

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 06/01/24 - 06/30/24 and 01/01/24 - 06/30/24 (accrual basis)

	Actual 06/01/24 - 06/30/24	Budget 06/24 - 06/24	\$ Change	% Change	Actual YTD 01/01/24 - 06/30/24	Budget YTD 01/24 - 06/24	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	150.00	0.00	150.00		400.00	100.00	300.00	300.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	383,040.00	383,040.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	100.00	-50.00	-50.0 %
4111 Late Fees	479.30	250.00	229.30	91.7 %	2,327.10	1,500.00	827.10	55.1 %
4100 Total Rental Income (non-posting)	64,469.30	64,090.00	379.30	0.6 %	385,817.10	384,740.00	1,077.10	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	828.37	83.33	745.04	894.1 %	3,106.13	499.98	2,606.15	521.3 %
4500 Total Misc Income (non-posting)	828.37	83.33	745.04	894.1 %	3,106.13	499.98	2,606.15	521.3 %
4106 HOA Special Assessments	14,000.00	0.00	14,000.00		140,000.00	0.00	140,000.00	
<b>TOTAL INCOME</b>	<b>79,297.67</b>	<b>64,173.33</b>	<b>15,124.34</b>	<b>23.6 %</b>	<b>528,923.23</b>	<b>385,239.98</b>	<b>143,683.25</b>	<b>37.3 %</b>
<b>EXPENSE</b>								
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	25.00	0.00	25.00		25.00	0.00	25.00	
5030 Total Cleaning & Maintenance Expense	25.00	0.00	25.00		25.00	0.00	25.00	
5100 Repairs & Maintenance Expense (non-posting)								
5108 Plumbing								
51081000 Sewer Drain Clean Out	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5108 Total Plumbing	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
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	100.00	-100.00	-100.0 %
5118 Doors	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5122 Keys and Locks	-25.00	0.00	-25.00		-25.00	0.00	-25.00	
5125 Fire & Life Safety	0.00	300.00	-300.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5126 Common Area Exterior Repairs	0.00	1,250.00	-1,250.00	-100.0 %	0.00	1,250.00	-1,250.00	-100.0 %
5100 Total Repairs & Maintenance Expense	-25.00	2,075.00	-2,100.00	-101.2 %	-25.00	2,250.00	-2,275.00	-101.1 %
5600 Administrative (non-posting)								
5605 Postage	100.64	125.00	-24.36	-19.5 %	956.39	750.00	206.39	27.5 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	15,120.00	15,120.00	0.00	0.0 %
5607 Copies/Printing	90.10	125.00	-34.90	-27.9 %	759.50	750.00	9.50	1.3 %
5608 Administrative	1,225.00	500.00	725.00	145.0 %	4,325.00	3,000.00	1,325.00	44.2 %
5611 HOA Legal Fees	392.00	541.00	-149.00	-27.5 %	-31.00	3,246.00	-3,277.00	-101.0 %
5614 Accounting	0.00	0.00	0.00		2,750.00	2,775.00	-25.00	-0.9 %
5617 HOA Insurance	29,066.33	15,000.00	14,066.33	93.8 %	174,397.98	90,000.00	84,397.98	93.8 %

	Actual 06/01/24 - 06/30/24	Budget 06/24 - 06/24	\$ Change	% Change	Actual YTD 01/01/24 - 06/30/24	Budget YTD 01/24 - 06/24	\$ Change	% Change
5618 D & O Insurance	0.00	0.00	0.00		425.30	0.00	425.30	
5623 Reserve Transfer	16,000.00	16,000.00	0.00	0.0 %	-42,285.00	96,000.00	-138,285.00	-144.0 %
5621 Paylease On Line Payment Fees	96.00	208.33	-112.33	-53.9 %	845.00	1,250.02	-405.02	-32.4 %
5600 Total Administrative (non-posting)	49,490.07	35,019.33	14,470.74	41.3 %	157,263.17	212,891.02	-55,627.85	-26.1 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	75.00	-12.23	-16.3 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	-239.78	600.00	-839.78	-140.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		4,729.28	3,500.00	1,229.28	35.1 %
6103 Garage Doors	633.00	583.33	49.67	8.5 %	3,047.04	3,499.98	-452.94	-12.9 %
6104 Light Maintenance	125.00	208.33	-83.33	-40.0 %	1,052.31	1,250.02	-197.71	-15.8 %
6105 Plumbing Repairs	0.00	166.67	-166.67	-100.0 %	1,640.00	999.98	640.02	64.0 %
6106 Keys	100.00	25.00	75.00	300.0 %	-574.25	175.00	-749.25	-428.1 %
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	100.00	529.22	529.2 %
6100 Total Building Maintenance (non-pc)	858.00	1,108.33	-250.33	-22.6 %	10,283.82	10,224.98	58.84	0.6 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,282.00	5,375.00	-93.00	-1.7 %	15,482.00	10,750.00	4,732.00	44.0 %
7002 Snow Removal	0.00	0.00	0.00		22,017.64	50,000.00	-27,982.36	-56.0 %
7003 Irrigation Maintenance	0.00	1,875.00	-1,875.00	-100.0 %	755.00	5,625.00	-4,870.00	-86.6 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	350.00	7,500.00	-7,150.00	-95.3 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	750.00	-750.00	-100.0 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	290.00	1,100.00	-810.00	-73.6 %
7030 General Grounds Misc	823.84	50.00	773.84	1,547.7 %	5,316.84	250.00	5,066.84	2,026.7 %
7000 Total Grounds & Landscaping (non)	6,105.84	8,775.00	-2,669.16	-30.4 %	44,211.48	75,975.00	-31,763.52	-41.8 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,580.00	1,300.00	280.00	21.5 %	1,580.00	1,300.00	280.00	21.5 %
8002 Pool Supplies	404.71	1,200.00	-795.29	-66.3 %	2,125.70	1,200.00	925.70	77.1 %
8003 Pool Phone	121.62	208.33	-86.71	-41.6 %	719.76	1,250.02	-530.26	-42.4 %
8004 General Pool Maintenance	782.67	291.67	491.00	168.3 %	1,115.12	1,749.98	-634.86	-36.3 %
8010 Cabana Maintenance	0.00	0.00	0.00		518.00	2,000.00	-1,482.00	-74.1 %
8000 Total Pool & Cabana (non-osting)	2,889.00	3,000.00	-111.00	-3.7 %	6,058.58	7,500.00	-1,441.42	-19.2 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,034.01	1,034.33	-0.32	0.0 %	5,318.92	6,206.02	-887.10	-14.3 %
8303 Water/Sewer	7,051.89	9,714.08	-2,662.19	-27.4 %	30,109.83	58,284.48	-28,174.65	-48.3 %
8304 Trash	3,442.92	2,770.83	672.09	24.3 %	21,006.94	16,625.02	4,381.92	26.4 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	90.30	148.75	-58.45	-39.3 %	363.88	892.50	-528.62	-59.2 %
8300 Total HOA Utilities (non-posting)	11,619.12	13,667.99	-2,048.87	-15.0 %	65,047.02	82,008.02	-16,961.00	-20.7 %
5140 Parking Expense	595.00	750.00	-155.00	-20.7 %	3,777.17	4,500.00	-722.83	-16.1 %
<b>TOTAL EXPENSE</b>	<b>71,557.03</b>	<b>64,408.15</b>	<b>7,148.88</b>	<b>11.1 %</b>	<b>286,704.01</b>	<b>395,424.02</b>	<b>-108,720.01</b>	<b>-27.5 %</b>

