

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 03/01/24 - 03/31/24 and 01/01/24 - 03/31/24 (accrual basis)

	Actual 03/01/24 - 03/31/24	Budget 03/24 - 03/24	\$ Change	% Change	Actual YTD 01/01/24 - 03/31/24	Budget YTD 01/24 - 03/24	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		150.00	50.00	100.00	200.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	191,520.00	191,520.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	50.00	0.00	0.0 %
4111 Late Fees	298.35	250.00	48.35	19.3 %	839.97	750.00	89.97	12.0 %
4100 Total Rental Income (non-posting)	64,138.35	64,090.00	48.35	0.1 %	192,559.97	192,370.00	189.97	0.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.36	83.33	-75.97	-91.2 %	19.02	249.99	-230.97	-92.4 %
4500 Total Misc Income (non-posting)	7.36	83.33	-75.97	-91.2 %	19.02	249.99	-230.97	-92.4 %
4106 HOA Special Assessments	26,250.00	0.00	26,250.00		90,000.00	0.00	90,000.00	
<b>TOTAL INCOME</b>	<b>90,395.71</b>	<b>64,173.33</b>	<b>26,222.38</b>	<b>40.9 %</b>	<b>282,578.99</b>	<b>192,619.99</b>	<b>89,959.00</b>	<b>46.7 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5112 Paint	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	45.16	125.00	-79.84	-63.9 %	629.03	375.00	254.03	67.7 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	7,560.00	7,560.00	0.00	0.0 %
5607 Copies/Printing	0.00	125.00	-125.00	-100.0 %	669.40	375.00	294.40	78.5 %
5608 Administrative	275.00	500.00	-225.00	-45.0 %	2,250.00	1,500.00	750.00	50.0 %
5611 HOA Legal Fees	230.00	541.00	-311.00	-57.5 %	-441.00	1,623.00	-2,064.00	-127.2 %
5617 HOA Insurance	29,066.33	15,000.00	14,066.33	93.8 %	87,198.99	45,000.00	42,198.99	93.8 %
5623 Reserve Transfer	16,000.00	16,000.00	0.00	0.0 %	48,000.00	48,000.00	0.00	0.0 %
5621 Paylease On Line Payment Fees	172.00	208.33	-36.33	-17.4 %	562.00	625.03	-63.03	-10.1 %
5600 Total Administrative (non-posting)	48,308.49	35,019.33	13,289.16	37.9 %	146,428.42	105,058.03	41,370.39	39.4 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	37.50	25.27	67.4 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	980.57	100.00	880.57	880.6 %	-800.57	300.00	-1,100.57	-366.9 %
6102 Roof/Gutter Maintenance	2,075.00	0.00	2,075.00		2,292.14	1,750.00	542.14	31.0 %
6103 Garage Doors	75.00	583.33	-508.33	-87.1 %	2,414.04	1,749.99	664.05	37.9 %
6104 Light Maintenance	125.00	208.33	-83.33	-40.0 %	622.25	625.03	-2.78	-0.4 %
6105 Plumbing Repairs	0.00	166.67	-166.67	-100.0 %	100.00	499.97	-399.97	-80.0 %
6106 Keys	-300.00	25.00	-325.00	-1,300.0 %	-474.25	75.00	-549.25	-732.3 %
6110 HOA Maintenance Repairs	0.00	25.00	-25.00	-100.0 %	629.22	25.00	604.22	2,416.9 %

