

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 08/01/23 - 08/31/23 and 01/01/23 - 08/31/23 (accrual basis)

	Actual 08/01/23 - 08/31/23	Budget 08/23 - 08/23	\$ Change	% Change	Actual YTD 01/01/23 - 08/31/23	Budget YTD 01/23 - 08/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	150.00	50.00	100.00	200.0 %	350.00	100.00	250.00	250.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	470,400.00	470,400.00	0.00	0.0 %
4110 NSF Fees	50.00	0.00	50.00		250.00	150.00	100.00	66.7 %
4111 Late Fees	393.03	125.00	268.03	214.4 %	2,971.32	1,000.00	1,971.32	197.1 %
4100 Total Rental Income (non-posting)	59,393.03	58,975.00	418.03	0.7 %	473,971.32	471,650.00	2,321.32	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	199.84	4.17	195.67	4,692.3 %	1,187.74	33.32	1,154.42	3,464.6 %
4500 Total Misc Income (non-posting)	199.84	4.17	195.67	4,692.3 %	1,187.74	33.32	1,154.42	3,464.6 %
4650 Covenant Violaltions	0.00	0.00	0.00		52.82	0.00	52.82	
TOTAL INCOME	59,592.87	58,979.17	613.70	1.0 %	475,211.88	471,683.32	3,528.56	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	0.00	0.00		0.00	75.00	-75.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5118 Doors	0.00	0.00	0.00		100.00	0.00	100.00	
5125 Fire & Life Safety	255.00	0.00	255.00		255.00	500.00	-245.00	-49.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		0.00	1,250.00	-1,250.00	-100.0 %
5135 Painting Labor	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
5170 Extermination	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
5100 Total Repairs & Maintenance Expe	255.00	300.00	-45.00	-15.0 %	355.00	2,750.00	-2,395.00	-87.1 %
5600 Administrative (non-posting)								
5605 Postage	107.87	87.50	20.37	23.3 %	657.68	700.00	-42.32	-6.0 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	20,160.00	20,160.00	0.00	0.0 %
5607 Copies/Printing	0.00	100.00	-100.00	-100.0 %	265.80	800.00	-534.20	-66.8 %
5608 Administrative	537.50	175.00	362.50	207.1 %	4,799.50	1,400.00	3,399.50	242.8 %
5611 HOA Legal Fees	56.00	500.00	-444.00	-88.8 %	4,256.00	4,000.00	256.00	6.4 %
5614 Accounting	0.00	0.00	0.00		2,650.00	2,775.00	-125.00	-4.5 %
5617 HOA Insurance	13,067.50	14,535.80	-1,468.30	-10.1 %	104,502.00	116,286.40	-11,784.40	-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 %	10,322.00	120,000.00	-109,678.00	-91.4 %
5621 Paylease On Line Payment Fees	146.00	208.33	-62.33	-29.9 %	1,158.00	1,666.64	-508.64	-30.5 %

