

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 05/01/23 - 05/31/23 and 01/01/23 - 05/31/23 (accrual basis)

	Actual 05/01/23 - 05/31/23	Budget 05/23 - 05/23	\$ Change	% Change	Actual YTD 01/01/23 - 05/31/23	Budget YTD 01/23 - 05/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		150.00	50.00	100.00	200.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	294,000.00	294,000.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		150.00	100.00	50.00	50.0 %
4111 Late Fees	315.43	125.00	190.43	152.3 %	1,543.58	625.00	918.58	147.0 %
4100 Total Rental Income (non-posting)	59,165.43	58,925.00	240.43	0.4 %	295,843.58	294,775.00	1,068.58	0.4 %
4500 Misc Income (non-posting)								
4501 Interest Income	361.26	4.17	357.09	8,563.3 %	436.65	20.81	415.84	1,998.3 %
4500 Total Misc Income (non-posting)	361.26	4.17	357.09	8,563.3 %	436.65	20.81	415.84	1,998.3 %
4650 Covenant Violaltions	52.82	0.00	52.82		52.82	0.00	52.82	
<b>TOTAL INCOME</b>	<b>59,579.51</b>	<b>58,929.17</b>	<b>650.34</b>	<b>1.1 %</b>	<b>296,333.05</b>	<b>294,795.81</b>	<b>1,537.24</b>	<b>0.5 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5102 Windows	-967.00	0.00	-967.00		0.00	0.00	0.00	
5112 Paint	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	75.00	-75.00	-100.0 %
5100 Total Repairs & Maintenance Expe	-967.00	25.00	-992.00	-3,968.0 %	0.00	125.00	-125.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	118.55	87.50	31.05	35.5 %	324.23	437.50	-113.27	-25.9 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	12,600.00	12,600.00	0.00	0.0 %
5607 Copies/Printing	14.80	100.00	-85.20	-85.2 %	177.40	500.00	-322.60	-64.5 %
5608 Administrative	1,262.50	175.00	1,087.50	621.4 %	3,337.50	875.00	2,462.50	281.4 %
5611 HOA Legal Fees	0.00	500.00	-500.00	-100.0 %	3,724.00	2,500.00	1,224.00	49.0 %
5614 Accounting	0.00	2,775.00	-2,775.00	-100.0 %	2,650.00	2,775.00	-125.00	-4.5 %
5617 HOA Insurance	13,067.50	14,535.80	-1,468.30	-10.1 %	65,337.50	72,679.00	-7,341.50	-10.1 %
5618 D & O Insurance	0.00	0.00	0.00		790.40	0.00	790.40	
5623 Reserve Transfer	-99,678.00	15,000.00	-114,678.00	-764.5 %	-34,678.00	75,000.00	-109,678.00	-146.2 %
5621 Paylease On Line Payment Fees	142.00	208.33	-66.33	-31.8 %	728.00	1,041.65	-313.65	-30.1 %
5600 Total Administrative (non-posting)	-82,552.65	35,901.63	-118,454.28	-329.9 %	54,991.03	168,408.15	-113,417.12	-67.3 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	12.00	62.50	-50.50	-80.8 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
6102 Roof/Gutter Maintenance	-122.76	500.00	-622.76	-124.6 %	2,788.89	2,500.00	288.89	11.6 %
6103 Garage Doors	2,336.93	375.00	1,961.93	523.2 %	3,437.46	1,875.00	1,562.46	83.3 %
6104 Light Maintenance	0.00	208.33	-208.33	-100.0 %	484.25	1,041.65	-557.40	-53.5 %

