

# Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 09/01/24 - 09/30/24 and 01/01/24 - 09/30/24 (accrual basis)

	Actual 09/01/24 - 09/30/24	Budget 09/24 - 09/24	\$ Change	% Change	Actual YTD 01/01/24 - 09/30/24	Budget YTD 01/24 - 09/24	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4105 Garage /Parking	0.00	0.00	0.00		450.00	150.00	300.00	200.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	575,852.50	574,560.00	1,292.50	0.2 %
4110 NSF Fees	20.00	0.00	20.00		90.00	150.00	-60.00	-40.0 %
4111 Late Fees	529.76	250.00	279.76	111.9 %	3,698.70	2,250.00	1,448.70	64.4 %
4100 Total Rental Income (non-posting)	64,389.76	64,090.00	299.76	0.5 %	580,091.20	577,110.00	2,981.20	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	1,564.08	83.33	1,480.75	1,777.0 %	4,680.66	749.97	3,930.69	524.1 %
4500 Total Misc Income (non-posting)	1,564.08	83.33	1,480.75	1,777.0 %	4,680.66	749.97	3,930.69	524.1 %
4106 HOA Special Assessments	13,875.00	0.00	13,875.00		182,250.00	0.00	182,250.00	
<b>TOTAL INCOME</b>	<b>79,828.84</b>	<b>64,173.33</b>	<b>15,655.51</b>	<b>24.4 %</b>	<b>767,021.86</b>	<b>577,859.97</b>	<b>189,161.89</b>	<b>32.7 %</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	0.00	0.00		0.00	75.00	-75.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	175.00	-175.00	-100.0 %
5118 Doors	0.00	0.00	0.00		-75.00	100.00	-175.00	-175.0 %
5122 Keys and Locks	0.00	0.00	0.00		-25.00	0.00	-25.00	
5125 Fire & Life Safety	0.00	200.00	-200.00	-100.0 %	360.00	500.00	-140.00	-28.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		0.00	1,250.00	-1,250.00	-100.0 %
5135 Painting Labor	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
5170 Extermination	0.00	0.00	0.00		205.00	250.00	-45.00	-18.0 %
5100 Total Repairs & Maintenance Expense	0.00	225.00	-225.00	-100.0 %	465.00	2,875.00	-2,410.00	-83.8 %
5350 Licenses and Fees	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	141.02	125.00	16.02	12.8 %	1,309.19	1,125.00	184.19	16.4 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	22,680.00	22,680.00	0.00	0.0 %
5607 Copies/Printing	56.50	125.00	-68.50	-54.8 %	948.25	1,125.00	-176.75	-15.7 %
5608 Administrative	1,392.04	500.00	892.04	178.4 %	7,479.54	4,500.00	2,979.54	66.2 %
5611 HOA Legal Fees	430.00	541.00	-111.00	-20.5 %	399.00	4,869.00	-4,470.00	-91.8 %
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 %	261,596.97	135,000.00	126,596.97	93.8 %
5618 D & O Insurance	0.00	0.00	0.00		1,080.60	0.00	1,080.60	

	Actual 09/01/24 - 09/30/24	Budget 09/24 - 09/24	\$ Change	% Change	Actual YTD 01/01/24 - 09/30/24	Budget YTD 01/24 - 09/24	\$ Change	% Change
5623 Reserve Transfer	0.00	16,000.00	-16,000.00	-100.0 %	-26,285.00	144,000.00	-170,285.00	-118.3 %
5621 Paylease On Line Payment Fees	101.00	208.33	-107.33	-51.5 %	1,154.00	1,875.01	-721.01	-38.5 %
5600 Total Administrative (non-posting)	33,706.89	35,019.33	-1,312.44	-3.7 %	273,112.55	317,949.01	-44,836.46	-14.1 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	112.50	-49.73	-44.2 %
6001 Fees & Subscriptions	43.00	0.00	43.00		43.00	0.00	43.00	
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	-189.78	900.00	-1,089.78	-121.1 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		9,639.28	5,250.00	4,389.28	83.6 %
6103 Garage Doors	425.00	583.33	-158.33	-27.1 %	4,534.54	5,249.97	-715.43	-13.6 %
6104 Light Maintenance	0.00	208.33	-208.33	-100.0 %	1,102.31	1,875.01	-772.70	-41.2 %
6105 Plumbing Repairs	0.00	166.67	-166.67	-100.0 %	1,915.00	1,499.99	415.01	27.7 %
6106 Keys	-79.56	25.00	-104.56	-418.2 %	-853.41	275.00	-1,128.41	-410.3 %
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	175.00	454.22	259.6 %
6100 Total Building Maintenance (non-pc)	345.44	1,108.33	-762.89	-68.8 %	16,777.16	15,324.97	1,452.19	9.5 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	5,375.00	-5,375.00	-100.0 %	25,500.00	26,875.00	-1,375.00	-5.1 %
7002 Snow Removal	0.00	0.00	0.00		22,017.64	50,000.00	-27,982.36	-56.0 %
7003 Irrigation Maintenance	95.00	1,875.00	-1,780.00	-94.9 %	8,953.00	11,250.00	-2,297.00	-20.4 %
7004 Tree.Shrub Maint.	2,535.00	1,250.00	1,285.00	102.8 %	3,067.00	11,250.00	-8,183.00	-72.7 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	50.00	1,125.00	-1,075.00	-95.6 %
7020 Pet Services	0.00	100.00	-100.00	-100.0 %	290.00	1,400.00	-1,110.00	-79.3 %
7030 General Grounds Misc	200.00	50.00	150.00	300.0 %	9,117.84	400.00	8,717.84	2,179.5 %
7000 Total Grounds & Landscaping (non)	2,830.00	8,775.00	-5,945.00	-67.7 %	68,995.48	102,300.00	-33,304.52	-32.6 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	3,160.00	1,300.00	1,860.00	143.1 %	7,900.00	5,200.00	2,700.00	51.9 %
8002 Pool Supplies	865.88	1,200.00	-334.12	-27.8 %	3,704.55	4,800.00	-1,095.45	-22.8 %
8003 Pool Phone	127.46	208.33	-80.87	-38.8 %	1,090.86	1,875.01	-784.15	-41.8 %
8004 General Pool Maintenance	71.81	291.67	-219.86	-75.4 %	1,325.23	2,624.99	-1,299.76	-49.5 %
8010 Cabana Maintenance	503.00	0.00	503.00		1,021.00	2,000.00	-979.00	-49.0 %
8000 Total Pool & Cabana (non-osting)	4,728.15	3,000.00	1,728.15	57.6 %	15,041.64	16,500.00	-1,458.36	-8.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	877.62	1,034.33	-156.71	-15.2 %	8,405.36	9,309.01	-903.65	-9.7 %
8303 Water/Sewer	3,158.33	9,714.08	-6,555.75	-67.5 %	59,320.69	87,426.72	-28,106.03	-32.1 %
8304 Trash	3,494.00	2,770.83	723.17	26.1 %	31,290.78	24,937.51	6,353.27	25.5 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	310.89	148.75	162.14	109.0 %	996.49	1,338.75	-342.26	-25.6 %
8300 Total HOA Utilities (non-posting)	7,840.84	13,667.99	-5,827.15	-42.6 %	108,260.77	123,011.99	-14,751.22	-12.0 %
5140 Parking Expense	595.00	750.00	-155.00	-20.7 %	5,562.17	6,750.00	-1,187.83	-17.6 %
<b>TOTAL EXPENSE</b>	<b>50,089.32</b>	<b>62,608.15</b>	<b>-12,518.83</b>	<b>-20.0 %</b>	<b>488,320.54</b>	<b>584,873.47</b>	<b>-96,552.93</b>	<b>-16.5 %</b>

