Fiscal Year Budget

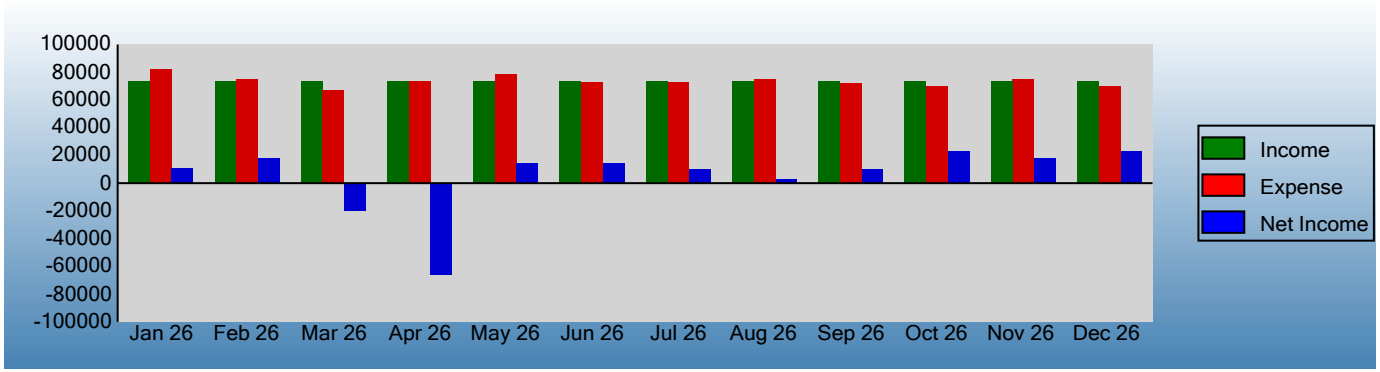
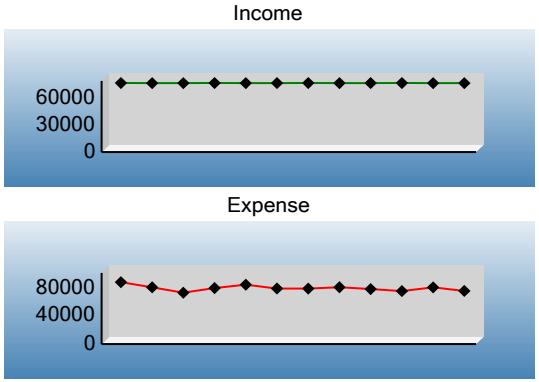
Property: Second Jefferson Green HOA

1/1/2026-12/31/2026 Profit & Loss

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
INCOME													
4100 Rental Income (non-posting)													
4105 Garage /Parking	50.00	0.00	0.00	50.00	0.00	50.00	50.00	0.00	50.00	50.00	0.00	0.00	300.00
4107 Association Dues	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	73,080.00	876,960.00
4110 NSF Fees	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	200.00
4111 Late Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4100 Total Rental Income (non-pc	73,430.00	73,330.00	73,330.00	73,430.00	73,330.00	73,380.00	73,430.00	73,330.00	73,380.00	73,430.00	73,330.00	73,330.00	880,460.00
4500 Misc Income (non-posting)													
4501 Interest Income	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4500 Total Misc Income (non-pos	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
TOTAL INCOME	**73,680.00**	**73,580.00**	**73,580.00**	**73,680.00**	**73,580.00**	**73,630.00**	**73,680.00**	**73,580.00**	**73,630.00**	**73,680.00**	**73,580.00**	**73,580.00**	**883,460.00**
EXPENSE													
5100 Repairs & Maintenance Expen													
5108 Plumbing	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5112 Paint	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	100.00
5113 Drywall Repairs	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5117 Maintenance Supplies	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
5122 Keys and Locks	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	100.00
5125 Fire & Life Safety	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	350.00	0.00	0.00	0.00	700.00
5126 Common Area Exterior Rep	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
5135 Painting Labor	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5170 Extermination	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	0.00	1,000.00
5100 Total Repairs & Maintenanc	25.00	0.00	25.00	100.00	650.00	875.00	800.00	75.00	875.00	50.00	25.00	25.00	3,525.00
5350 Licenses and Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00
5600 Administrative (non-posting)													
5601 Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
5605 Postage	145.87	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	1,750.00
5606 HOA Management Fee	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	2,856.00	34,272.00
5607 Copies/Printing	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,650.00
5608 Administrative	666.63	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
5611 HOA Legal Fees	416.63	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00
5614 Accounting	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5617 HOA Insurance	21,765.87	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	21,765.83	261,190.00
5618 D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
5623 Reserve Transfer	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
5621 Paylease On Line Payment	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
5600 Total Administrative (non-pc	45,196.87	45,196.83	45,196.83	45,196.83	48,196.83	45,196.83	45,196.83	45,196.83	45,196.83	45,196.83	45,246.83	47,696.83	547,912.00

