

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 09/01/23 - 09/30/23 and 01/01/23 - 09/30/23 (accrual basis)

	Actual 09/01/23 - 09/30/23	Budget 09/23 - 09/23	\$ Change	% Change	Actual YTD 01/01/23 - 09/30/23	Budget YTD 01/23 - 09/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		400.00	100.00	300.00	300.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	529,200.00	529,200.00	0.00	0.0 %
4110 NSF Fees	100.00	0.00	100.00		350.00	150.00	200.00	133.3 %
4111 Late Fees	559.40	125.00	434.40	347.5 %	3,530.72	1,125.00	2,405.72	213.8 %
4100 Total Rental Income (non-posting)	59,509.40	58,925.00	584.40	1.0 %	533,480.72	530,575.00	2,905.72	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	1,335.64	4.17	1,331.47	31,929.7 %	2,523.38	37.49	2,485.89	6,630.8 %
4500 Total Misc Income (non-posting)	1,335.64	4.17	1,331.47	31,929.7 %	2,523.38	37.49	2,485.89	6,630.8 %
4650 Covenant Violaltions	0.00	0.00	0.00		52.82	0.00	52.82	
<b>TOTAL INCOME</b>	<b>60,845.04</b>	<b>58,929.17</b>	<b>1,915.87</b>	<b>3.3 %</b>	<b>536,056.92</b>	<b>530,612.49</b>	<b>5,444.43</b>	<b>1.0 %</b>
<b>EXPENSE</b>								
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 %
5113 Drywall Repairs	0.00	600.00	-600.00	-100.0 %	0.00	600.00	-600.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	175.00	-175.00	-100.0 %
5118 Doors	0.00	0.00	0.00		100.00	0.00	100.00	
5125 Fire & Life Safety	85.00	500.00	-415.00	-83.0 %	340.00	1,000.00	-660.00	-66.0 %
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	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5170 Extermination	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
5100 Total Repairs & Maintenance Expe	85.00	1,125.00	-1,040.00	-92.4 %	440.00	3,875.00	-3,435.00	-88.6 %
5350 Licenses and Fees	10.00	50.00	-40.00	-80.0 %	10.00	50.00	-40.00	-80.0 %
5600 Administrative (non-posting)								
5605 Postage	94.92	87.50	7.42	8.5 %	752.60	787.50	-34.90	-4.4 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	22,680.00	22,680.00	0.00	0.0 %
5607 Copies/Printing	36.25	100.00	-63.75	-63.8 %	302.05	900.00	-597.95	-66.4 %
5608 Administrative	725.00	175.00	550.00	314.3 %	5,524.50	1,575.00	3,949.50	250.8 %
5611 HOA Legal Fees	388.00	500.00	-112.00	-22.4 %	4,644.00	4,500.00	144.00	3.2 %
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 %	117,569.50	130,822.20	-13,252.70	-10.1 %
5618 D & O Insurance	0.00	0.00	0.00		790.40	0.00	790.40	