	Actual 09/01/24 - 09/30/24	Budget 09/24 - 09/24	\$ Change	% Change	Actual YTD 01/01/24 - 09/30/24	Budget YTD 01/24 - 09/24	\$ Change	% Change
<b>NOI</b>	<b>29,739.52</b>	<b>1,565.18</b>	<b>28,174.34</b>	<b>1,800.1 %</b>	<b>278,701.32</b>	<b>-7,013.50</b>	<b>285,714.82</b>	<b>4,073.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	16,000.00	-16,000.00	-100.0 %	-26,285.00	144,000.00	-170,285.00	-118.3 %
9000 Total Reserve Income	0.00	16,000.00	-16,000.00	-100.0 %	-26,285.00	144,000.00	-170,285.00	-118.3 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>16,000.00</b>	<b>-16,000.00</b>	<b>-100.0 %</b>	<b>-26,285.00</b>	<b>144,000.00</b>	<b>-170,285.00</b>	<b>-118.3 %</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	0.00	0.00	0.00		28,785.55	20,000.00	8,785.55	43.9 %
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		18,603.00	10,000.00	8,603.00	86.0 %
9230 Cabana	2,304.61	0.00	2,304.61		4,853.57	3,500.00	1,353.57	38.7 %
9231 Parking Lot/Concrete	0.00	0.00	0.00		161,123.50	110,000.00	51,123.50	46.5 %
9200 Total Reserve Expenses	2,304.61	0.00	2,304.61		215,755.62	153,500.00	62,255.62	40.6 %
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	9,310.00	0.00	9,310.00		39,840.50	2,500.00	37,340.50	1,493.6 %
9540 Capital Exterior	0.00	0.00	0.00		13,632.36	5,000.00	8,632.36	172.6 %
9500 Total Capital Items	9,310.00	0.00	9,310.00		71,569.94	41,500.00	30,069.94	72.5 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>11,614.61</b>	<b>0.00</b>	<b>11,614.61</b>		<b>287,325.56</b>	<b>195,000.00</b>	<b>92,325.56</b>	<b>47.3 %</b>
<b>NET INCOME</b>	<b>18,124.91</b>	<b>17,565.18</b>	<b>559.73</b>	<b>3.2 %</b>	<b>-34,909.24</b>	<b>-58,013.50</b>	<b>23,104.26</b>	<b>39.8 %</b>
<b>NET INCOME SUMMARY</b>								
Income	79,828.84	64,173.33	15,655.51	24.4 %	767,021.86	577,859.97	189,161.89	32.7 %
Expense	-50,089.32	-62,608.15	12,518.83	20.0 %	-488,320.54	-584,873.47	96,552.93	16.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	29,739.52	1,565.18	28,174.34	1,800.1 %	278,701.32	-7,013.50	285,714.82	4,073.8 %
Non Operating Income	0.00	16,000.00	-16,000.00	-100.0 %	-26,285.00	144,000.00	-170,285.00	-118.3 %
Non Operating Expense	-11,614.61	0.00	-11,614.61		-287,325.56	-195,000.00	-92,325.56	-47.3 %
<b>NET INCOME</b>	<b>18,124.91</b>	<b>17,565.18</b>	<b>559.73</b>	<b>3.2 %</b>	<b>-34,909.24</b>	<b>-58,013.50</b>	<b>23,104.26</b>	<b>39.8 %</b>