00	0.00	0.00	0.00	148,500.00
9500 Capital Items													
9506 Rehab Lighting	0.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
9510 Concrete Replacement	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
9540 Capital Exterior	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9500 Total Capital Items	0.00	2,500.00	2,500.00	12,000.00	12,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	31,500.00
TOTAL N/O EXPENSE	0.00	2,500.00	2,500.00	15,500.00	27,000.00	62,500.00	55,000.00	5,000.00	10,000.00	0.00	0.00	0.00	180,000.00
NET INCOME	18,613.78	16,538.78	9,038.78	638.78	-13,511.21	-50,136.21	-40,441.21	9,388.79	2,463.79	8,638.79	26,799.59	11,959.55	-8.00

NET INCOME SUMMARY

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
Income	58,979.16	58,929.16	58,979.16	58,979.16	58,929.17	58,929.17	58,979.17	58,979.17	58,929.17	58,979.17	58,929.17	58,929.17	707,450.00
Expense	-55,365.38	-54,890.38	-62,440.38	-57,840.38	-60,440.38	-61,565.38	-59,420.38	-59,590.38	-61,465.38	-65,340.38	-47,129.58	-61,989.62	-707,458.00
Net Operating Income	3,613.78	4,038.78	-3,461.22	1,138.78	-1,511.21	-2,636.21	-441.21	-611.21	-2,536.21	-6,361.21	11,799.59	-3,040.45	-8.00
Non Operating Income	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
Non Operating Expense	0.00	-2,500.00	-2,500.00	-15,500.00	-27,000.00	-62,500.00	-55,000.00	-5,000.00	-10,000.00	0.00	0.00	0.00	-180,000.00
NET INCOME	18,613.78	16,538.78	9,038.78	638.78	-13,511.21	-50,136.21	-40,441.21	9,388.79	2,463.79	8,638.79	26,799.59	11,959.55	-8.00