	Actual 03/01/24 - 03/31/24	Budget 03/24 - 03/24	\$ Change	% Change	Actual YTD 01/01/24 - 03/31/24	Budget YTD 01/24 - 03/24	\$ Change	% Change
6100 Total Building Maintenance (non-pc)	2,955.57	1,108.33	1,847.24	166.7 %	4,782.83	5,024.99	-242.16	-4.8 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	7,499.49	15,000.00	-7,500.51	-50.0 %	19,686.14	45,000.00	-25,313.86	-56.3 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	0.00	3,750.00	-3,750.00	-100.0 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	375.00	-375.00	-100.0 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	290.00	750.00	-460.00	-61.3 %
7030 General Grounds Misc	798.00	50.00	748.00	1,496.0 %	1,223.00	100.00	1,123.00	1,123.0 %
7000 Total Grounds & Landscaping (non)	8,297.49	16,675.00	-8,377.51	-50.2 %	21,199.14	49,975.00	-28,775.86	-57.6 %
8000 Pool & Cabana (non-osting)								
8003 Pool Phone	119.80	208.33	-88.53	-42.5 %	357.90	625.03	-267.13	-42.7 %
8004 General Pool Maintenance	66.49	291.67	-225.18	-77.2 %	199.47	874.97	-675.50	-77.2 %
8010 Cabana Maintenance	0.00	0.00	0.00		518.00	0.00	518.00	
8000 Total Pool & Cabana (non-osting)	186.29	500.00	-313.71	-62.7 %	1,075.37	1,500.00	-424.63	-28.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	835.52	1,034.33	-198.81	-19.2 %	2,636.38	3,103.03	-466.65	-15.0 %
8303 Water/Sewer	2,021.85	9,714.08	-7,692.23	-79.2 %	13,607.90	29,142.24	-15,534.34	-53.3 %
8304 Trash	3,457.42	2,770.83	686.59	24.8 %	14,011.18	8,312.53	5,698.65	68.6 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	54.12	148.75	-94.63	-63.6 %	163.82	446.25	-282.43	-63.3 %
8300 Total HOA Utilities (non-posting)	6,368.91	13,667.99	-7,299.08	-53.4 %	38,666.73	41,004.05	-2,337.32	-5.7 %
5140 Parking Expense	802.17	750.00	52.17	7.0 %	1,992.17	2,250.00	-257.83	-11.5 %
<b>TOTAL EXPENSE</b>	<b>66,918.92</b>	<b>67,758.15</b>	<b>-839.23</b>	<b>-1.2 %</b>	<b>214,207.43</b>	<b>204,899.57</b>	<b>9,307.86</b>	<b>4.5 %</b>
<b>NOI</b>	<b>23,476.79</b>	<b>-3,584.82</b>	<b>27,061.61</b>	<b>754.9 %</b>	<b>68,371.56</b>	<b>-12,279.58</b>	<b>80,651.14</b>	<b>656.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	16,000.00	16,000.00	0.00	0.0 %	48,000.00	48,000.00	0.00	0.0 %
9000 Total Reserve Income	16,000.00	16,000.00	0.00	0.0 %	48,000.00	48,000.00	0.00	0.0 %
<b>TOTAL NON OPERATING INCOME</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>0.00</b>	<b>0.0 %</b>	<b>48,000.00</b>	<b>48,000.00</b>	<b>0.00</b>	<b>0.0 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9203 Water Line Repair	0.00	0.00	0.00		19,452.50	0.00	19,452.50	
9204 Reserve Study	0.00	5,000.00	-5,000.00	-100.0 %	0.00	5,000.00	-5,000.00	-100.0 %
9230 Cabana	0.00	0.00	0.00		2,548.96	0.00	2,548.96	
9200 Total Reserve Expenses	0.00	5,000.00	-5,000.00	-100.0 %	22,001.46	5,000.00	17,001.46	340.0 %
9500 Capital Items								
9510 Concrete Replacement	1,780.50	0.00	1,780.50		1,780.50	0.00	1,780.50	
9540 Capital Exterior	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
9500 Total Capital Items	1,780.50	0.00	1,780.50		1,780.50	2,500.00	-719.50	-28.8 %

	Actual 03/01/24 - 03/31/24	Budget 03/24 - 03/24	\$ Change	% Change	Actual YTD 01/01/24 - 03/31/24	Budget YTD 01/24 - 03/24	\$ Change	% Change
<b>TOTAL NON OPERATING EXPENSE</b>	<b>1,780.50</b>	<b>5,000.00</b>	<b>-3,219.50</b>	<b>-64.4 %</b>	<b>23,781.96</b>	<b>7,500.00</b>	<b>16,281.96</b>	<b>217.1 %</b>
<b>NET INCOME</b>	<b>37,696.29</b>	<b>7,415.18</b>	<b>30,281.11</b>	<b>408.4 %</b>	<b>92,589.60</b>	<b>28,220.42</b>	<b>64,369.18</b>	<b>228.1 %</b>
<b>NET INCOME SUMMARY</b>								
Income	90,395.71	64,173.33	26,222.38	40.9 %	282,578.99	192,619.99	89,959.00	46.7 %
Expense	-66,918.92	-67,758.15	839.23	1.2 %	-214,207.43	-204,899.57	-9,307.86	4.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	23,476.79	-3,584.82	27,061.61	754.9 %	68,371.56	-12,279.58	80,651.14	656.8 %
Non Operating Income	16,000.00	16,000.00	0.00		48,000.00	48,000.00	0.00	
Non Operating Expense	-1,780.50	-5,000.00	3,219.50	64.4 %	-23,781.96	-7,500.00	-16,281.96	-217.1 %
<b>NET INCOME</b>	<b>37,696.29</b>	<b>7,415.18</b>	<b>30,281.11</b>	<b>408.4 %</b>	<b>92,589.60</b>	<b>28,220.42</b>	<b>64,369.18</b>	<b>228.1 %</b>