

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 12/01/23 - 12/31/23 and 01/01/23 - 12/31/23 (accrual basis)

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	100.00	0.00	100.00		500.00	100.00	400.00	400.0 %
4107 Association Dues	58,800.00	58,800.00	0.00	0.0 %	705,600.00	705,600.00	0.00	0.0 %
4110 NSF Fees	50.00	0.00	50.00		450.00	200.00	250.00	125.0 %
4111 Late Fees	438.03	125.00	313.03	250.4 %	4,840.68	1,500.00	3,340.68	222.7 %
4100 Total Rental Income (non-posting)	59,388.03	58,925.00	463.03	0.8 %	711,390.68	707,400.00	3,990.68	0.6 %
4500 Misc Income (non-posting)								
4501 Interest Income	1,550.94	4.17	1,546.77	37,092.8 %	4,088.89	50.00	4,038.89	8,077.8 %
4500 Total Misc Income (non-posting)	1,550.94	4.17	1,546.77	37,092.8 %	4,088.89	50.00	4,038.89	8,077.8 %
4650 Covenant Violaltions	0.00	0.00	0.00		52.82	0.00	52.82	
<b>TOTAL INCOME</b>	<b>60,938.97</b>	<b>58,929.17</b>	<b>2,009.80</b>	<b>3.4 %</b>	<b>715,532.39</b>	<b>707,450.00</b>	<b>8,082.39</b>	<b>1.1 %</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	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	250.00	-250.00	-100.0 %
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	25.00	-25.00	-100.0 %	340.00	3,975.00	-3,635.00	-91.4 %
5350 Licenses and Fees	0.00	0.00	0.00		10.00	50.00	-40.00	-80.0 %
5600 Administrative (non-posting)								
5601 Supplies	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5605 Postage	46.89	87.50	-40.61	-46.4 %	1,648.12	1,050.00	598.12	57.0 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	30,240.00	30,240.00	0.00	0.0 %
5607 Copies/Printing	44.45	150.00	-105.55	-70.4 %	1,537.45	1,250.00	287.45	23.0 %
5608 Administrative	1,050.00	175.00	875.00	500.0 %	7,599.50	2,100.00	5,499.50	261.9 %
5611 HOA Legal Fees	0.00	500.00	-500.00	-100.0 %	4,819.00	6,000.00	-1,181.00	-19.7 %
5614 Accounting	0.00	0.00	0.00		2,650.00	2,775.00	-125.00	-4.5 %
5617 HOA Insurance	84,968.68	0.00	84,968.68		215,605.68	145,358.00	70,247.68	48.3 %
5618 D & O Insurance	719.00	2,500.00	-1,781.00	-71.2 %	2,269.80	2,500.00	-230.20	-9.2 %

