Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 05/01/25 - 05/31/25 and 01/01/25 - 05/31/25 (accrual basis)

	Actual 05/01/25 - 05/31/25	Budget 05/25 - 05/25	$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	100.00	50.00	50.00	100.0 %	150.00	150.00	0.00	0.0 %
4107 Association Dues	73,080.00	73,080.00	0.00	0.0 %	363,765.00	365,400.00	-1,635.00	-0.4 %
4110 NSF Fees	0.00	50.00	-50.00	-100.0 %	70.00	100.00	-30.00	-30.0 %
4111 Late Fees	439.13	250.00	189.13	75.7 %	2,205.32	1,250.00	955.32	76.4 %
4100 Total Rental Income (non-posting)	73,619.13	73,430.00	189.13	0.3 %	366,190.32	366,900.00	-709.68	-0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	735.07	125.00	610.07	488.1 %	2,284.97	625.00	1,659.97	265.6 %
4500 Total Misc Income (non-posting)	735.07	125.00	610.07	488.1 %	2,284.97	625.00	1,659.97	265.6 %
4650 Convenant Violaltions	0.00	0.00	0.00		450.00	0.00	450.00	
TOTAL INCOME	**74,354.20**	**73,555.00**	**799.20**	**1.1 %**	**368,925.29**	**367,525.00**	**1,400.29**	**0.4 %**
EXPENSE								
5100 Repairs & Maintenance Expense (non								
5112 Paint	0.00	0.00	0.00		0.00	50.00	-50.00	-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	75.00	-75.00	-100.0 %
5122 Keys and Locks	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	625.00	-625.00	-100.0 %	0.00	775.00	-775.00	-100.0 %
5350 Licenses and Fees	0.00	0.00	0.00		75.00	0.00	75.00	
5600 Administrative (non-posting)								
5605 Postage	91.52	145.83	-54.31	-37.2 %	539.82	729.15	-189.33	-26.0 %
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	137.50	-137.50	-100.0 %	239.10	687.50	-448.40	-65.2 %
5608 Administrative	325.00	666.67	-341.67	-51.3 %	2,850.00	3,333.31	-483.31	-14.5 %
5611 HOA Legal Fees	0.00	416.67	-416.67	-100.0 %	1,120.00	2,083.31	-963.31	-46.2 %
5614 Accounting	2,875.00	3,000.00	-125.00	-4.2 %	2,875.00	3,000.00	-125.00	-4.2 %
5617 HOA Insurance	17,335.98	22,780.34	-5,444.36	-23.9 %	86,679.90	113,901.70	-27,221.80	-23.9 %
5618 D & O Insurance	0.00	0.00	0.00		425.30	0.00	425.30	
5623 Reserve Transfer	20,000.00	17,314.00	2,686.00	15.5 %	87,314.00	86,570.00	744.00	0.9 %
5621 Paylease On Line Payment Fees	95.00	208.33	-113.33	-54.4 %	501.00	1,041.69	-540.69	-51.9 %
5600 Total Administrative (non-posting)	43,242.50	47,189.34	-3,946.84	-8.4 %	195,144.12	223,946.66	-28,802.54	-12.9 %
5650 Bank Fees	0.00	12.50	-12.50	-100.0 %	0.00	62.50	-62.50	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	-400.00	62.50	-462.50	-740.0 %	3,598.94	312.50	3,286.44	1,051.7 %
6102 Roof/Gutter Maintenance	1,421.80	0.00	1,421.80		6,784.10	3,500.00	3,284.10	93.8 %