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
5650 Bank Fees	5.38	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	65.00
6001 Fees & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
6100 Building Maintenance (non-pos													
6101 Exterior Bldg Maintenance	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
6102 Roof/Gutter Maintenance	0.00	2,625.00	0.00	0.00	2,625.00	0.00	0.00	2,625.00	0.00	0.00	2,625.00	0.00	10,500.00
6103 Garage Doors	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
6104 Light Maintenance	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
6105 Plumbing Repairs	166.63	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00
6106 Keys	25.00	25.00	25.00	50.00	25.00	25.00	25.00	50.00	25.00	25.00	25.00	25.00	350.00
6107 Signs	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6110 HOA Maintenance Repairs	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
6100 Total Building Maintenance	1,045.83	3,670.83	1,070.83	1,195.83	3,695.83	1,070.83	1,070.83	3,720.83	1,070.83	1,070.83	3,695.83	1,070.87	23,450.00
7000 Grounds & Landscaping (non-p													
7001 Landscape Maint. Contract	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	0.00	44,000.00
7002 Snow Removal	10,000.00	10,000.00	5,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	5,000.00	35,000.00
7003 Irrigation Maintenance	0.00	0.00	0.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	0.00	17,000.00
7004 Tree.Shrub Maint.	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
7006 General Maintenance	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
7020 Pet Services	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	1,200.00
7030 General Grounds Misc	291.63	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
7000 Total Grounds & Landscapir	11,279.13	11,279.17	6,279.17	11,104.17	8,604.17	8,604.17	8,604.17	8,604.17	8,604.17	8,604.17	11,104.17	6,279.17	108,950.00
8000 Pool & Cabana (non-osting)													
8001 Pool Contract	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	7,500.00
8002 Pool Supplies	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	0.00	6,000.00
8003 Pool Phone	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
8004 General Pool Maintenance	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
8010 Cabana Maintenance	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	600.00
8000 Total Pool & Cabana (non-o	708.37	708.33	708.33	2,208.33	3,408.33	3,408.33	3,408.33	3,408.33	2,508.33	708.33	708.33	708.33	22,600.00
8300 HOA Utilities (non-posting)													
8302 Electricity	1,034.37	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	12,412.00
8303 Water/Sewer	8,541.63	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	8,541.67	102,500.00
8304 Trash	3,528.37	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	3,528.33	42,340.00
8305 Storm Water	9,862.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,862.00
8306 Gas	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	1,785.00
8300 Total HOA Utilities (non-pos	23,115.12	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	13,253.08	168,899.00
5140 Parking Expense	666.63	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00
TOTAL EXPENSE	**82,042.33**	**74,780.33**	**67,205.33**	**73,730.33**	**78,480.33**	**73,080.33**	**73,005.33**	**74,930.33**	**72,305.33**	**69,555.33**	**74,705.33**	**69,705.37**	**883,526.00**
NOI	**-8,362.33**	**-1,200.33**	**6,374.67**	**-50.33**	**-4,900.33**	**549.67**	**674.67**	**-1,350.33**	**1,324.67**	**4,124.67**	**-1,125.33**	**3,874.63**	**-66.00**

N/O INCOME

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
9000 Reserve Income													
9001 Reserve Contribution	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
9000 Total Reserve Income	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
TOTAL N/O INCOME	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**19,000.00**	**228,000.00**
N/O EXPENSE													
9200 Reserve Expenses													
9202 Decks	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9203 Water Line Repair	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	30,000.00
9208 Plumbing	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	20,000.00
9231 Parking Lot/Concrete	0.00	0.00	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
9200 Total Reserve Expenses	0.00	0.00	10,000.00	50,000.00	0.00	5,000.00	10,000.00	15,000.00	0.00	0.00	0.00	0.00	90,000.00
9500 Capital Items													
9506 Rehab Lighting	0.00	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
9510 Concrete Replacement	0.00	0.00	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
9570 Fence Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	10,000.00
9500 Total Capital Items	0.00	0.00	35,000.00	35,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	80,000.00
TOTAL N/O EXPENSE	**0.00**	**0.00**	**45,000.00**	**85,000.00**	**0.00**	**5,000.00**	**10,000.00**	**15,000.00**	**10,000.00**	**0.00**	**0.00**	**0.00**	**170,000.00**
NET INCOME	**10,637.67**	**17,799.67**	**-19,625.33**	**-66,050.33**	**14,099.67**	**14,549.67**	**9,674.67**	**2,649.67**	**10,324.67**	**23,124.67**	**17,874.67**	**22,874.63**	**57,934.00**

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
NET INCOME SUMMARY													
Income	73,680.00	73,580.00	73,580.00	73,680.00	73,580.00	73,630.00	73,680.00	73,580.00	73,630.00	73,680.00	73,580.00	73,580.00	883,460.00
Expense	-82,042.33	-74,780.33	-67,205.33	-73,730.33	-78,480.33	-73,080.33	-73,005.33	-74,930.33	-72,305.33	-69,555.33	-74,705.33	-69,705.37	-883,526.00
Net Operating Income	-8,362.33	-1,200.33	6,374.67	-50.33	-4,900.33	549.67	674.67	-1,350.33	1,324.67	4,124.67	-1,125.33	3,874.63	-66.00
Non Operating Income	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	228,000.00
Non Operating Expense	0.00	0.00	-45,000.00	-85,000.00	0.00	-5,000.00	-10,000.00	-15,000.00	-10,000.00	0.00	0.00	0.00	-170,000.00
NET INCOME	**10,637.67**	**17,799.67**	**-19,625.33**	**-66,050.33**	**14,099.67**	**14,549.67**	**9,674.67**	**2,649.67**	**10,324.67**	**23,124.67**	**17,874.67**	**22,874.63**	**57,934.00**