

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 02/01/24 - 02/29/24 and 01/01/24 - 02/29/24 (accrual basis)

	Actual 02/01/24 - 02/29/24	Budget 02/24 - 02/24	\$ Change	% Change	Actual YTD 01/01/24 - 02/29/24	Budget YTD 01/24 - 02/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	100.00	0.00	100.00		150.00	50.00	100.00	200.0 %
4107 Association Dues	63,852.00	63,840.00	12.00	0.0 %	127,680.00	127,680.00	0.00	0.0 %
4110 NSF Fees	50.00	50.00	0.00	0.0 %	50.00	50.00	0.00	0.0 %
4111 Late Fees	366.71	250.00	116.71	46.7 %	541.62	500.00	41.62	8.3 %
4100 Total Rental Income (non-posting)	64,368.71	64,140.00	228.71	0.4 %	128,421.62	128,280.00	141.62	0.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	6.00	83.33	-77.33	-92.8 %	11.66	166.66	-155.00	-93.0 %
4500 Total Misc Income (non-posting)	6.00	83.33	-77.33	-92.8 %	11.66	166.66	-155.00	-93.0 %
4106 HOA Special Assessments	63,750.00	0.00	63,750.00		63,750.00	0.00	63,750.00	
TOTAL INCOME	128,124.71	64,223.33	63,901.38	99.5 %	192,183.28	128,446.66	63,736.62	49.6 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5112 Paint	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	322.73	125.00	197.73	158.2 %	583.87	250.00	333.87	133.5 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	5,040.00	5,040.00	0.00	0.0 %
5607 Copies/Printing	141.30	125.00	16.30	13.0 %	669.40	250.00	419.40	167.8 %
5608 Administrative	712.50	500.00	212.50	42.5 %	1,975.00	1,000.00	975.00	97.5 %
5611 HOA Legal Fees	-671.00	541.00	-1,212.00	-224.0 %	-671.00	1,082.00	-1,753.00	-162.0 %
5617 HOA Insurance	29,066.33	15,000.00	14,066.33	93.8 %	58,132.66	30,000.00	28,132.66	93.8 %
5623 Reserve Transfer	32,000.00	16,000.00	16,000.00	100.0 %	32,000.00	32,000.00	0.00	0.0 %
5621 Paylease On Line Payment Fees	218.00	208.33	9.67	4.6 %	390.00	416.70	-26.70	-6.4 %
5600 Total Administrative (non-posting)	64,309.86	35,019.33	29,290.53	83.6 %	98,119.93	70,038.70	28,081.23	40.1 %
5650 Bank Fees	24.26	12.50	11.76	94.1 %	62.77	25.00	37.77	151.1 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	-1,781.14	100.00	-1,881.14	-1,881.1 %	-1,781.14	200.00	-1,981.14	-990.6 %
6102 Roof/Gutter Maintenance	217.14	0.00	217.14		217.14	1,750.00	-1,532.86	-87.6 %
6103 Garage Doors	858.40	583.33	275.07	47.2 %	2,339.04	1,166.66	1,172.38	100.5 %
6104 Light Maintenance	247.25	208.33	38.92	18.7 %	497.25	416.70	80.55	19.3 %
6105 Plumbing Repairs	150.00	166.67	-16.67	-10.0 %	100.00	333.30	-233.30	-70.0 %
6106 Keys	-83.33	25.00	-108.33	-433.3 %	-174.25	50.00	-224.25	-448.5 %
6110 HOA Maintenance Repairs	629.22	0.00	629.22		629.22	0.00	629.22	
6100 Total Building Maintenance (non-posting)	237.54	1,083.33	-845.79	-78.1 %	1,827.26	3,916.66	-2,089.40	-53.3 %