	Actual 08/01/23 - 08/31/23	Budget 08/23 - 08/23	\$ Change	% Change	Actual YTD 01/01/23 - 08/31/23	Budget YTD 01/23 - 08/23	\$ Change	% Change
5600 Total Administrative (non-posting)	31,434.87	33,126.63	-1,691.76	-5.1 %	149,561.38	267,788.04	-118,226.66	-44.1 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	42.00	100.00	-58.00	-58.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	800.00	-800.00	-100.0 %
6102 Roof/Gutter Maintenance	150.00	500.00	-350.00	-70.0 %	3,401.03	4,000.00	-598.97	-15.0 %
6103 Garage Doors	2,810.74	375.00	2,435.74	649.5 %	7,997.35	3,000.00	4,997.35	166.6 %
6104 Light Maintenance	630.44	208.33	422.11	202.6 %	1,164.69	1,666.64	-501.95	-30.1 %
6105 Plumbing Repairs	100.00	250.00	-150.00	-60.0 %	602.50	2,000.00	-1,397.50	-69.9 %
6106 Keys	-460.21	29.17	-489.38	-1,677.7 %	-1,117.05	233.36	-1,350.41	-578.7 %
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	150.00	-50.00	-33.3 %
6100 Total Building Maintenance (non-pc	3,230.97	1,487.50	1,743.47	117.2 %	12,148.52	11,950.00	198.52	1.7 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	5,000.00	100.00	2.0 %	25,500.00	20,000.00	5,500.00	27.5 %
7002 Snow Removal	0.00	0.00	0.00		17,175.96	29,000.00	-11,824.04	-40.8 %
7003 Irrigation Maintenance	6,092.00	1,875.00	4,217.00	224.9 %	11,512.00	9,375.00	2,137.00	22.8 %
7004 Tree.Shrub Maint.	1,740.00	1,250.00	490.00	39.2 %	3,631.00	10,000.00	-6,369.00	-63.7 %
7006 General Maintenance	140.88	125.00	15.88	12.7 %	140.88	1,000.00	-859.12	-85.9 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	580.00	1,300.00	-720.00	-55.4 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	350.00	-231.24	-66.1 %
7000 Total Grounds & Landscaping (non	13,072.88	8,400.00	4,672.88	55.6 %	58,658.60	71,025.00	-12,366.40	-17.4 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,430.00	1,400.00	30.00	2.1 %	4,290.00	4,200.00	90.00	2.1 %
8002 Pool Supplies	493.02	1,100.00	-606.98	-55.2 %	3,279.18	3,300.00	-20.82	-0.6 %
8003 Pool Phone	114.93	290.00	-175.07	-60.4 %	920.19	2,320.00	-1,399.81	-60.3 %
8004 General Pool Maintenance	66.49	200.00	-133.51	-66.8 %	2,173.84	1,680.00	493.84	29.4 %
8010 Cabana Maintenance	0.00	0.00	0.00		255.00	1,000.00	-745.00	-74.5 %
8000 Total Pool & Cabana (non-osting)	2,104.44	2,990.00	-885.56	-29.6 %	10,918.21	12,500.00	-1,581.79	-12.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,275.95	840.67	435.28	51.8 %	7,921.81	6,725.36	1,196.45	17.8 %
8303 Water/Sewer	10,002.07	9,714.08	287.99	3.0 %	54,911.43	77,712.64	-22,801.21	-29.3 %
8304 Trash	3,115.92	2,519.00	596.92	23.7 %	20,950.08	20,152.00	798.08	4.0 %
8306 Gas	79.18	200.00	-120.82	-60.4 %	1,270.80	850.00	420.80	49.5 %
8300 Total HOA Utilities (non-posting)	14,473.12	13,273.75	1,199.37	9.0 %	85,054.12	105,440.00	-20,385.88	-19.3 %
5140 Parking Expense	893.34	0.00	893.34		4,199.76	0.00	4,199.76	
TOTAL EXPENSE	65,464.62	59,590.38	5,874.24	9.9 %	320,937.59	471,553.04	-150,615.45	-31.9 %
NOI	-5,871.75	-611.21	-5,260.54	-860.7 %	154,274.29	130.28	154,144.01	118,317.5 %
NON OPERATING INCOME								
9000 Reserve Income								

	Actual 08/01/23 - 08/31/23	Budget 08/23 - 08/23	\$ Change	% Change	Actual YTD 01/01/23 - 08/31/23	Budget YTD 01/23 - 08/23	\$ Change	% Change
9001 Reserve Contribution	15,000.00	15,000.00	0.00	0.0 %	10,322.00	120,000.00	-109,678.00	-91.4 %
9000 Total Reserve Income	15,000.00	15,000.00	0.00	0.0 %	10,322.00	120,000.00	-109,678.00	-91.4 %
TOTAL NON OPERATING INCOME	15,000.00	15,000.00	0.00	0.0 %	10,322.00	120,000.00	-109,678.00	-91.4 %
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	0.00	5,000.00	-5,000.00	-100.0 %	7,553.39	10,000.00	-2,446.61	-24.5 %
9230 Cabana	0.00	0.00	0.00		1,722.23	3,500.00	-1,777.77	-50.8 %
9231 Parking Lot/Concrete	14,633.90	0.00	14,633.90		154,311.90	110,000.00	44,311.90	40.3 %
9200 Total Reserve Expenses	14,633.90	5,000.00	9,633.90	192.7 %	166,305.88	138,500.00	27,805.88	20.1 %
9500 Capital Items								
9506 Rehab Lighting	0.00	0.00	0.00		25,508.86	24,000.00	1,508.86	6.3 %
9510 Concrete Replacement	0.00	0.00	0.00		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	0.00	0.00	0.00		26,784.30	31,500.00	-4,715.70	-15.0 %
TOTAL NON OPERATING EXPENSE	14,633.90	5,000.00	9,633.90	192.7 %	193,090.18	170,000.00	23,090.18	13.6 %
NET INCOME	-5,505.65	9,388.79	-14,894.44	-158.6 %	-28,493.89	-49,869.72	21,375.83	42.9 %
NET INCOME SUMMARY								
Income	59,592.87	58,979.17	613.70	1.0 %	475,211.88	471,683.32	3,528.56	0.7 %
Expense	-65,464.62	-59,590.38	-5,874.24	9.9 %	-320,937.59	-471,553.04	150,615.45	31.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-5,871.75	-611.21	-5,260.54	-860.7 %	154,274.29	130.28	154,144.01	118,317.5 %
Non Operating Income	15,000.00	15,000.00	0.00		10,322.00	120,000.00	-109,678.00	-91.4 %
Non Operating Expense	-14,633.90	-5,000.00	-9,633.90	-192.7 %	-193,090.18	-170,000.00	-23,090.18	-13.6 %
NET INCOME	-5,505.65	9,388.79	-14,894.44	-158.6 %	-28,493.89	-49,869.72	21,375.83	42.9 %