

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 05/01/24 - 05/31/24 and 01/01/24 - 05/31/24 (accrual basis)

	Actual 05/01/24 - 05/31/24	Budget 05/24 - 05/24	\$ Change	% Change	Actual YTD 01/01/24 - 05/31/24	Budget YTD 01/24 - 05/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	0.00	50.00		250.00	100.00	150.00	150.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	319,200.00	319,200.00	0.00	0.0 %
4110 NSF Fees	0.00	50.00	-50.00	-100.0 %	50.00	100.00	-50.00	-50.0 %
4111 Late Fees	725.87	250.00	475.87	190.3 %	1,847.80	1,250.00	597.80	47.8 %
4100 Total Rental Income (non-posting)	64,615.87	64,140.00	475.87	0.7 %	321,347.80	320,650.00	697.80	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	725.40	83.33	642.07	770.5 %	2,277.76	416.65	1,861.11	446.7 %
4500 Total Misc Income (non-posting)	725.40	83.33	642.07	770.5 %	2,277.76	416.65	1,861.11	446.7 %
4106 HOA Special Assessments	18,375.00	0.00	18,375.00		126,000.00	0.00	126,000.00	
TOTAL INCOME	83,716.27	64,223.33	19,492.94	30.4 %	449,625.56	321,066.65	128,558.91	40.0 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5112 Paint	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	75.00	-75.00	-100.0 %
5118 Doors	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	75.00	-75.00	-100.0 %	0.00	175.00	-175.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	182.60	125.00	57.60	46.1 %	855.75	625.00	230.75	36.9 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	12,600.00	12,600.00	0.00	0.0 %
5607 Copies/Printing	0.00	125.00	-125.00	-100.0 %	669.40	625.00	44.40	7.1 %
5608 Administrative	625.00	500.00	125.00	25.0 %	3,100.00	2,500.00	600.00	24.0 %
5611 HOA Legal Fees	0.00	541.00	-541.00	-100.0 %	-423.00	2,705.00	-3,128.00	-115.6 %
5614 Accounting	2,750.00	2,775.00	-25.00	-0.9 %	2,750.00	2,775.00	-25.00	-0.9 %
5617 HOA Insurance	29,066.33	15,000.00	14,066.33	93.8 %	145,331.65	75,000.00	70,331.65	93.8 %
5618 D & O Insurance	0.00	0.00	0.00		425.30	0.00	425.30	
5623 Reserve Transfer	-122,285.00	16,000.00	-138,285.00	-864.3 %	-58,285.00	80,000.00	-138,285.00	-172.9 %
5621 Paylease On Line Payment Fees	92.00	208.33	-116.33	-55.8 %	749.00	1,041.69	-292.69	-28.1 %
5600 Total Administrative (non-posting)	-87,049.07	37,794.33	-124,843.40	-330.3 %	107,773.10	177,871.69	-70,098.59	-39.4 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	62.50	0.27	0.4 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	-239.78	500.00	-739.78	-148.0 %
6102 Roof/Gutter Maintenance	2,437.14	0.00	2,437.14		4,729.28	3,500.00	1,229.28	35.1 %
6103 Garage Doors	0.00	583.33	-583.33	-100.0 %	2,414.04	2,916.65	-502.61	-17.2 %
6104 Light Maintenance	75.00	208.33	-133.33	-64.0 %	927.31	1,041.69	-114.38	-11.0 %

