

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 07/01/23 - 07/31/23 and 01/01/23 - 07/31/23 (accrual basis)

	Actual 07/01/23 - 07/31/23	Budget 07/23 - 07/23	\$ Change	% Change	Actual YTD 01/01/23 - 07/31/23	Budget YTD 01/23 - 07/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		200.00	50.00	150.00	300.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	411,600.00	411,600.00	0.00	0.0 %
4110 NSF Fees	50.00	50.00	0.00	0.0 %	200.00	150.00	50.00	33.3 %
4111 Late Fees	575.39	125.00	450.39	360.3 %	2,578.29	875.00	1,703.29	194.7 %
4100 Total Rental Income (non-posting)	59,475.39	58,975.00	500.39	0.8 %	414,578.29	412,675.00	1,903.29	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	11.34	4.17	7.17	171.9 %	987.90	29.15	958.75	3,289.0 %
4500 Total Misc Income (non-posting)	11.34	4.17	7.17	171.9 %	987.90	29.15	958.75	3,289.0 %
4650 Covenant Violaltions	0.00	0.00	0.00		52.82	0.00	52.82	
TOTAL INCOME	59,486.73	58,979.17	507.56	0.9 %	415,619.01	412,704.15	2,914.86	0.7 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5108 Plumbing								
51081000 Sewer Drain Clean Out	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5108 Total Plumbing	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5112 Paint	0.00	25.00	-25.00	-100.0 %	0.00	75.00	-75.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
5118 Doors	0.00	0.00	0.00		100.00	0.00	100.00	
5122 Keys and Locks	-200.00	0.00	-200.00		-200.00	0.00	-200.00	
5125 Fire & Life Safety	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		0.00	1,250.00	-1,250.00	-100.0 %
5100 Total Repairs & Maintenance Expe	-200.00	50.00	-250.00	-500.0 %	-100.00	2,450.00	-2,550.00	-104.1 %
5600 Administrative (non-posting)								
5605 Postage	107.89	87.50	20.39	23.3 %	549.81	612.50	-62.69	-10.2 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	17,640.00	17,640.00	0.00	0.0 %
5607 Copies/Printing	69.25	100.00	-30.75	-30.8 %	265.80	700.00	-434.20	-62.0 %
5608 Administrative	425.00	175.00	250.00	142.9 %	4,262.00	1,225.00	3,037.00	247.9 %
5611 HOA Legal Fees	0.00	500.00	-500.00	-100.0 %	4,200.00	3,500.00	700.00	20.0 %
5614 Accounting	0.00	0.00	0.00		2,650.00	2,775.00	-125.00	-4.5 %
5617 HOA Insurance	13,029.50	14,535.80	-1,506.30	-10.4 %	91,434.50	101,750.60	-10,316.10	-10.1 %
5618 D & O Insurance	0.00	0.00	0.00		790.40	0.00	790.40	
5623 Reserve Transfer	15,000.00	15,000.00	0.00	0.0 %	-4,678.00	105,000.00	-109,678.00	-104.5 %
5621 Paylease On Line Payment Fees	136.00	208.33	-72.33	-34.7 %	1,012.00	1,458.31	-446.31	-30.6 %
5600 Total Administrative (non-posting)	31,287.64	33,126.63	-1,838.99	-5.6 %	118,126.51	234,661.41	-116,534.90	-49.7 %