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
5623 Reserve Transfer	-60,000.00	15,000.00	-75,000.00	-500.0 %	-164,460.00	180,000.00	-344,460.00	-191.4 %
5621 Paylease On Line Payment Fees	156.00	208.37	-52.37	-25.1 %	1,744.00	2,500.00	-756.00	-30.2 %
5600 Total Administrative (non-posting)	29,505.02	21,190.87	8,314.15	39.2 %	103,653.55	373,823.00	-270,169.45	-72.3 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	66.00	150.00	-84.00	-56.0 %
6001 Fees & Subscriptions	0.00	0.00	0.00		43.00	0.00	43.00	
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	1,840.00	100.00	1,740.00	1,740.0 %	3,540.00	1,200.00	2,340.00	195.0 %
6102 Roof/Gutter Maintenance	3,165.00	500.00	2,665.00	533.0 %	6,852.85	6,000.00	852.85	14.2 %
6103 Garage Doors	300.00	375.00	-75.00	-20.0 %	8,770.19	4,500.00	4,270.19	94.9 %
6104 Light Maintenance	16.10	208.37	-192.27	-92.3 %	2,514.99	2,500.00	14.99	0.6 %
6105 Plumbing Repairs	50.00	250.00	-200.00	-80.0 %	652.50	3,000.00	-2,347.50	-78.2 %
6106 Keys	-225.00	29.13	-254.13	-872.4 %	-1,149.83	350.00	-1,499.83	-428.5 %
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	250.00	-150.00	-60.0 %
6100 Total Building Maintenance (non-pc)	5,146.10	1,487.50	3,658.60	246.0 %	21,280.70	17,900.00	3,380.70	18.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	5,000.00	-5,000.00	-100.0 %	46,660.00	40,000.00	6,660.00	16.6 %
7002 Snow Removal	4,099.45	15,000.00	-10,900.55	-72.7 %	24,955.41	55,000.00	-30,044.59	-54.6 %
7003 Irrigation Maintenance	470.00	0.00	470.00		14,479.00	15,000.00	-521.00	-3.5 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	5,851.00	15,000.00	-9,149.00	-61.0 %
7006 General Maintenance	225.00	125.00	100.00	80.0 %	365.88	1,500.00	-1,134.12	-75.6 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	580.00	2,000.00	-1,420.00	-71.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	118.76	550.00	-431.24	-78.4 %
7000 Total Grounds & Landscaping (non)	4,794.45	21,675.00	-16,880.55	-77.9 %	93,010.05	129,050.00	-36,039.95	-27.9 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	0.00	0.00	0.00		7,150.00	7,000.00	150.00	2.1 %
8002 Pool Supplies	0.00	0.00	0.00		5,262.22	5,500.00	-237.78	-4.3 %
8003 Pool Phone	117.45	290.00	-172.55	-59.5 %	1,388.47	3,480.00	-2,091.53	-60.1 %
8004 General Pool Maintenance	141.49	200.00	-58.51	-29.3 %	5,666.99	2,480.00	3,186.99	128.5 %
8010 Cabana Maintenance	0.00	0.00	0.00		590.00	2,000.00	-1,410.00	-70.5 %
8000 Total Pool & Cabana (non-osting)	258.94	490.00	-231.06	-47.2 %	20,057.68	20,460.00	-402.32	-2.0 %
8300 HOA Utilities (non-posting)								
8302 Electricity	840.97	840.63	0.34	0.0 %	11,853.11	10,088.00	1,765.11	17.5 %
8303 Water/Sewer	1,947.33	9,714.12	-7,766.79	-80.0 %	85,929.72	116,569.00	-30,639.28	-26.3 %
8304 Trash	3,394.92	2,519.00	875.92	34.8 %	40,636.68	30,228.00	10,408.68	34.4 %
8305 Storm Water	7,638.46	8,965.00	-1,326.54	-14.8 %	7,638.46	8,965.00	-1,326.54	-14.8 %
8306 Gas	55.62	50.00	5.62	11.2 %	1,500.27	1,200.00	300.27	25.0 %
8300 Total HOA Utilities (non-posting)	13,877.30	22,088.75	-8,211.45	-37.2 %	147,558.24	167,050.00	-19,491.76	-11.7 %
5140 Parking Expense	595.00	0.00	595.00		6,579.76	0.00	6,579.76	
<b>TOTAL EXPENSE</b>	<b>54,176.81</b>	<b>66,969.62</b>	<b>-12,792.81</b>	<b>-19.1 %</b>	<b>392,598.98</b>	<b>712,458.00</b>	<b>-319,859.02</b>	<b>-44.9 %</b>

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
<b>NOI</b>	<b>6,762.16</b>	<b>-8,040.45</b>	<b>14,802.61</b>	<b>184.1 %</b>	<b>322,933.41</b>	<b>-5,008.00</b>	<b>327,941.41</b>	<b>6,548.4 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	-60,000.00	15,000.00	-75,000.00	-500.0 %	-164,460.00	180,000.00	-344,460.00	-191.4 %
9000 Total Reserve Income	-60,000.00	15,000.00	-75,000.00	-500.0 %	-164,460.00	180,000.00	-344,460.00	-191.4 %
<b>TOTAL NON OPERATING INCOME</b>	<b>-60,000.00</b>	<b>15,000.00</b>	<b>-75,000.00</b>	<b>-500.0 %</b>	<b>-164,460.00</b>	<b>180,000.00</b>	<b>-344,460.00</b>	<b>-191.4 %</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	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	0.00	0.00	0.00		275,583.00	110,000.00	165,583.00	150.5 %
9200 Total Reserve Expenses	0.00	0.00	0.00		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	0.00	0.00	0.00		15,750.00	5,000.00	10,750.00	215.0 %
9500 Total Capital Items	0.00	0.00	0.00		42,534.30	31,500.00	11,034.30	35.0 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>330,111.28</b>	<b>180,000.00</b>	<b>150,111.28</b>	<b>83.4 %</b>
<b>NET INCOME</b>	<b>-53,237.84</b>	<b>6,959.55</b>	<b>-60,197.39</b>	<b>-865.0 %</b>	<b>-171,637.87</b>	<b>-5,008.00</b>	<b>-166,629.87</b>	<b>-3,327.3 %</b>
<b>NET INCOME SUMMARY</b>								
Income	60,938.97	58,929.17	2,009.80	3.4 %	715,532.39	707,450.00	8,082.39	1.1 %
Expense	-54,176.81	-66,969.62	12,792.81	19.1 %	-392,598.98	-712,458.00	319,859.02	44.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	6,762.16	-8,040.45	14,802.61	184.1 %	322,933.41	-5,008.00	327,941.41	6,548.4 %
Non Operating Income	-60,000.00	15,000.00	-75,000.00	-500.0 %	-164,460.00	180,000.00	-344,460.00	-191.4 %
Non Operating Expense	0.00	0.00	0.00		-330,111.28	-180,000.00	-150,111.28	-83.4 %
<b>NET INCOME</b>	<b>-53,237.84</b>	<b>6,959.55</b>	<b>-60,197.39</b>	<b>-865.0 %</b>	<b>-171,637.87</b>	<b>-5,008.00</b>	<b>-166,629.87</b>	<b>-3,327.3 %</b>