

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 10/01/23 - 10/31/23 and 01/01/23 - 10/31/23 (accrual basis)

	Actual 10/01/23 - 10/31/23	Budget 10/23 - 10/23	\$ Change	% Change	Actual YTD 01/01/23 - 10/31/23	Budget YTD 01/23 - 10/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		400.00	100.00	300.00	300.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	588,000.00	588,000.00	0.00	0.0 %
4110 NSF Fees	50.00	50.00	0.00	0.0 %	400.00	200.00	200.00	100.0 %
4111 Late Fees	535.73	125.00	410.73	328.6 %	4,066.45	1,250.00	2,816.45	225.3 %
4100 Total Rental Income (non-posting)	59,385.73	58,975.00	410.73	0.7 %	592,866.45	589,550.00	3,316.45	0.6 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.22	4.17	3.05	73.1 %	2,530.60	41.66	2,488.94	5,974.4 %
4500 Total Misc Income (non-posting)	7.22	4.17	3.05	73.1 %	2,530.60	41.66	2,488.94	5,974.4 %
4650 Covenant Violaltions	0.00	0.00	0.00		52.82	0.00	52.82	
TOTAL INCOME	59,392.95	58,979.17	413.78	0.7 %	595,449.87	589,591.66	5,858.21	1.0 %
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	100.00	-100.00	-100.0 %
5113 Drywall Repairs	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5118 Doors	0.00	0.00	0.00		100.00	0.00	100.00	
5125 Fire & Life Safety	0.00	0.00	0.00		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	0.00	50.00	-50.00	-100.0 %	440.00	3,925.00	-3,485.00	-88.8 %
5350 Licenses and Fees	43.00	0.00	43.00		53.00	50.00	3.00	6.0 %
5600 Administrative (non-posting)								
5605 Postage	226.03	87.50	138.53	158.3 %	978.63	875.00	103.63	11.8 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	25,200.00	25,200.00	0.00	0.0 %
5607 Copies/Printing	1,190.95	100.00	1,090.95	1,091.0 %	1,493.00	1,000.00	493.00	49.3 %
5608 Administrative	975.00	175.00	800.00	457.1 %	6,499.50	1,750.00	4,749.50	271.4 %
5611 HOA Legal Fees	175.00	500.00	-325.00	-65.0 %	4,819.00	5,000.00	-181.00	-3.6 %
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 %	130,637.00	145,358.00	-14,721.00	-10.1 %
5618 D & O Insurance	0.00	0.00	0.00		790.40	0.00	790.40	

	Actual 10/01/23 - 10/31/23	Budget 10/23 - 10/23	\$ Change	% Change	Actual YTD 01/01/23 - 10/31/23	Budget YTD 01/23 - 10/23	\$ Change	% Change
5623 Reserve Transfer	-129,782.00	15,000.00	-144,782.00	-965.2 %	-119,460.00	150,000.00	-269,460.00	-179.6 %
5621 Paylease On Line Payment Fees	144.00	208.33	-64.33	-30.9 %	1,448.00	2,083.30	-635.30	-30.5 %
5600 Total Administrative (non-posting)	-111,483.52	33,126.63	-144,610.15	-436.5 %	55,055.53	334,041.30	-278,985.77	-83.5 %
5650 Bank Fees	12.00	12.50	-0.50	-4.0 %	66.00	125.00	-59.00	-47.2 %
6001 Fees & Subscriptions	43.00	0.00	43.00		43.00	0.00	43.00	
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	500.00	-500.00	-100.0 %	3,410.35	5,000.00	-1,589.65	-31.8 %
6103 Garage Doors	200.00	375.00	-175.00	-46.7 %	8,370.19	3,750.00	4,620.19	123.2 %
6104 Light Maintenance	0.00	208.33	-208.33	-100.0 %	1,214.69	2,083.30	-868.61	-41.7 %
6105 Plumbing Repairs	0.00	250.00	-250.00	-100.0 %	602.50	2,500.00	-1,897.50	-75.9 %
6106 Keys	-87.20	29.17	-116.37	-398.9 %	-1,116.75	291.70	-1,408.45	-482.8 %
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	200.00	-100.00	-50.0 %
6100 Total Building Maintenance (non-pc)	112.80	1,487.50	-1,374.70	-92.4 %	12,580.98	14,925.00	-2,344.02	-15.7 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	5,000.00	100.00	2.0 %	41,560.00	30,000.00	11,560.00	38.5 %
7002 Snow Removal	3,280.00	5,000.00	-1,720.00	-34.4 %	20,455.96	35,000.00	-14,544.04	-41.6 %
7003 Irrigation Maintenance	2,497.00	1,875.00	622.00	33.2 %	14,009.00	13,125.00	884.00	6.7 %
7004 Tree.Shrub Maint.	2,220.00	1,250.00	970.00	77.6 %	5,851.00	12,500.00	-6,649.00	-53.2 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	140.88	1,250.00	-1,109.12	-88.7 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	580.00	1,650.00	-1,070.00	-64.8 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	450.00	-331.24	-73.6 %
7000 Total Grounds & Landscaping (non)	13,097.00	13,550.00	-453.00	-3.3 %	82,715.60	93,975.00	-11,259.40	-12.0 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,430.00	1,400.00	30.00	2.1 %	7,150.00	7,000.00	150.00	2.1 %
8002 Pool Supplies	963.68	1,100.00	-136.32	-12.4 %	5,262.22	5,500.00	-237.78	-4.3 %
8003 Pool Phone	117.45	290.00	-172.55	-59.5 %	1,205.30	2,900.00	-1,694.70	-58.4 %
8004 General Pool Maintenance	3,218.68	200.00	3,018.68	1,509.3 %	5,459.01	2,080.00	3,379.01	162.5 %
8010 Cabana Maintenance	335.00	1,000.00	-665.00	-66.5 %	590.00	2,000.00	-1,410.00	-70.5 %
8000 Total Pool & Cabana (non-osting)	6,064.81	3,990.00	2,074.81	52.0 %	19,666.53	19,480.00	186.53	1.0 %
8300 HOA Utilities (non-posting)								
8302 Electricity	967.58	840.67	126.91	15.1 %	10,157.43	8,406.70	1,750.73	20.8 %
8303 Water/Sewer	14,310.51	9,714.08	4,596.43	47.3 %	81,051.77	97,140.80	-16,089.03	-16.6 %
8304 Trash	38.35	2,519.00	-2,480.65	-98.5 %	26,412.55	25,190.00	1,222.55	4.9 %
8306 Gas	54.65	50.00	4.65	9.3 %	1,389.89	1,100.00	289.89	26.4 %
8300 Total HOA Utilities (non-posting)	15,371.09	13,123.75	2,247.34	17.1 %	119,011.64	131,837.50	-12,825.86	-9.7 %
5140 Parking Expense	595.00	0.00	595.00		5,389.76	0.00	5,389.76	
TOTAL EXPENSE	-76,144.82	65,340.38	-141,485.20	-216.5 %	295,022.04	598,358.80	-303,336.76	-50.7 %
NOI	135,537.77	-6,361.21	141,898.98	2,230.7 %	300,427.83	-8,767.14	309,194.97	3,526.7 %