	Actual 07/01/23 - 07/31/23	Budget 07/23 - 07/23	\$ Change	% Change	Actual YTD 01/01/23 - 07/31/23	Budget YTD 01/23 - 07/23	\$ Change	% Change
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	42.00	87.50	-45.50	-52.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	700.00	-700.00	-100.0 %
6102 Roof/Gutter Maintenance	80.00	500.00	-420.00	-84.0 %	3,251.03	3,500.00	-248.97	-7.1 %
6103 Garage Doors	817.50	375.00	442.50	118.0 %	5,186.61	2,625.00	2,561.61	97.6 %
6104 Light Maintenance	50.00	208.33	-158.33	-76.0 %	534.25	1,458.31	-924.06	-63.4 %
6105 Plumbing Repairs	390.00	250.00	140.00	56.0 %	502.50	1,750.00	-1,247.50	-71.3 %
6106 Keys	-111.61	29.17	-140.78	-482.6 %	-456.84	204.19	-661.03	-323.7 %
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	125.00	-25.00	-20.0 %
6100 Total Building Maintenance (non-pc)	1,225.89	1,487.50	-261.61	-17.6 %	9,117.55	10,462.50	-1,344.95	-12.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	10,200.00	5,000.00	5,200.00	104.0 %	20,400.00	15,000.00	5,400.00	36.0 %
7002 Snow Removal	0.00	0.00	0.00		17,175.96	29,000.00	-11,824.04	-40.8 %
7003 Irrigation Maintenance	1,475.00	1,875.00	-400.00	-21.3 %	5,420.00	7,500.00	-2,080.00	-27.7 %
7004 Tree.Shrub Maint.	80.00	1,250.00	-1,170.00	-93.6 %	1,891.00	8,750.00	-6,859.00	-78.4 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	875.00	-875.00	-100.0 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	580.00	1,200.00	-620.00	-51.7 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	300.00	-181.24	-60.4 %
7000 Total Grounds & Landscaping (non)	11,755.00	8,400.00	3,355.00	39.9 %	45,585.72	62,625.00	-17,039.28	-27.2 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,430.00	1,400.00	30.00	2.1 %	2,860.00	2,800.00	60.00	2.1 %
8002 Pool Supplies	875.41	1,100.00	-224.59	-20.4 %	2,886.16	2,200.00	686.16	31.2 %
8003 Pool Phone	114.93	290.00	-175.07	-60.4 %	805.26	2,030.00	-1,224.74	-60.3 %
8004 General Pool Maintenance	1,580.35	280.00	1,300.35	464.4 %	2,007.35	1,480.00	527.35	35.6 %
8010 Cabana Maintenance	0.00	0.00	0.00		255.00	1,000.00	-745.00	-74.5 %
8000 Total Pool & Cabana (non-osting)	4,000.69	3,070.00	930.69	30.3 %	8,813.77	9,510.00	-696.23	-7.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,296.24	840.67	455.57	54.2 %	6,645.86	5,884.69	761.17	12.9 %
8303 Water/Sewer	15,905.11	9,714.08	6,191.03	63.7 %	44,909.36	67,998.56	-23,089.20	-34.0 %
8304 Trash	3,549.31	2,519.00	1,030.31	40.9 %	17,834.16	17,633.00	201.16	1.1 %
8306 Gas	322.31	200.00	122.31	61.2 %	1,191.62	650.00	541.62	83.3 %
8300 Total HOA Utilities (non-posting)	21,072.97	13,273.75	7,799.22	58.8 %	70,581.00	92,166.25	-21,585.25	-23.4 %
5140 Parking Expense	595.00	0.00	595.00		3,306.42	0.00	3,306.42	
TOTAL EXPENSE	69,737.19	59,420.38	10,316.81	17.4 %	255,472.97	411,962.66	-156,489.69	-38.0 %
NOI	-10,250.46	-441.21	-9,809.25	-2,223.3 %	160,146.04	741.49	159,404.55	21,497.9 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	15,000.00	15,000.00	0.00	0.0 %	-4,678.00	105,000.00	-109,678.00	-104.5 %
9000 Total Reserve Income	15,000.00	15,000.00	0.00	0.0 %	-4,678.00	105,000.00	-109,678.00	-104.5 %

	Actual 07/01/23 - 07/31/23	Budget 07/23 - 07/23	\$ Change	% Change	Actual YTD 01/01/23 - 07/31/23	Budget YTD 01/23 - 07/23	\$ Change	% Change
TOTAL NON OPERATING INCOME	15,000.00	15,000.00	0.00	0.0 %	-4,678.00	105,000.00	-109,678.00	-104.5 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
9203 Water Line Repair	0.00	0.00	0.00		2,718.36	10,000.00	-7,281.64	-72.8 %
9208 Plumbing	7,553.39	0.00	7,553.39		7,553.39	5,000.00	2,553.39	51.1 %
9230 Cabana	1,722.23	0.00	1,722.23		1,722.23	3,500.00	-1,777.77	-50.8 %
9231 Parking Lot/Concrete	0.00	55,000.00	-55,000.00	-100.0 %	139,678.00	110,000.00	29,678.00	27.0 %
9200 Total Reserve Expenses	9,275.62	55,000.00	-45,724.38	-83.1 %	151,671.98	133,500.00	18,171.98	13.6 %
9500 Capital Items								
9506 Rehab Lighting	25,508.86	0.00	25,508.86		25,508.86	24,000.00	1,508.86	6.3 %
9510 Concrete Replacement	1,275.44	0.00	1,275.44		1,275.44	2,500.00	-1,224.56	-49.0 %
9540 Capital Exterior	0.00	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
9500 Total Capital Items	26,784.30	0.00	26,784.30		26,784.30	31,500.00	-4,715.70	-15.0 %
TOTAL NON OPERATING EXPENSE	36,059.92	55,000.00	-18,940.08	-34.4 %	178,456.28	165,000.00	13,456.28	8.2 %
NET INCOME	-31,310.38	-40,441.21	9,130.83	22.6 %	-22,988.24	-59,258.51	36,270.27	61.2 %
NET INCOME SUMMARY								
Income	59,486.73	58,979.17	507.56	0.9 %	415,619.01	412,704.15	2,914.86	0.7 %
Expense	-69,737.19	-59,420.38	-10,316.81	17.4 %	-255,472.97	-411,962.66	156,489.69	38.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-10,250.46	-441.21	-9,809.25	-2,223.3 %	160,146.04	741.49	159,404.55	21,497.9 %
Non Operating Income	15,000.00	15,000.00	0.00		-4,678.00	105,000.00	-109,678.00	-104.5 %
Non Operating Expense	-36,059.92	-55,000.00	18,940.08	34.4 %	-178,456.28	-165,000.00	-13,456.28	-8.2 %
NET INCOME	-31,310.38	-40,441.21	9,130.83	22.6 %	-22,988.24	-59,258.51	36,270.27	61.2 %