	Actual 06/01/24 - 06/30/24	Budget 06/24 - 06/24	\$ Change	% Change	Actual YTD 01/01/24 - 06/30/24	Budget YTD 01/24 - 06/24	\$ Change	% Change
<b>NOI</b>	<b>7,740.64</b>	<b>-234.82</b>	<b>7,975.46</b>	<b>3,396.4 %</b>	<b>242,219.22</b>	<b>-10,184.04</b>	<b>252,403.26</b>	<b>2,478.4 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	16,000.00	16,000.00	0.00	0.0 %	-42,285.00	96,000.00	-138,285.00	-144.0 %
9000 Total Reserve Income	16,000.00	16,000.00	0.00	0.0 %	-42,285.00	96,000.00	-138,285.00	-144.0 %
<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>-42,285.00</b>	<b>96,000.00</b>	<b>-138,285.00</b>	<b>-144.0 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	0.00	5,000.00	-5,000.00	-100.0 %	0.00	5,000.00	-5,000.00	-100.0 %
9203 Water Line Repair	0.00	0.00	0.00		1,402.50	10,000.00	-8,597.50	-86.0 %
9204 Reserve Study	0.00	0.00	0.00		2,390.00	5,000.00	-2,610.00	-52.2 %
9208 Plumbing	0.00	0.00	0.00		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	0.00	0.00	0.00		145,199.25	0.00	145,199.25	
9200 Total Reserve Expenses	0.00	5,000.00	-5,000.00	-100.0 %	151,540.71	28,500.00	123,040.71	431.7 %
9500 Capital Items								
9506 Rehab Lighting	0.00	0.00	0.00		18,097.08	34,000.00	-15,902.92	-46.8 %
9510 Concrete Replacement	0.00	0.00	0.00		30,530.50	2,500.00	28,030.50	1,121.2 %
9540 Capital Exterior	0.00	2,500.00	-2,500.00	-100.0 %	13,032.36	5,000.00	8,032.36	160.6 %
9500 Total Capital Items	0.00	2,500.00	-2,500.00	-100.0 %	61,659.94	41,500.00	20,159.94	48.6 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>7,500.00</b>	<b>-7,500.00</b>	<b>-100.0 %</b>	<b>213,200.65</b>	<b>70,000.00</b>	<b>143,200.65</b>	<b>204.6 %</b>
<b>NET INCOME</b>	<b>23,740.64</b>	<b>8,265.18</b>	<b>15,475.46</b>	<b>187.2 %</b>	<b>-13,266.43</b>	<b>15,815.96</b>	<b>-29,082.39</b>	<b>-183.9 %</b>
<b>NET INCOME SUMMARY</b>								
Income	79,297.67	64,173.33	15,124.34	23.6 %	528,923.23	385,239.98	143,683.25	37.3 %
Expense	-71,557.03	-64,408.15	-7,148.88	11.1 %	-286,704.01	-395,424.02	108,720.01	27.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	7,740.64	-234.82	7,975.46	3,396.4 %	242,219.22	-10,184.04	252,403.26	2,478.4 %
Non Operating Income	16,000.00	16,000.00	0.00		-42,285.00	96,000.00	-138,285.00	-144.0 %
Non Operating Expense	0.00	-7,500.00	7,500.00	100.0 %	-213,200.65	-70,000.00	-143,200.65	-204.6 %
<b>NET INCOME</b>	<b>23,740.64</b>	<b>8,265.18</b>	<b>15,475.46</b>	<b>187.2 %</b>	<b>-13,266.43</b>	<b>15,815.96</b>	<b>-29,082.39</b>	<b>-183.9 %</b>