	Actual 10/01/23 - 10/31/23	Budget 10/23 - 10/23	\$ Change	% Change	Actual YTD 01/01/23 - 10/31/23	Budget YTD 01/23 - 10/23	\$ Change	% Change
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	-129,782.00	15,000.00	-144,782.00	-965.2 %	-119,460.00	150,000.00	-269,460.00	-179.6 %
9000 Total Reserve Income	-129,782.00	15,000.00	-144,782.00	-965.2 %	-119,460.00	150,000.00	-269,460.00	-179.6 %
TOTAL NON OPERATING INCOME	-129,782.00	15,000.00	-144,782.00	-965.2 %	-119,460.00	150,000.00	-269,460.00	-179.6 %
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	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	136,271.10	0.00	136,271.10		275,583.00	110,000.00	165,583.00	150.5 %
9200 Total Reserve Expenses	136,271.10	0.00	136,271.10		287,576.98	148,500.00	139,076.98	93.7 %
9500 Capital Items								
9506 Rehab Lighting	0.00	0.00	0.00		26,784.30	24,000.00	2,784.30	11.6 %
9510 Concrete Replacement	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
9540 Capital Exterior	-525.44	0.00	-525.44		14,474.56	5,000.00	9,474.56	189.5 %
9500 Total Capital Items	-525.44	0.00	-525.44		41,258.86	31,500.00	9,758.86	31.0 %
TOTAL NON OPERATING EXPENSE	135,745.66	0.00	135,745.66		328,835.84	180,000.00	148,835.84	82.7 %
NET INCOME	-129,989.89	8,638.79	-138,628.68	-1,604.7 %	-147,868.01	-38,767.14	-109,100.87	-281.4 %
NET INCOME SUMMARY								
Income	59,392.95	58,979.17	413.78	0.7 %	595,449.87	589,591.66	5,858.21	1.0 %
Expense	76,144.82	-65,340.38	141,485.20	216.5 %	-295,022.04	-598,358.80	303,336.76	50.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	135,537.77	-6,361.21	141,898.98	2,230.7 %	300,427.83	-8,767.14	309,194.97	3,526.7 %
Non Operating Income	-129,782.00	15,000.00	-144,782.00	-965.2 %	-119,460.00	150,000.00	-269,460.00	-179.6 %
Non Operating Expense	-135,745.66	0.00	-135,745.66		-328,835.84	-180,000.00	-148,835.84	-82.7 %
NET INCOME	-129,989.89	8,638.79	-138,628.68	-1,604.7 %	-147,868.01	-38,767.14	-109,100.87	-281.4 %