

Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 10/01/24 - 10/31/24 and 01/01/24 - 10/31/24 (accrual basis)

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	50.00	0.00	0.0 %	500.00	200.00	300.00	150.0 %
4107 Association Dues	63,840.00	63,840.00	0.00	0.0 %	639,692.50	638,400.00	1,292.50	0.2 %
4110 NSF Fees	0.00	0.00	0.00		90.00	150.00	-60.00	-40.0 %
4111 Late Fees	268.00	250.00	18.00	7.2 %	3,966.70	2,500.00	1,466.70	58.7 %
4100 Total Rental Income (non-posting)	64,158.00	64,140.00	18.00	0.0 %	644,249.20	641,250.00	2,999.20	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	4.99	83.33	-78.34	-94.0 %	4,685.65	833.30	3,852.35	462.3 %
4500 Total Misc Income (non-posting)	4.99	83.33	-78.34	-94.0 %	4,685.65	833.30	3,852.35	462.3 %
4106 HOA Special Assessments	14,000.00	0.00	14,000.00		196,250.00	0.00	196,250.00	
TOTAL INCOME	78,162.99	64,223.33	13,939.66	21.7 %	845,184.85	642,083.30	203,101.55	31.6 %
EXPENSE								
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	100.00	-100.00	-100.0 %
5113 Drywall Repairs	0.00	600.00	-600.00	-100.0 %	0.00	600.00	-600.00	-100.0 %
5117 Maintenance Supplies	0.00	25.00	-25.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5118 Doors	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		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	650.00	-650.00	-100.0 %	565.00	3,525.00	-2,960.00	-84.0 %
5350 Licenses and Fees	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	58.34	125.00	-66.66	-53.3 %	1,367.53	1,250.00	117.53	9.4 %
5606 HOA Management Fee	2,520.00	2,520.00	0.00	0.0 %	25,200.00	25,200.00	0.00	0.0 %
5607 Copies/Printing	1,247.75	125.00	1,122.75	898.2 %	2,196.00	1,250.00	946.00	75.7 %
5608 Administrative	850.00	500.00	350.00	70.0 %	8,329.54	5,000.00	3,329.54	66.6 %
5611 HOA Legal Fees	0.00	541.00	-541.00	-100.0 %	399.00	5,410.00	-5,011.00	-92.6 %
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 %	290,663.30	150,000.00	140,663.30	93.8 %
5618 D & O Insurance	0.00	0.00	0.00		1,080.60	0.00	1,080.60	