	Actual 05/01/24 - 05/31/24	Budget 05/24 - 05/24	\$ Change	% Change	Actual YTD 01/01/24 - 05/31/24	Budget YTD 01/24 - 05/24	\$ Change	% Change
6105 Plumbing Repairs	875.00	166.67	708.33	425.0 %	1,640.00	833.31	806.69	96.8 %
6106 Keys	-200.00	25.00	-225.00	-900.0 %	-674.25	150.00	-824.25	-549.5 %
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 %	629.22	75.00	554.22	739.0 %
6100 Total Building Maintenance (non-pc)	3,187.14	1,108.33	2,078.81	187.6 %	9,425.82	9,116.65	309.17	3.4 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	5,375.00	-275.00	-5.1 %	10,200.00	5,375.00	4,825.00	89.8 %
7002 Snow Removal	2,331.50	0.00	2,331.50		22,017.64	50,000.00	-27,982.36	-56.0 %
7003 Irrigation Maintenance	755.00	1,875.00	-1,120.00	-59.7 %	755.00	3,750.00	-2,995.00	-79.9 %
7004 Tree.Shrub Maint.	165.00	1,250.00	-1,085.00	-86.8 %	350.00	6,250.00	-5,900.00	-94.4 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	625.00	-625.00	-100.0 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	290.00	1,000.00	-710.00	-71.0 %
7030 General Grounds Misc	150.00	50.00	100.00	200.0 %	4,493.00	200.00	4,293.00	2,146.5 %
7000 Total Grounds & Landscaping (non)	8,501.50	8,775.00	-273.50	-3.1 %	38,105.64	67,200.00	-29,094.36	-43.3 %
8000 Pool & Cabana (non-osting)								
8002 Pool Supplies	-100.00	0.00	-100.00		1,720.99	0.00	1,720.99	
8003 Pool Phone	120.62	208.33	-87.71	-42.1 %	598.14	1,041.69	-443.55	-42.6 %
8004 General Pool Maintenance	66.49	291.67	-225.18	-77.2 %	332.45	1,458.31	-1,125.86	-77.2 %
8010 Cabana Maintenance	0.00	2,000.00	-2,000.00	-100.0 %	518.00	2,000.00	-1,482.00	-74.1 %
8000 Total Pool & Cabana (non-osting)	87.11	2,500.00	-2,412.89	-96.5 %	3,169.58	4,500.00	-1,330.42	-29.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	826.14	1,034.33	-208.19	-20.1 %	4,284.91	5,171.69	-886.78	-17.1 %
8303 Water/Sewer	2,094.23	9,714.08	-7,619.85	-78.4 %	23,057.94	48,570.40	-25,512.46	-52.5 %
8304 Trash	3,552.92	2,770.83	782.09	28.2 %	17,564.02	13,854.19	3,709.83	26.8 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	54.86	148.75	-93.89	-63.1 %	273.58	743.75	-470.17	-63.2 %
8300 Total HOA Utilities (non-posting)	6,528.15	13,667.99	-7,139.84	-52.2 %	53,427.90	68,340.03	-14,912.13	-21.8 %
5140 Parking Expense	1,190.00	750.00	440.00	58.7 %	3,182.17	3,750.00	-567.83	-15.1 %
TOTAL EXPENSE	-67,555.17	64,683.15	-132,238.32	-204.4 %	215,146.98	331,015.87	-115,868.89	-35.0 %
NOI	151,271.44	-459.82	151,731.26	32,998.0 %	234,478.58	-9,949.22	244,427.80	2,456.8 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	-122,285.00	16,000.00	-138,285.00	-864.3 %	-58,285.00	80,000.00	-138,285.00	-172.9 %
9000 Total Reserve Income	-122,285.00	16,000.00	-138,285.00	-864.3 %	-58,285.00	80,000.00	-138,285.00	-172.9 %
TOTAL NON OPERATING INCOME	-122,285.00	16,000.00	-138,285.00	-864.3 %	-58,285.00	80,000.00	-138,285.00	-172.9 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9203 Water Line Repair	-18,050.00	10,000.00	-28,050.00	-280.5 %	1,402.50	10,000.00	-8,597.50	-86.0 %

	Actual 05/01/24 - 05/31/24	Budget 05/24 - 05/24	\$ Change	% Change	Actual YTD 01/01/24 - 05/31/24	Budget YTD 01/24 - 05/24	\$ Change	% Change
9204 Reserve Study	2,390.00	0.00	2,390.00		2,390.00	5,000.00	-2,610.00	-52.2 %
9208 Plumbing	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	3,500.00	-951.04	-27.2 %
9231 Parking Lot/Concrete	145,199.25	0.00	145,199.25		145,199.25	0.00	145,199.25	
9200 Total Reserve Expenses	129,539.25	15,000.00	114,539.25	763.6 %	151,540.71	23,500.00	128,040.71	544.9 %
9500 Capital Items								
9506 Rehab Lighting	18,097.08	34,000.00	-15,902.92	-46.8 %	18,097.08	34,000.00	-15,902.92	-46.8 %
9510 Concrete Replacement	28,750.00	0.00	28,750.00		30,530.50	2,500.00	28,030.50	1,121.2 %
9540 Capital Exterior	0.00	0.00	0.00		13,032.36	2,500.00	10,532.36	421.3 %
9500 Total Capital Items	46,847.08	34,000.00	12,847.08	37.8 %	61,659.94	39,000.00	22,659.94	58.1 %
TOTAL NON OPERATING EXPENSE	176,386.33	49,000.00	127,386.33	260.0 %	213,200.65	62,500.00	150,700.65	241.1 %
NET INCOME	-147,399.89	-33,459.82	-113,940.07	-340.5 %	-37,007.07	7,550.78	-44,557.85	-590.1 %
NET INCOME SUMMARY								
Income	83,716.27	64,223.33	19,492.94	30.4 %	449,625.56	321,066.65	128,558.91	40.0 %
Expense	67,555.17	-64,683.15	132,238.32	204.4 %	-215,146.98	-331,015.87	115,868.89	35.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	151,271.44	-459.82	151,731.26	32,998.0 %	234,478.58	-9,949.22	244,427.80	2,456.8 %
Non Operating Income	-122,285.00	16,000.00	-138,285.00	-864.3 %	-58,285.00	80,000.00	-138,285.00	-172.9 %
Non Operating Expense	-176,386.33	-49,000.00	-127,386.33	-260.0 %	-213,200.65	-62,500.00	-150,700.65	-241.1 %
NET INCOME	-147,399.89	-33,459.82	-113,940.07	-340.5 %	-37,007.07	7,550.78	-44,557.85	-590.1 %