

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 07/01/24 - 07/31/24 and 01/01/24 - 07/31/24 (accrual basis)

	Actual 07/01/24 - 07/31/24	Budget 07/24 - 07/24	\$ Change	% Change	Actual YTD 01/01/24 - 07/31/24	Budget YTD 01/24 - 07/24	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	50.00	-50.00	-100.0 %	400.00	150.00	250.00	166.7 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	446,880.00	446,880.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	100.00	-50.00	-50.0 %
4111 Late Fees	402.39	250.00	152.39	61.0 %	2,729.49	1,750.00	979.49	56.0 %
4100 Total Rental Income (non-posting)	64,242.39	64,140.00	102.39	0.2 %	450,059.49	448,880.00	1,179.49	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	4.97	83.33	-78.36	-94.0 %	3,111.10	583.31	2,527.79	433.4 %
4500 Total Misc Income (non-posting)	4.97	83.33	-78.36	-94.0 %	3,111.10	583.31	2,527.79	433.4 %
4106 HOA Special Assessments	14,000.00	0.00	14,000.00		154,000.00	0.00	154,000.00	
<b>TOTAL INCOME</b>	<b>78,247.36</b>	<b>64,223.33</b>	<b>14,024.03</b>	<b>21.8 %</b>	<b>607,170.59</b>	<b>449,463.31</b>	<b>157,707.28</b>	<b>35.1 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5108 Plumbing								
51081000 Sewer Drain Clean Out	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5108 Total Plumbing	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5112 Paint	0.00	25.00	-25.00	-100.0 %	0.00	75.00	-75.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
5118 Doors	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5122 Keys and Locks	0.00	0.00	0.00		-25.00	0.00	-25.00	
5125 Fire & Life Safety	270.00	0.00	270.00		270.00	300.00	-30.00	-10.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		0.00	1,250.00	-1,250.00	-100.0 %
5170 Extermination	255.00	0.00	255.00		255.00	0.00	255.00	
5100 Total Repairs & Maintenance Expense	525.00	50.00	475.00	950.0 %	500.00	2,300.00	-1,800.00	-78.3 %
5600 Administrative (non-posting)								
5605 Postage	130.22	125.00	5.22	4.2 %	1,086.61	875.00	211.61	24.2 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	17,640.00	17,640.00	0.00	0.0 %
5607 Copies/Printing	0.00	125.00	-125.00	-100.0 %	759.50	875.00	-115.50	-13.2 %
5608 Administrative	250.00	500.00	-250.00	-50.0 %	4,575.00	3,500.00	1,075.00	30.7 %
5611 HOA Legal Fees	0.00	541.00	-541.00	-100.0 %	-31.00	3,787.00	-3,818.00	-100.8 %
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 %	203,464.31	105,000.00	98,464.31	93.8 %
5618 D & O Insurance	655.30	0.00	655.30		1,080.60	0.00	1,080.60	
5623 Reserve Transfer	16,000.00	16,000.00	0.00	0.0 %	-26,285.00	112,000.00	-138,285.00	-123.5 %
5621 Paylease On Line Payment Fees	104.00	208.33	-104.33	-50.1 %	949.00	1,458.35	-509.35	-34.9 %

