Budget Comparison

Property: Second Jefferson Green HOA

Comparison Periods: 01/01/26 - 01/31/26 and 01/01/26 - 01/31/26 (accrual basis)

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	$ Change	% Change	Actual YTD 01/01/26 - 01/31/26	Budget YTD 01/26 - 01/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4105 Garage /Parking	50.00	50.00	0.00	0.0 %	50.00	50.00	0.00	0.0 %
4107 Association Dues	73,080.00	73,080.00	0.00	0.0 %	73,080.00	73,080.00	0.00	0.0 %
4110 NSF Fees	60.00	50.00	10.00	20.0 %	60.00	50.00	10.00	20.0 %
4111 Late Fees	492.35	250.00	242.35	96.9 %	492.35	250.00	242.35	96.9 %
4100 Total Rental Income (non-posting)	73,682.35	73,430.00	252.35	0.3 %	73,682.35	73,430.00	252.35	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	4.93	250.00	-245.07	-98.0 %	4.93	250.00	-245.07	-98.0 %
4500 Total Misc Income (non-posting)	4.93	250.00	-245.07	-98.0 %	4.93	250.00	-245.07	-98.0 %
TOTAL INCOME	**73,687.28**	**73,680.00**	**7.28**	**0.0 %**	**73,687.28**	**73,680.00**	**7.28**	**0.0 %**
EXPENSE								
5100 Repairs & Maintenance Expense (non								
5108 Plumbing								
51081000 Sewer Drain Clean Out	87.50	0.00	87.50		87.50	0.00	87.50	
5108 Total Plumbing	87.50	0.00	87.50		87.50	0.00	87.50	
5112 Paint	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
5170 Extermination	389.00	0.00	389.00		389.00	0.00	389.00	
5100 Total Repairs & Maintenance Expe	476.50	25.00	451.50	1,806.0 %	476.50	25.00	451.50	1,806.0 %
5600 Administrative (non-posting)								
5605 Postage	85.49	145.87	-60.38	-41.4 %	85.49	145.87	-60.38	-41.4 %
5606 HOA Management Fee	2,856.00	2,856.00	0.00	0.0 %	2,856.00	2,856.00	0.00	0.0 %
5607 Copies/Printing	46.75	137.50	-90.75	-66.0 %	46.75	137.50	-90.75	-66.0 %
5608 Administrative	814.95	666.63	148.32	22.2 %	814.95	666.63	148.32	22.2 %
5611 HOA Legal Fees	0.00	416.63	-416.63	-100.0 %	0.00	416.63	-416.63	-100.0 %
5617 HOA Insurance	0.00	21,765.87	-21,765.87	-100.0 %	0.00	21,765.87	-21,765.87	-100.0 %
5623 Reserve Transfer	19,000.00	19,000.00	0.00	0.0 %	19,000.00	19,000.00	0.00	0.0 %
5621 Paylease On Line Payment Fees	106.00	208.37	-102.37	-49.1 %	106.00	208.37	-102.37	-49.1 %
5600 Total Administrative (non-posting)	22,909.19	45,196.87	-22,287.68	-49.3 %	22,909.19	45,196.87	-22,287.68	-49.3 %
5650 Bank Fees	24.00	5.38	18.62	346.1 %	24.00	5.38	18.62	346.1 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	-400.00	62.50	-462.50	-740.0 %	-400.00	62.50	-462.50	-740.0 %
6103 Garage Doors	0.00	583.33	-583.33	-100.0 %	0.00	583.33	-583.33	-100.0 %
6104 Light Maintenance	0.00	208.37	-208.37	-100.0 %	0.00	208.37	-208.37	-100.0 %
6105 Plumbing Repairs	1,125.00	166.63	958.37	575.1 %	1,125.00	166.63	958.37	575.1 %