	Actual 05/01/23 - 05/31/23	Budget 05/23 - 05/23	\$ Change	% Change	Actual YTD 01/01/23 - 05/31/23	Budget YTD 01/23 - 05/23	\$ Change	% Change
6105 Plumbing Repairs	0.00	250.00	-250.00	-100.0 %	112.50	1,250.00	-1,137.50	-91.0 %
6106 Keys	-12.00	29.17	-41.17	-141.1 %	-362.00	145.85	-507.85	-348.2 %
6107 Signs	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
6110 HOA Maintenance Repairs	0.00	25.00	-25.00	-100.0 %	100.00	75.00	25.00	33.3 %
6100 Total Building Maintenance (non-pc)	2,202.17	1,487.50	714.67	48.0 %	6,561.10	7,487.50	-926.40	-12.4 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	5,000.00	100.00	2.0 %	10,200.00	5,000.00	5,200.00	104.0 %
7002 Snow Removal	0.00	0.00	0.00		17,175.96	29,000.00	-11,824.04	-40.8 %
7003 Irrigation Maintenance	3,945.00	1,875.00	2,070.00	110.4 %	3,945.00	3,750.00	195.00	5.2 %
7004 Tree.Shrub Maint.	175.00	1,250.00	-1,075.00	-86.0 %	1,811.00	6,250.00	-4,439.00	-71.0 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	625.00	-625.00	-100.0 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	580.00	1,000.00	-420.00	-42.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	200.00	-81.24	-40.6 %
7000 Total Grounds & Landscaping (non)	9,220.00	8,400.00	820.00	9.8 %	33,830.72	45,825.00	-11,994.28	-26.2 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	162.59	290.00	-127.41	-43.9 %	629.20	1,450.00	-820.80	-56.6 %
8004 General Pool Maintenance	61.00	200.00	-139.00	-69.5 %	366.00	1,000.00	-634.00	-63.4 %
8010 Cabana Maintenance	255.00	1,000.00	-745.00	-74.5 %	255.00	1,000.00	-745.00	-74.5 %
8000 Total Pool & Cabana (non-osting)	478.59	1,490.00	-1,011.41	-67.9 %	1,250.20	3,450.00	-2,199.80	-63.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	892.20	840.67	51.53	6.1 %	4,488.58	4,203.35	285.23	6.8 %
8303 Water/Sewer	10,033.23	9,714.08	319.15	3.3 %	25,387.28	48,570.40	-23,183.12	-47.7 %
8304 Trash	2,419.10	2,519.00	-99.90	-4.0 %	11,910.75	12,595.00	-684.25	-5.4 %
8306 Gas	52.48	50.00	2.48	5.0 %	430.77	250.00	180.77	72.3 %
8300 Total HOA Utilities (non-posting)	13,397.01	13,123.75	273.26	2.1 %	42,217.38	65,618.75	-23,401.37	-35.7 %
5140 Parking Expense	1,214.25	0.00	1,214.25		2,016.42	0.00	2,016.42	
<b>TOTAL EXPENSE</b>	<b>-57,007.63</b>	<b>60,440.38</b>	<b>-117,448.01</b>	<b>-194.3 %</b>	<b>140,878.85</b>	<b>290,976.90</b>	<b>-150,098.05</b>	<b>-51.6 %</b>
<b>NOI</b>	<b>116,587.14</b>	<b>-1,511.21</b>	<b>118,098.35</b>	<b>7,814.8 %</b>	<b>155,454.20</b>	<b>3,818.91</b>	<b>151,635.29</b>	<b>3,970.6 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	-99,678.00	15,000.00	-114,678.00	-764.5 %	-34,678.00	75,000.00	-109,678.00	-146.2 %
9000 Total Reserve Income	-99,678.00	15,000.00	-114,678.00	-764.5 %	-34,678.00	75,000.00	-109,678.00	-146.2 %
<b>TOTAL NON OPERATING INCOME</b>	<b>-99,678.00</b>	<b>15,000.00</b>	<b>-114,678.00</b>	<b>-764.5 %</b>	<b>-34,678.00</b>	<b>75,000.00</b>	<b>-109,678.00</b>	<b>-146.2 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9203 Water Line Repair	2,318.35	10,000.00	-7,681.65	-76.8 %	2,718.36	10,000.00	-7,281.64	-72.8 %
9208 Plumbing	0.00	5,000.00	-5,000.00	-100.0 %	0.00	5,000.00	-5,000.00	-100.0 %
9230 Cabana	0.00	0.00	0.00		0.00	3,500.00	-3,500.00	-100.0 %

	Actual 05/01/23 - 05/31/23	Budget 05/23 - 05/23	\$ Change	% Change	Actual YTD 01/01/23 - 05/31/23	Budget YTD 01/23 - 05/23	\$ Change	% Change
9231 Parking Lot/Concrete	132,678.00	0.00	132,678.00		139,678.00	0.00	139,678.00	
9200 Total Reserve Expenses	134,996.35	15,000.00	119,996.35	800.0 %	142,396.36	18,500.00	123,896.36	669.7 %
9500 Capital Items								
9506 Rehab Lighting	0.00	12,000.00	-12,000.00	-100.0 %	0.00	24,000.00	-24,000.00	-100.0 %
9510 Concrete Replacement	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
9540 Capital Exterior	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
9500 Total Capital Items	0.00	12,000.00	-12,000.00	-100.0 %	0.00	29,000.00	-29,000.00	-100.0 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>134,996.35</b>	<b>27,000.00</b>	<b>107,996.35</b>	<b>400.0 %</b>	<b>142,396.36</b>	<b>47,500.00</b>	<b>94,896.36</b>	<b>199.8 %</b>
<b>NET INCOME</b>	<b>-118,087.21</b>	<b>-13,511.21</b>	<b>-104,576.00</b>	<b>-774.0 %</b>	<b>-21,620.16</b>	<b>31,318.91</b>	<b>-52,939.07</b>	<b>-169.0 %</b>
<b>NET INCOME SUMMARY</b>								
Income	59,579.51	58,929.17	650.34	1.1 %	296,333.05	294,795.81	1,537.24	0.5 %
Expense	57,007.63	-60,440.38	117,448.01	194.3 %	-140,878.85	-290,976.90	150,098.05	51.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	116,587.14	-1,511.21	118,098.35	7,814.8 %	155,454.20	3,818.91	151,635.29	3,970.6 %
Non Operating Income	-99,678.00	15,000.00	-114,678.00	-764.5 %	-34,678.00	75,000.00	-109,678.00	-146.2 %
Non Operating Expense	-134,996.35	-27,000.00	-107,996.35	-400.0 %	-142,396.36	-47,500.00	-94,896.36	-199.8 %
<b>NET INCOME</b>	<b>-118,087.21</b>	<b>-13,511.21</b>	<b>-104,576.00</b>	<b>-774.0 %</b>	<b>-21,620.16</b>	<b>31,318.91</b>	<b>-52,939.07</b>	<b>-169.0 %</b>