

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 04/01/24 - 04/30/24 and 01/01/24 - 04/30/24 (accrual basis)

	Actual 04/01/24 - 04/30/24	Budget 04/24 - 04/24	\$ Change	% Change	Actual YTD 01/01/24 - 04/30/24	Budget YTD 01/24 - 04/24	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	50.00	0.00	0.0 %	200.00	100.00	100.00	100.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	255,360.00	255,360.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	50.00	0.00	0.0 %
4111 Late Fees	281.96	250.00	31.96	12.8 %	1,121.93	1,000.00	121.93	12.2 %
4100 Total Rental Income (non-posting)	64,171.96	64,140.00	31.96	0.0 %	256,731.93	256,510.00	221.93	0.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	1,533.34	83.33	1,450.01	1,740.1 %	1,552.36	333.32	1,219.04	365.7 %
4500 Total Misc Income (non-posting)	1,533.34	83.33	1,450.01	1,740.1 %	1,552.36	333.32	1,219.04	365.7 %
4106 HOA Special Assessments	17,625.00	0.00	17,625.00		107,625.00	0.00	107,625.00	
<b>TOTAL INCOME</b>	<b>83,330.30</b>	<b>64,223.33</b>	<b>19,106.97</b>	<b>29.8 %</b>	<b>365,909.29</b>	<b>256,843.32</b>	<b>109,065.97</b>	<b>42.5 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5112 Paint	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	44.12	125.00	-80.88	-64.7 %	673.15	500.00	173.15	34.6 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	10,080.00	10,080.00	0.00	0.0 %
5607 Copies/Printing	0.00	125.00	-125.00	-100.0 %	669.40	500.00	169.40	33.9 %
5608 Administrative	225.00	500.00	-275.00	-55.0 %	2,475.00	2,000.00	475.00	23.8 %
5611 HOA Legal Fees	18.00	541.00	-523.00	-96.7 %	-423.00	2,164.00	-2,587.00	-119.5 %
5617 HOA Insurance	29,066.33	15,000.00	14,066.33	93.8 %	116,265.32	60,000.00	56,265.32	93.8 %
5618 D & O Insurance	425.30	0.00	425.30		425.30	0.00	425.30	
5623 Reserve Transfer	16,000.00	16,000.00	0.00	0.0 %	64,000.00	64,000.00	0.00	0.0 %
5621 Paylease On Line Payment Fees	95.00	208.33	-113.33	-54.4 %	657.00	833.36	-176.36	-21.2 %
5600 Total Administrative (non-posting)	48,393.75	35,019.33	13,374.42	38.2 %	194,822.17	140,077.36	54,744.81	39.1 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	50.00	12.77	25.5 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	560.79	100.00	460.79	460.8 %	-239.78	400.00	-639.78	-159.9 %
6102 Roof/Gutter Maintenance	0.00	1,750.00	-1,750.00	-100.0 %	2,292.14	3,500.00	-1,207.86	-34.5 %
6103 Garage Doors	0.00	583.33	-583.33	-100.0 %	2,414.04	2,333.32	80.72	3.5 %
6104 Light Maintenance	230.06	208.33	21.73	10.4 %	852.31	833.36	18.95	2.3 %
6105 Plumbing Repairs	665.00	166.67	498.33	299.0 %	765.00	666.64	98.36	14.8 %
6106 Keys	0.00	50.00	-50.00	-100.0 %	-474.25	125.00	-599.25	-479.4 %