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
5623 Reserve Transfer	16,000.00	16,000.00	0.00	0.0 %	-10,285.00	160,000.00	-170,285.00	-106.4 %
5621 Paylease On Line Payment Fees	100.00	208.33	-108.33	-52.0 %	1,254.00	2,083.34	-829.34	-39.8 %
5600 Total Administrative (non-posting)	49,842.42	35,019.33	14,823.09	42.3 %	322,954.97	352,968.34	-30,013.37	-8.5 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	62.77	125.00	-62.23	-49.8 %
6001 Fees & Subscriptions	0.00	0.00	0.00		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	1,000.00	-1,189.78	-119.0 %
6102 Roof/Gutter Maintenance	550.00	1,750.00	-1,200.00	-68.6 %	10,189.28	7,000.00	3,189.28	45.6 %
6103 Garage Doors	675.00	583.33	91.67	15.7 %	5,134.54	5,833.30	-698.76	-12.0 %
6104 Light Maintenance	0.00	208.33	-208.33	-100.0 %	1,102.31	2,083.34	-981.03	-47.1 %
6105 Plumbing Repairs	124.70	166.67	-41.97	-25.2 %	2,039.70	1,666.66	373.04	22.4 %
6106 Keys	-14.25	25.00	-39.25	-157.0 %	-892.66	300.00	-1,192.66	-397.6 %
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	200.00	429.22	214.6 %
6100 Total Building Maintenance (non-pc)	1,335.45	2,858.33	-1,522.88	-53.3 %	18,012.61	18,183.30	-170.69	-0.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	10,200.00	5,375.00	4,825.00	89.8 %	35,700.00	32,250.00	3,450.00	10.7 %
7002 Snow Removal	0.00	0.00	0.00		22,017.64	50,000.00	-27,982.36	-56.0 %
7003 Irrigation Maintenance	587.00	1,875.00	-1,288.00	-68.7 %	9,540.00	13,125.00	-3,585.00	-27.3 %
7004 Tree.Shrub Maint.	0.00	1,250.00	-1,250.00	-100.0 %	3,067.00	12,500.00	-9,433.00	-75.5 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	50.00	1,250.00	-1,200.00	-96.0 %
7020 Pet Services	0.00	250.00	-250.00	-100.0 %	290.00	1,650.00	-1,360.00	-82.4 %
7030 General Grounds Misc	425.00	50.00	375.00	750.0 %	9,542.84	450.00	9,092.84	2,020.6 %
7000 Total Grounds & Landscaping (non)	11,212.00	8,925.00	2,287.00	25.6 %	80,207.48	111,225.00	-31,017.52	-27.9 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	0.00	1,300.00	-1,300.00	-100.0 %	7,900.00	6,500.00	1,400.00	21.5 %
8002 Pool Supplies	0.00	1,200.00	-1,200.00	-100.0 %	3,704.55	6,000.00	-2,295.45	-38.3 %
8003 Pool Phone	133.00	208.33	-75.33	-36.2 %	1,223.86	2,083.34	-859.48	-41.3 %
8004 General Pool Maintenance	71.81	291.67	-219.86	-75.4 %	1,397.04	2,916.66	-1,519.62	-52.1 %
8010 Cabana Maintenance	0.00	0.00	0.00		1,021.00	2,000.00	-979.00	-49.0 %
8000 Total Pool & Cabana (non-osting)	204.81	3,000.00	-2,795.19	-93.2 %	15,246.45	19,500.00	-4,253.55	-21.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	863.23	1,034.33	-171.10	-16.5 %	9,268.59	10,343.34	-1,074.75	-10.4 %
8303 Water/Sewer	21,274.65	9,714.12	11,560.53	119.0 %	80,595.34	97,140.84	-16,545.50	-17.0 %
8304 Trash	3,395.00	2,770.83	624.17	22.5 %	34,685.78	27,708.34	6,977.44	25.2 %
8305 Storm Water	0.00	0.00	0.00		8,247.45	0.00	8,247.45	
8306 Gas	78.73	148.75	-70.02	-47.1 %	1,075.22	1,487.50	-412.28	-27.7 %
8300 Total HOA Utilities (non-posting)	25,611.61	13,668.03	11,943.58	87.4 %	133,872.38	136,680.02	-2,807.64	-2.1 %
5140 Parking Expense	595.00	750.00	-155.00	-20.7 %	6,157.17	7,500.00	-1,342.83	-17.9 %
TOTAL EXPENSE	88,801.29	64,883.19	23,918.10	36.9 %	577,121.83	649,756.66	-72,634.83	-11.2 %

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
NOI	-10,638.30	-659.86	-9,978.44	-1,512.2 %	268,063.02	-7,673.36	275,736.38	3,593.4 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	16,000.00	16,000.00	0.00	0.0 %	-10,285.00	160,000.00	-170,285.00	-106.4 %
9000 Total Reserve Income	16,000.00	16,000.00	0.00	0.0 %	-10,285.00	160,000.00	-170,285.00	-106.4 %
TOTAL NON OPERATING INCOME	16,000.00	16,000.00	0.00	0.0 %	-10,285.00	160,000.00	-170,285.00	-106.4 %
NON OPERATING EXPENSE								
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	2,559.20	0.00	2,559.20		7,412.77	3,500.00	3,912.77	111.8 %
9231 Parking Lot/Concrete	0.00	0.00	0.00		161,123.50	110,000.00	51,123.50	46.5 %
9240 Roofs	13,500.00	0.00	13,500.00		13,500.00	0.00	13,500.00	
9200 Total Reserve Expenses	16,059.20	0.00	16,059.20		231,814.82	153,500.00	78,314.82	51.0 %
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		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	0.00	0.00	0.00		71,569.94	41,500.00	30,069.94	72.5 %
TOTAL NON OPERATING EXPENSE	16,059.20	0.00	16,059.20		303,384.76	195,000.00	108,384.76	55.6 %
NET INCOME	-10,697.50	15,340.14	-26,037.64	-169.7 %	-45,606.74	-42,673.36	-2,933.38	-6.9 %
NET INCOME SUMMARY								
Income	78,162.99	64,223.33	13,939.66	21.7 %	845,184.85	642,083.30	203,101.55	31.6 %
Expense	-88,801.29	-64,883.19	-23,918.10	36.9 %	-577,121.83	-649,756.66	72,634.83	11.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-10,638.30	-659.86	-9,978.44	-1,512.2 %	268,063.02	-7,673.36	275,736.38	3,593.4 %
Non Operating Income	16,000.00	16,000.00	0.00		-10,285.00	160,000.00	-170,285.00	-106.4 %
Non Operating Expense	-16,059.20	0.00	-16,059.20		-303,384.76	-195,000.00	-108,384.76	-55.6 %
NET INCOME	-10,697.50	15,340.14	-26,037.64	-169.7 %	-45,606.74	-42,673.36	-2,933.38	-6.9 %

Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
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