	Actual 07/01/24 - 07/31/24	Budget 07/24 - 07/24	\$ Change	% Change	Actual YTD 01/01/24 - 07/31/24	Budget YTD 01/24 - 07/24	\$ Change	% Change
5600 Total Administrative (non-posting)	48,725.85	35,019.33	13,706.52	39.1 %	205,989.02	247,910.35	-41,921.33	-16.9 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	87.50	-24.73	-28.3 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	-239.78	700.00	-939.78	-134.3 %
6102 Roof/Gutter Maintenance	2,180.00	1,750.00	430.00	24.6 %	6,909.28	5,250.00	1,659.28	31.6 %
6103 Garage Doors	425.00	583.33	-158.33	-27.1 %	3,472.04	4,083.31	-611.27	-15.0 %
6104 Light Maintenance	0.00	208.33	-208.33	-100.0 %	1,052.31	1,458.35	-406.04	-27.8 %
6105 Plumbing Repairs	275.00	166.67	108.33	65.0 %	1,915.00	1,166.65	748.35	64.1 %
6106 Keys	50.00	25.00	25.00	100.0 %	-524.25	200.00	-724.25	-362.1 %
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	125.00	504.22	403.4 %
6100 Total Building Maintenance (non-pc	2,930.00	2,858.33	71.67	2.5 %	13,213.82	13,083.31	130.51	1.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	5,100.00	5,375.00	-275.00	-5.1 %	20,400.00	16,125.00	4,275.00	26.5 %
7002 Snow Removal	0.00	0.00	0.00		22,017.64	50,000.00	-27,982.36	-56.0 %
7003 Irrigation Maintenance	5,295.00	1,875.00	3,420.00	182.4 %	6,050.00	7,500.00	-1,450.00	-19.3 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	532.00	8,750.00	-8,218.00	-93.9 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	875.00	-875.00	-100.0 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	290.00	1,200.00	-910.00	-75.8 %
7030 General Grounds Misc	3,337.00	50.00	3,287.00	6,574.0 %	8,678.84	300.00	8,378.84	2,792.9 %
7000 Total Grounds & Landscaping (non	13,732.00	8,775.00	4,957.00	56.5 %	57,968.48	84,750.00	-26,781.52	-31.6 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	1,580.00	1,300.00	280.00	21.5 %	3,160.00	2,600.00	560.00	21.5 %
8002 Pool Supplies	282.78	1,200.00	-917.22	-76.4 %	2,408.48	2,400.00	8.48	0.4 %
8003 Pool Phone	121.82	208.33	-86.51	-41.5 %	841.58	1,458.35	-616.77	-42.3 %
8004 General Pool Maintenance	66.49	291.67	-225.18	-77.2 %	1,181.61	2,041.65	-860.04	-42.1 %
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)	2,051.09	3,000.00	-948.91	-31.6 %	8,109.67	10,500.00	-2,390.33	-22.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,215.67	1,034.33	181.34	17.5 %	6,534.59	7,240.35	-705.76	-9.7 %
8303 Water/Sewer	15,780.68	9,714.08	6,066.60	62.5 %	45,890.51	67,998.56	-22,108.05	-32.5 %
8304 Trash	3,394.92	2,770.83	624.09	22.5 %	24,401.86	19,395.85	5,006.01	25.8 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	210.71	148.75	61.96	41.7 %	574.59	1,041.25	-466.66	-44.8 %
8300 Total HOA Utilities (non-posting)	20,601.98	13,667.99	6,933.99	50.7 %	85,649.00	95,676.01	-10,027.01	-10.5 %
5140 Parking Expense	595.00	750.00	-155.00	-20.7 %	4,372.17	5,250.00	-877.83	-16.7 %
<b>TOTAL EXPENSE</b>	<b>89,160.92</b>	<b>64,133.15</b>	<b>25,027.77</b>	<b>39.0 %</b>	<b>375,864.93</b>	<b>459,557.17</b>	<b>-83,692.24</b>	<b>-18.2 %</b>
<b>NOI</b>	<b>-10,913.56</b>	<b>90.18</b>	<b>-11,003.74</b>	<b>-12,202.0 %</b>	<b>231,305.66</b>	<b>-10,093.86</b>	<b>241,399.52</b>	<b>2,391.5 %</b>
<b>NON OPERATING INCOME</b>								

	Actual 07/01/24 - 07/31/24	Budget 07/24 - 07/24	\$ Change	% Change	Actual YTD 01/01/24 - 07/31/24	Budget YTD 01/24 - 07/24	\$ Change	% Change
9000 Reserve Income								
9001 Reserve Contribution	16,000.00	16,000.00	0.00	0.0 %	-26,285.00	112,000.00	-138,285.00	-123.5 %
9000 Total Reserve Income	16,000.00	16,000.00	0.00	0.0 %	-26,285.00	112,000.00	-138,285.00	-123.5 %
<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>-26,285.00</b>	<b>112,000.00</b>	<b>-138,285.00</b>	<b>-123.5 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
9203 Water Line Repair	25,348.00	0.00	25,348.00		26,750.50	10,000.00	16,750.50	167.5 %
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	110,000.00	-110,000.00	-100.0 %	145,199.25	110,000.00	35,199.25	32.0 %
9200 Total Reserve Expenses	25,348.00	110,000.00	-84,652.00	-77.0 %	176,888.71	138,500.00	38,388.71	27.7 %
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	0.00	0.00		13,032.36	5,000.00	8,032.36	160.6 %
9500 Total Capital Items	0.00	0.00	0.00		61,659.94	41,500.00	20,159.94	48.6 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>25,348.00</b>	<b>110,000.00</b>	<b>-84,652.00</b>	<b>-77.0 %</b>	<b>238,548.65</b>	<b>180,000.00</b>	<b>58,548.65</b>	<b>32.5 %</b>
<b>NET INCOME</b>	<b>-20,261.56</b>	<b>-93,909.82</b>	<b>73,648.26</b>	<b>78.4 %</b>	<b>-33,527.99</b>	<b>-78,093.86</b>	<b>44,565.87</b>	<b>57.1 %</b>
<b>NET INCOME SUMMARY</b>								
Income	78,247.36	64,223.33	14,024.03	21.8 %	607,170.59	449,463.31	157,707.28	35.1 %
Expense	-89,160.92	-64,133.15	-25,027.77	39.0 %	-375,864.93	-459,557.17	83,692.24	18.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-10,913.56	90.18	-11,003.74	-12,202.0 %	231,305.66	-10,093.86	241,399.52	2,391.5 %
Non Operating Income	16,000.00	16,000.00	0.00		-26,285.00	112,000.00	-138,285.00	-123.5 %
Non Operating Expense	-25,348.00	-110,000.00	84,652.00	77.0 %	-238,548.65	-180,000.00	-58,548.65	-32.5 %
<b>NET INCOME</b>	<b>-20,261.56</b>	<b>-93,909.82</b>	<b>73,648.26</b>	<b>78.4 %</b>	<b>-33,527.99</b>	<b>-78,093.86</b>	<b>44,565.87</b>	<b>57.1 %</b>