	Actual 02/01/24 - 02/29/24	Budget 02/24 - 02/24	\$ Change	% Change	Actual YTD 01/01/24 - 02/29/24	Budget YTD 01/24 - 02/24	\$ Change	% Change
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	7,288.11	15,000.00	-7,711.89	-51.4 %	12,186.65	30,000.00	-17,813.35	-59.4 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	290.00	500.00	-210.00	-42.0 %
7030 General Grounds Misc	150.00	50.00	100.00	200.0 %	425.00	50.00	375.00	750.0 %
7000 Total Grounds & Landscaping (non)	7,438.11	16,675.00	-9,236.89	-55.4 %	12,901.65	33,300.00	-20,398.35	-61.3 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	67.32	208.33	-141.01	-67.7 %	238.10	416.70	-178.60	-42.9 %
8004 General Pool Maintenance	66.49	291.67	-225.18	-77.2 %	132.98	583.30	-450.32	-77.2 %
8010 Cabana Maintenance	0.00	0.00	0.00		518.00	0.00	518.00	
8000 Total Pool & Cabana (non-osting)	133.81	500.00	-366.19	-73.2 %	889.08	1,000.00	-110.92	-11.1 %
8300 HOA Utilities (non-posting)								
8302 Electricity	898.81	1,034.33	-135.52	-13.1 %	1,800.86	2,068.70	-267.84	-12.9 %
8303 Water/Sewer	2,032.32	9,714.08	-7,681.76	-79.1 %	11,586.05	19,428.16	-7,842.11	-40.4 %
8304 Trash	6,789.84	2,770.83	4,019.01	145.0 %	10,553.76	5,541.70	5,012.06	90.4 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	55.70	148.75	-93.05	-62.6 %	109.70	297.50	-187.80	-63.1 %
8300 Total HOA Utilities (non-posting)	9,776.67	13,667.99	-3,891.32	-28.5 %	32,297.82	27,336.06	4,961.76	18.2 %
5140 Parking Expense	595.00	750.00	-155.00	-20.7 %	1,190.00	1,500.00	-310.00	-20.7 %
TOTAL EXPENSE	82,515.25	67,708.15	14,807.10	21.9 %	147,288.51	137,141.42	10,147.09	7.4 %
NOI	45,609.46	-3,484.82	49,094.28	1,408.8 %	44,894.77	-8,694.76	53,589.53	616.3 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	32,000.00	16,000.00	16,000.00	100.0 %	32,000.00	32,000.00	0.00	0.0 %
9000 Total Reserve Income	32,000.00	16,000.00	16,000.00	100.0 %	32,000.00	32,000.00	0.00	0.0 %
TOTAL NON OPERATING INCOME	32,000.00	16,000.00	16,000.00	100.0 %	32,000.00	32,000.00	0.00	0.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9203 Water Line Repair	19,452.50	0.00	19,452.50		19,452.50	0.00	19,452.50	
9230 Cabana	1,274.48	0.00	1,274.48		2,548.96	0.00	2,548.96	
9200 Total Reserve Expenses	20,726.98	0.00	20,726.98		22,001.46	0.00	22,001.46	
9500 Capital Items								
9540 Capital Exterior	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
9500 Total Capital Items	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
TOTAL NON OPERATING EXPENSE	20,726.98	2,500.00	18,226.98	729.1 %	22,001.46	2,500.00	19,501.46	780.1 %

	Actual 02/01/24 - 02/29/24	Budget 02/24 - 02/24	\$ Change	% Change	Actual YTD 01/01/24 - 02/29/24	Budget YTD 01/24 - 02/24	\$ Change	% Change
NET INCOME	56,882.48	10,015.18	46,867.30	468.0 %	54,893.31	20,805.24	34,088.07	163.8 %
NET INCOME SUMMARY								
Income	128,124.71	64,223.33	63,901.38	99.5 %	192,183.28	128,446.66	63,736.62	49.6 %
Expense	-82,515.25	-67,708.15	-14,807.10	21.9 %	-147,288.51	-137,141.42	-10,147.09	7.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	45,609.46	-3,484.82	49,094.28	1,408.8 %	44,894.77	-8,694.76	53,589.53	616.3 %
Non Operating Income	32,000.00	16,000.00	16,000.00	100.0 %	32,000.00	32,000.00	0.00	
Non Operating Expense	-20,726.98	-2,500.00	-18,226.98	-729.1 %	-22,001.46	-2,500.00	-19,501.46	-780.1 %
NET INCOME	56,882.48	10,015.18	46,867.30	468.0 %	54,893.31	20,805.24	34,088.07	163.8 %