

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 02/01/23 - 02/28/23 and 01/01/23 - 02/28/23 (accrual basis)

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 02/28/23	Budget YTD 01/23 - 02/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	117,600.00	117,600.00	0.00	0.0 %
4110 NSF Fees	50.00	0.00	50.00		50.00	50.00	0.00	0.0 %
4111 Late Fees	436.15	125.00	311.15	248.9 %	607.59	250.00	357.59	143.0 %
4100 Total Rental Income (non-posting)	59,286.15	58,925.00	361.15	0.6 %	118,257.59	117,900.00	357.59	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	16.55	4.16	12.39	297.8 %	37.78	8.32	29.46	354.1 %
4500 Total Misc Income (non-posting)	16.55	4.16	12.39	297.8 %	37.78	8.32	29.46	354.1 %
TOTAL INCOME	59,302.70	58,929.16	373.54	0.6 %	118,295.37	117,908.32	387.05	0.3 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-)								
5112 Paint	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	112.65	87.50	25.15	28.7 %	120.63	175.00	-54.37	-31.1 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	5,040.00	5,040.00	0.00	0.0 %
5607 Copies/Printing	0.00	100.00	-100.00	-100.0 %	112.60	200.00	-87.40	-43.7 %
5608 Administrative	112.50	175.00	-62.50	-35.7 %	525.00	350.00	175.00	50.0 %
5611 HOA Legal Fees	2,408.00	500.00	1,908.00	381.6 %	2,408.00	1,000.00	1,408.00	140.8 %
5617 HOA Insurance	13,067.50	14,535.80	-1,468.30	-10.1 %	26,135.00	29,071.60	-2,936.60	-10.1 %
5623 Reserve Transfer	15,000.00	15,000.00	0.00	0.0 %	35,000.00	30,000.00	5,000.00	16.7 %
5621 Paylease On Line Payment Fees	146.00	208.33	-62.33	-29.9 %	296.00	416.66	-120.66	-29.0 %
5600 Total Administrative (non-posting)	33,366.65	33,126.63	240.02	0.7 %	69,637.23	66,253.26	3,383.97	5.1 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	0.00	25.00	-25.00	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6102 Roof/Gutter Maintenance	215.00	500.00	-285.00	-57.0 %	215.00	1,000.00	-785.00	-78.5 %
6103 Garage Doors	100.00	375.00	-275.00	-73.3 %	1,100.53	750.00	350.53	46.7 %
6104 Light Maintenance	308.31	208.33	99.98	48.0 %	484.25	416.66	67.59	16.2 %
6105 Plumbing Repairs	0.00	250.00	-250.00	-100.0 %	37.50	500.00	-462.50	-92.5 %
6106 Keys	0.00	29.17	-29.17	-100.0 %	-175.00	58.34	-233.34	-400.0 %
6100 Total Building Maintenance (non-posting)	623.31	1,462.50	-839.19	-57.4 %	1,662.28	2,925.00	-1,262.72	-43.2 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	4,000.97	5,000.00	-999.03	-20.0 %	12,533.97	10,500.00	2,033.97	19.4 %

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 02/28/23	Budget YTD 01/23 - 02/23	\$ Change	% Change
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	591.00	2,500.00	-1,909.00	-76.4 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	290.00	500.00	-210.00	-42.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	43.76	50.00	-6.24	-12.5 %
7000 Total Grounds & Landscaping (non	4,000.97	6,675.00	-2,674.03	-40.1 %	13,458.73	13,800.00	-341.27	-2.5 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	65.52	290.00	-224.48	-77.4 %	232.50	580.00	-347.50	-59.9 %
8004 General Pool Maintenance	61.00	200.00	-139.00	-69.5 %	183.00	400.00	-217.00	-54.2 %
8000 Total Pool & Cabana (non-osting)	126.52	490.00	-363.48	-74.2 %	415.50	980.00	-564.50	-57.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	677.23	840.67	-163.44	-19.4 %	1,724.29	1,681.34	42.95	2.6 %
8303 Water/Sewer	1,827.40	9,714.08	-7,886.68	-81.2 %	11,523.71	19,428.16	-7,904.45	-40.7 %
8304 Trash	2,374.10	2,519.00	-144.90	-5.8 %	4,743.45	5,038.00	-294.55	-5.8 %
8306 Gas	219.12	50.00	169.12	338.2 %	271.56	100.00	171.56	171.6 %
8300 Total HOA Utilities (non-posting)	5,097.85	13,123.75	-8,025.90	-61.2 %	18,263.01	26,247.50	-7,984.49	-30.4 %
TOTAL EXPENSE	43,215.30	54,890.38	-11,675.08	-21.3 %	103,436.75	110,255.76	-6,819.01	-6.2 %
NOI	16,087.40	4,038.78	12,048.62	298.3 %	14,858.62	7,652.56	7,206.06	94.2 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	15,000.00	15,000.00	0.00	0.0 %	35,000.00	30,000.00	5,000.00	16.7 %
9000 Total Reserve Income	15,000.00	15,000.00	0.00	0.0 %	35,000.00	30,000.00	5,000.00	16.7 %
TOTAL NON OPERATING INCOME	15,000.00	15,000.00	0.00	0.0 %	35,000.00	30,000.00	5,000.00	16.7 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9203 Water Line Repair	-9,740.27	0.00	-9,740.27		-8,377.03	0.00	-8,377.03	
9200 Total Reserve Expenses	-9,740.27	0.00	-9,740.27		-8,377.03	0.00	-8,377.03	
9500 Capital Items								
9540 Capital Exterior	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
9500 Total Capital Items	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
TOTAL NON OPERATING EXPENSE	-9,740.27	2,500.00	-12,240.27	-489.6 %	-8,377.03	2,500.00	-10,877.03	-435.1 %
NET INCOME	40,827.67	16,538.78	24,288.89	146.9 %	58,235.65	35,152.56	23,083.09	65.7 %

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 02/28/23	Budget YTD 01/23 - 02/23	\$ Change	% Change
NET INCOME SUMMARY								
Income	59,302.70	58,929.16	373.54	0.6 %	118,295.37	117,908.32	387.05	0.3 %
Expense	-43,215.30	-54,890.38	11,675.08	21.3 %	-103,436.75	-110,255.76	6,819.01	6.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	16,087.40	4,038.78	12,048.62	298.3 %	14,858.62	7,652.56	7,206.06	94.2 %
Non Operating Income	15,000.00	15,000.00	0.00		35,000.00	30,000.00	5,000.00	16.7 %
Non Operating Expense	9,740.27	-2,500.00	12,240.27	489.6 %	8,377.03	-2,500.00	10,877.03	435.1 %
NET INCOME	40,827.67	16,538.78	24,288.89	146.9 %	58,235.65	35,152.56	23,083.09	65.7 %