	Actual 04/01/24 - 04/30/24	Budget 04/24 - 04/24	\$ Change	% Change	Actual YTD 01/01/24 - 04/30/24	Budget YTD 01/24 - 04/24	\$ Change	% Change
6107 Signs	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6110 HOA Maintenance Repairs	0.00	25.00	-25.00	-100.0 %	629.22	50.00	579.22	1,158.4 %
6100 Total Building Maintenance (non-pc)	1,455.85	2,983.33	-1,527.48	-51.2 %	6,238.68	8,008.32	-1,769.64	-22.1 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	0.00	5,100.00		5,100.00	0.00	5,100.00	
7002 Snow Removal	0.00	5,000.00	-5,000.00	-100.0 %	19,686.14	50,000.00	-30,313.86	-60.6 %
7003 Irrigation Maintenance	0.00	1,875.00	-1,875.00	-100.0 %	0.00	1,875.00	-1,875.00	-100.0 %
7004 Tree.Shrub Maint.	185.00	1,250.00	-1,065.00	-85.2 %	185.00	5,000.00	-4,815.00	-96.3 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
7020 Pet Services	0.00	150.00	-150.00	-100.0 %	290.00	900.00	-610.00	-67.8 %
7030 General Grounds Misc	3,120.00	50.00	3,070.00	6,140.0 %	4,343.00	150.00	4,193.00	2,795.3 %
7000 Total Grounds & Landscaping (non)	8,405.00	8,450.00	-45.00	-0.5 %	29,604.14	58,425.00	-28,820.86	-49.3 %
8000 Pool & Cabana (non-osting)								
8002 Pool Supplies	1,820.99	0.00	1,820.99		1,820.99	0.00	1,820.99	
8003 Pool Phone	119.62	208.33	-88.71	-42.6 %	477.52	833.36	-355.84	-42.7 %
8004 General Pool Maintenance	66.49	291.67	-225.18	-77.2 %	265.96	1,166.64	-900.68	-77.2 %
8010 Cabana Maintenance	0.00	0.00	0.00		518.00	0.00	518.00	
8000 Total Pool & Cabana (non-osting)	2,007.10	500.00	1,507.10	301.4 %	3,082.47	2,000.00	1,082.47	54.1 %
8300 HOA Utilities (non-posting)								
8302 Electricity	822.39	1,034.33	-211.94	-20.5 %	3,458.77	4,137.36	-678.59	-16.4 %
8303 Water/Sewer	8,958.81	9,714.08	-755.27	-7.8 %	22,566.71	38,856.32	-16,289.61	-41.9 %
8304 Trash	3,394.92	2,770.83	624.09	22.5 %	17,406.10	11,083.36	6,322.74	57.0 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	54.90	148.75	-93.85	-63.1 %	218.72	595.00	-376.28	-63.2 %
8300 Total HOA Utilities (non-posting)	13,231.02	13,667.99	-436.97	-3.2 %	51,897.75	54,672.04	-2,774.29	-5.1 %
5140 Parking Expense	0.00	750.00	-750.00	-100.0 %	1,992.17	3,000.00	-1,007.83	-33.6 %
<b>TOTAL EXPENSE</b>	<b>73,492.72</b>	<b>61,433.15</b>	<b>12,059.57</b>	<b>19.6 %</b>	<b>287,700.15</b>	<b>266,332.72</b>	<b>21,367.43</b>	<b>8.0 %</b>
<b>NOI</b>	<b>9,837.58</b>	<b>2,790.18</b>	<b>7,047.40</b>	<b>252.6 %</b>	<b>78,209.14</b>	<b>-9,489.40</b>	<b>87,698.54</b>	<b>924.2 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	16,000.00	16,000.00	0.00	0.0 %	64,000.00	64,000.00	0.00	0.0 %
9000 Total Reserve Income	16,000.00	16,000.00	0.00	0.0 %	64,000.00	64,000.00	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>64,000.00</b>	<b>64,000.00</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	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
9230 Cabana	0.00	3,500.00	-3,500.00	-100.0 %	2,548.96	3,500.00	-951.04	-27.2 %

	<b>Actual</b> <b>04/01/24 - 04/30/24</b>	<b>Budget</b> <b>04/24 - 04/24</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/24 - 04/30/24</b>	<b>Budget YTD</b> <b>01/24 - 04/24</b>	<b>\$ Change</b>	<b>% Change</b>
9200 Total Reserve Expenses	0.00	3,500.00	-3,500.00	-100.0 %	22,001.46	8,500.00	13,501.46	158.8 %
9500 Capital Items								
9510 Concrete Replacement	0.00	2,500.00	-2,500.00	-100.0 %	1,780.50	2,500.00	-719.50	-28.8 %
9540 Capital Exterior	13,032.36	0.00	13,032.36		13,032.36	2,500.00	10,532.36	421.3 %
9500 Total Capital Items	13,032.36	2,500.00	10,532.36	421.3 %	14,812.86	5,000.00	9,812.86	196.3 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>13,032.36</b>	<b>6,000.00</b>	<b>7,032.36</b>	<b>117.2 %</b>	<b>36,814.32</b>	<b>13,500.00</b>	<b>23,314.32</b>	<b>172.7 %</b>
<b>NET INCOME</b>	<b>12,805.22</b>	<b>12,790.18</b>	<b>15.04</b>	<b>0.1 %</b>	<b>105,394.82</b>	<b>41,010.60</b>	<b>64,384.22</b>	<b>157.0 %</b>
<b>NET INCOME SUMMARY</b>								
Income	83,330.30	64,223.33	19,106.97	29.8 %	365,909.29	256,843.32	109,065.97	42.5 %
Expense	-73,492.72	-61,433.15	-12,059.57	19.6 %	-287,700.15	-266,332.72	-21,367.43	8.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	9,837.58	2,790.18	7,047.40	252.6 %	78,209.14	-9,489.40	87,698.54	924.2 %
Non Operating Income	16,000.00	16,000.00	0.00		64,000.00	64,000.00	0.00	
Non Operating Expense	-13,032.36	-6,000.00	-7,032.36	-117.2 %	-36,814.32	-13,500.00	-23,314.32	-172.7 %
<b>NET INCOME</b>	<b>12,805.22</b>	<b>12,790.18</b>	<b>15.04</b>	<b>0.1 %</b>	<b>105,394.82</b>	<b>41,010.60</b>	<b>64,384.22</b>	<b>157.0 %</b>