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	$ Change	% Change	Actual YTD 01/01/26 - 01/31/26	Budget YTD 01/26 - 01/26	$ Change	% Change
6106 Keys	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
6100 Total Building Maintenance (non-pc	725.00	1,045.83	-320.83	-30.7 %	725.00	1,045.83	-320.83	-30.7 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	1,970.70	10,000.00	-8,029.30	-80.3 %	1,970.70	10,000.00	-8,029.30	-80.3 %
7004 Tree.Shrub Maint.	0.00	625.00	-625.00	-100.0 %	0.00	625.00	-625.00	-100.0 %
7006 General Maintenance	0.00	62.50	-62.50	-100.0 %	0.00	62.50	-62.50	-100.0 %
7020 Pet Services	0.00	300.00	-300.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7030 General Grounds Misc	325.00	291.63	33.37	11.4 %	325.00	291.63	33.37	11.4 %
7000 Total Grounds & Landscaping (non	2,295.70	11,279.13	-8,983.43	-79.6 %	2,295.70	11,279.13	-8,983.43	-79.6 %
8000 Pool & Cabana (non-osting)								
8001 Pool Contract	325.00	0.00	325.00		325.00	0.00	325.00	
8003 Pool Phone	80.93	208.37	-127.44	-61.2 %	80.93	208.37	-127.44	-61.2 %
8004 General Pool Maintenance	78.27	500.00	-421.73	-84.3 %	78.27	500.00	-421.73	-84.3 %
8000 Total Pool & Cabana (non-osting)	484.20	708.37	-224.17	-31.6 %	484.20	708.37	-224.17	-31.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	960.93	1,034.37	-73.44	-7.1 %	960.93	1,034.37	-73.44	-7.1 %
8303 Water/Sewer	10,359.06	8,541.63	1,817.43	21.3 %	10,359.06	8,541.63	1,817.43	21.3 %
8304 Trash	8,258.63	3,528.37	4,730.26	134.1 %	8,258.63	3,528.37	4,730.26	134.1 %
8305 Storm Water	13,032.36	9,862.00	3,170.36	32.1 %	13,032.36	9,862.00	3,170.36	32.1 %
8306 Gas	58.26	148.75	-90.49	-60.8 %	58.26	148.75	-90.49	-60.8 %
8300 Total HOA Utilities (non-posting)	32,669.24	23,115.12	9,554.12	41.3 %	32,669.24	23,115.12	9,554.12	41.3 %
5140 Parking Expense	595.00	666.63	-71.63	-10.7 %	595.00	666.63	-71.63	-10.7 %
TOTAL EXPENSE	**60,178.83**	**82,042.33**	**-21,863.50**	**-26.6 %**	**60,178.83**	**82,042.33**	**-21,863.50**	**-26.6 %**
NOI	**13,508.45**	**-8,362.33**	**21,870.78**	**261.5 %**	**13,508.45**	**-8,362.33**	**21,870.78**	**261.5 %**
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	19,000.00	19,000.00	0.00	0.0 %	19,000.00	19,000.00	0.00	0.0 %
9000 Total Reserve Income	19,000.00	19,000.00	0.00	0.0 %	19,000.00	19,000.00	0.00	0.0 %
TOTAL NON OPERATING INCOME	**19,000.00**	**19,000.00**	**0.00**	**0.0 %**	**19,000.00**	**19,000.00**	**0.00**	**0.0 %**
NET INCOME	**32,508.45**	**10,637.67**	**21,870.78**	**205.6 %**	**32,508.45**	**10,637.67**	**21,870.78**	**205.6 %**

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	$ Change	% Change	Actual YTD 01/01/26 - 01/31/26	Budget YTD 01/26 - 01/26	$ Change	% Change
NET INCOME SUMMARY								
Income	73,687.28	73,680.00	7.28	0.0 %	73,687.28	73,680.00	7.28	0.0 %
Expense	-60,178.83	-82,042.33	21,863.50	26.6 %	-60,178.83	-82,042.33	21,863.50	26.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	13,508.45	-8,362.33	21,870.78	261.5 %	13,508.45	-8,362.33	21,870.78	261.5 %
Non Operating Income	19,000.00	19,000.00	0.00		19,000.00	19,000.00	0.00	
NET INCOME	**32,508.45**	**10,637.67**	**21,870.78**	**205.6 %**	**32,508.45**	**10,637.67**	**21,870.78**	**205.6 %**