	Actual 09/01/23 - 09/30/23	Budget 09/23 - 09/23	\$ Change	% Change	Actual YTD 01/01/23 - 09/30/23	Budget YTD 01/23 - 09/23	\$ Change	% Change
5623 Reserve Transfer	0.00	15,000.00	-15,000.00	-100.0 %	10,322.00	135,000.00	-124,678.00	-92.4 %
5621 Paylease On Line Payment Fees	146.00	208.33	-62.33	-29.9 %	1,304.00	1,874.97	-570.97	-30.5 %
5600 Total Administrative (non-posting)	16,977.67	33,126.63	-16,148.96	-48.7 %	166,539.05	300,914.67	-134,375.62	-44.7 %
5650 Bank Fees	12.00	12.50	-0.50	-4.0 %	54.00	112.50	-58.50	-52.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
6102 Roof/Gutter Maintenance	9.32	500.00	-490.68	-98.1 %	3,410.35	4,500.00	-1,089.65	-24.2 %
6103 Garage Doors	172.84	375.00	-202.16	-53.9 %	8,170.19	3,375.00	4,795.19	142.1 %
6104 Light Maintenance	50.00	208.33	-158.33	-76.0 %	1,214.69	1,874.97	-660.28	-35.2 %
6105 Plumbing Repairs	0.00	250.00	-250.00	-100.0 %	602.50	2,250.00	-1,647.50	-73.2 %
6106 Keys	87.50	29.17	58.33	200.0 %	-1,029.55	262.53	-1,292.08	-492.2 %
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	175.00	-75.00	-42.9 %
6100 Total Building Maintenance (non-pc)	319.66	1,487.50	-1,167.84	-78.5 %	12,468.18	13,437.50	-969.32	-7.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	10,960.00	5,000.00	5,960.00	119.2 %	36,460.00	25,000.00	11,460.00	45.8 %
7002 Snow Removal	0.00	1,000.00	-1,000.00	-100.0 %	17,175.96	30,000.00	-12,824.04	-42.7 %
7003 Irrigation Maintenance	0.00	1,875.00	-1,875.00	-100.0 %	11,512.00	11,250.00	262.00	2.3 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	3,631.00	11,250.00	-7,619.00	-67.7 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	140.88	1,125.00	-984.12	-87.5 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	580.00	1,400.00	-820.00	-58.6 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	400.00	-281.24	-70.3 %
7000 Total Grounds & Landscaping (non)	10,960.00	9,400.00	1,560.00	16.6 %	69,618.60	80,425.00	-10,806.40	-13.4 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,430.00	1,400.00	30.00	2.1 %	5,720.00	5,600.00	120.00	2.1 %
8002 Pool Supplies	1,019.36	1,100.00	-80.64	-7.3 %	4,298.54	4,400.00	-101.46	-2.3 %
8003 Pool Phone	167.66	290.00	-122.34	-42.2 %	1,087.85	2,610.00	-1,522.15	-58.3 %
8004 General Pool Maintenance	66.49	200.00	-133.51	-66.8 %	2,240.33	1,880.00	360.33	19.2 %
8010 Cabana Maintenance	0.00	0.00	0.00		255.00	1,000.00	-745.00	-74.5 %
8000 Total Pool & Cabana (non-osting)	2,683.51	2,990.00	-306.49	-10.3 %	13,601.72	15,490.00	-1,888.28	-12.2 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,268.04	840.67	427.37	50.8 %	9,189.85	7,566.03	1,623.82	21.5 %
8303 Water/Sewer	11,829.83	9,714.08	2,115.75	21.8 %	66,741.26	87,426.72	-20,685.46	-23.7 %
8304 Trash	5,424.12	2,519.00	2,905.12	115.3 %	26,374.20	22,671.00	3,703.20	16.3 %
8306 Gas	64.44	200.00	-135.56	-67.8 %	1,335.24	1,050.00	285.24	27.2 %
8300 Total HOA Utilities (non-posting)	18,586.43	13,273.75	5,312.68	40.0 %	103,640.55	118,713.75	-15,073.20	-12.7 %
5140 Parking Expense	595.00	0.00	595.00		4,794.76	0.00	4,794.76	
<b>TOTAL EXPENSE</b>	<b>50,229.27</b>	<b>61,465.38</b>	<b>-11,236.11</b>	<b>-18.3 %</b>	<b>371,166.86</b>	<b>533,018.42</b>	<b>-161,851.56</b>	<b>-30.4 %</b>
<b>NOI</b>	<b>10,615.77</b>	<b>-2,536.21</b>	<b>13,151.98</b>	<b>518.6 %</b>	<b>164,890.06</b>	<b>-2,405.93</b>	<b>167,295.99</b>	<b>6,953.5 %</b>

	Actual 09/01/23 - 09/30/23	Budget 09/23 - 09/23	\$ Change	% Change	Actual YTD 01/01/23 - 09/30/23	Budget YTD 01/23 - 09/23	\$ Change	% Change
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	15,000.00	-15,000.00	-100.0 %	10,322.00	135,000.00	-124,678.00	-92.4 %
9000 Total Reserve Income	0.00	15,000.00	-15,000.00	-100.0 %	10,322.00	135,000.00	-124,678.00	-92.4 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>15,000.00</b>	<b>-15,000.00</b>	<b>-100.0 %</b>	<b>10,322.00</b>	<b>135,000.00</b>	<b>-124,678.00</b>	<b>-92.4 %</b>
<b>NON OPERATING EXPENSE</b>								
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	10,000.00	-10,000.00	-100.0 %	2,718.36	20,000.00	-17,281.64	-86.4 %
9208 Plumbing	0.00	0.00	0.00		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	0.00	0.00	0.00		154,311.90	110,000.00	44,311.90	40.3 %
9200 Total Reserve Expenses	0.00	10,000.00	-10,000.00	-100.0 %	166,305.88	148,500.00	17,805.88	12.0 %
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 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>10,000.00</b>	<b>-10,000.00</b>	<b>-100.0 %</b>	<b>193,090.18</b>	<b>180,000.00</b>	<b>13,090.18</b>	<b>7.3 %</b>
<b>NET INCOME</b>	<b>10,615.77</b>	<b>2,463.79</b>	<b>8,151.98</b>	<b>330.9 %</b>	<b>-17,878.12</b>	<b>-47,405.93</b>	<b>29,527.81</b>	<b>62.3 %</b>
<b>NET INCOME SUMMARY</b>								
Income	60,845.04	58,929.17	1,915.87	3.3 %	536,056.92	530,612.49	5,444.43	1.0 %
Expense	-50,229.27	-61,465.38	11,236.11	18.3 %	-371,166.86	-533,018.42	161,851.56	30.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	10,615.77	-2,536.21	13,151.98	518.6 %	164,890.06	-2,405.93	167,295.99	6,953.5 %
Non Operating Income	0.00	15,000.00	-15,000.00	-100.0 %	10,322.00	135,000.00	-124,678.00	-92.4 %
Non Operating Expense	0.00	-10,000.00	10,000.00	100.0 %	-193,090.18	-180,000.00	-13,090.18	-7.3 %
<b>NET INCOME</b>	<b>10,615.77</b>	<b>2,463.79</b>	<b>8,151.98</b>	<b>330.9 %</b>	<b>-17,878.12</b>	<b>-47,405.93</b>	<b>29,527.81</b>	<b>62.3 %</b>