	Actual 05/01/25 - 05/31/25	Budget 05/25 - 05/25	$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	$ Change	% Change
6103 Garage Doors	0.00	583.33	-583.33	-100.0 %	0.00	2,916.65	-2,916.65	-100.0 %
6104 Light Maintenance	1,007.81	208.33	799.48	383.8 %	1,055.02	1,041.69	13.33	1.3 %
6105 Plumbing Repairs	100.00	166.67	-66.67	-40.0 %	1,000.00	833.31	166.69	20.0 %
6106 Keys	0.00	25.00	-25.00	-100.0 %	-450.00	150.00	-600.00	-400.0 %
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 %	0.00	75.00	-75.00	-100.0 %
6100 Total Building Maintenance (non-pc	2,129.61	1,070.83	1,058.78	98.9 %	11,988.06	8,929.15	3,058.91	34.3 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	10,200.00	5,125.00	5,075.00	99.0 %	10,200.00	10,250.00	-50.00	-0.5 %
7002 Snow Removal	0.00	0.00	0.00		22,861.81	42,000.00	-19,138.19	-45.6 %
7003 Irrigation Maintenance	0.00	2,125.00	-2,125.00	-100.0 %	0.00	4,250.00	-4,250.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	625.00	-625.00	-100.0 %	0.00	3,125.00	-3,125.00	-100.0 %
7006 General Maintenance	289.00	62.50	226.50	362.4 %	364.00	312.50	51.50	16.5 %
7020 Pet Services	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
7030 General Grounds Misc	550.00	291.67	258.33	88.6 %	5,888.17	1,458.31	4,429.86	303.8 %
7000 Total Grounds & Landscaping (non	11,039.00	8,229.17	2,809.83	34.1 %	39,313.98	62,295.81	-22,981.83	-36.9 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	0.00	1,500.00	-1,500.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
8002 Pool Supplies	0.00	1,200.00	-1,200.00	-100.0 %	1,892.22	2,400.00	-507.78	-21.2 %
8003 Pool Phone	141.35	208.33	-66.98	-32.2 %	703.15	1,041.69	-338.54	-32.5 %
8004 General Pool Maintenance	71.81	500.00	-428.19	-85.6 %	359.05	2,500.00	-2,140.95	-85.6 %
8010 Cabana Maintenance	612.00	0.00	612.00		612.00	300.00	312.00	104.0 %
8000 Total Pool & Cabana (non-osting)	825.16	3,408.33	-2,583.17	-75.8 %	3,566.42	7,741.69	-4,175.27	-53.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	1,848.47	1,034.33	814.14	78.7 %	4,618.65	5,171.69	-553.04	-10.7 %
8303 Water/Sewer	2,607.15	8,541.67	-5,934.52	-69.5 %	23,963.53	42,708.31	-18,744.78	-43.9 %
8304 Trash	3,395.00	3,500.00	-105.00	-3.0 %	17,250.00	17,500.00	-250.00	-1.4 %
8305 Storm Water	0.00	0.00	0.00		8,682.44	9,862.00	-1,179.56	-12.0 %
8306 Gas	116.99	148.75	-31.76	-21.4 %	283.61	743.75	-460.14	-61.9 %
8300 Total HOA Utilities (non-posting)	7,967.61	13,224.75	-5,257.14	-39.8 %	54,798.23	75,985.75	-21,187.52	-27.9 %
5140 Parking Expense	595.00	666.67	-71.67	-10.8 %	2,975.00	3,333.31	-358.31	-10.7 %
TOTAL EXPENSE	**65,798.88**	**74,426.59**	**-8,627.71**	**-11.6 %**	**307,860.81**	**383,069.87**	**-75,209.06**	**-19.6 %**
NOI	**8,555.32**	**-871.59**	**9,426.91**	**1,081.6 %**	**61,064.48**	**-15,544.87**	**76,609.35**	**492.8 %**
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	20,000.00	17,314.33	2,685.67	15.5 %	87,314.00	86,571.65	742.35	0.9 %
9000 Total Reserve Income	20,000.00	17,314.33	2,685.67	15.5 %	87,314.00	86,571.65	742.35	0.9 %
TOTAL NON OPERATING INCOME	**20,000.00**	**17,314.33**	**2,685.67**	**15.5 %**	**87,314.00**	**86,571.65**	**742.35**	**0.9 %**

	Actual 05/01/25 - 05/31/25	Budget 05/25 - 05/25	$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	$ Change	% Change
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9203 Water Line Repair	0.00	0.00	0.00		-10,900.00	15,000.00	-25,900.00	-172.7 %
9208 Plumbing	0.00	0.00	0.00		18,446.00	10,000.00	8,446.00	84.5 %
9230 Cabana	0.00	4,500.00	-4,500.00	-100.0 %	0.00	4,500.00	-4,500.00	-100.0 %
9231 Parking Lot/Concrete	0.00	0.00	0.00		0.00	65,000.00	-65,000.00	-100.0 %
9265 Signage	0.00	0.00	0.00		4,119.27	25,000.00	-20,880.73	-83.5 %
9200 Total Reserve Expenses	0.00	4,500.00	-4,500.00	-100.0 %	11,665.27	119,500.00	-107,834.73	-90.2 %
9500 Capital Items								
9506 Rehab Lighting	0.00	0.00	0.00		17,722.32	0.00	17,722.32	
9500 Total Capital Items	0.00	0.00	0.00		17,722.32	0.00	17,722.32	
TOTAL NON OPERATING EXPENSE	**0.00**	**4,500.00**	**-4,500.00**	**-100.0 %**	**29,387.59**	**119,500.00**	**-90,112.41**	**-75.4 %**
NET INCOME	**28,555.32**	**11,942.74**	**16,612.58**	**139.1 %**	**118,990.89**	**-48,473.22**	**167,464.11**	**345.5 %**
NET INCOME SUMMARY								
Income	74,354.20	73,555.00	799.20	1.1 %	368,925.29	367,525.00	1,400.29	0.4 %
Expense	-65,798.88	-74,426.59	8,627.71	11.6 %	-307,860.81	-383,069.87	75,209.06	19.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	8,555.32	-871.59	9,426.91	1,081.6 %	61,064.48	-15,544.87	76,609.35	492.8 %
Non Operating Income	20,000.00	17,314.33	2,685.67	15.5 %	87,314.00	86,571.65	742.35	0.9 %
Non Operating Expense	0.00	-4,500.00	4,500.00	100.0 %	-29,387.59	-119,500.00	90,112.41	75.4 %
NET INCOME	**28,555.32**	**11,942.74**	**16,612.58**	**139.1 %**	**118,990.89**	**-48,473.22**	**167,464.11**	**345.5 %**