

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 01/01/20 - 01/31/20 and 01/01/20 - 01/31/20 (accrual basis)

	Actual 01/01/20 - 01/31/20	Budget 01/20 - 01/20	\$ Change	% Change	Actual YTD 01/01/20 - 01/31/20	Budget YTD 01/20 - 01/20	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	4,281.00	4,281.00	0.00	0.0 %
4111 Late Fees	14.84	0.00	14.84		14.84	0.00	14.84	
4100 Total Rental Income (non-posting)	4,295.84	4,281.00	14.84	0.3 %	4,295.84	4,281.00	14.84	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	6.05	10.00	-3.95	-39.5 %	6.05	10.00	-3.95	-39.5 %
4500 Total Misc Income (non-posting)	6.05	10.00	-3.95	-39.5 %	6.05	10.00	-3.95	-39.5 %
TOTAL INCOME	4,301.89	4,291.00	10.89	0.3 %	4,301.89	4,291.00	10.89	0.3 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	5.00	15.00	-10.00	-66.7 %	5.00	15.00	-10.00	-66.7 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	300.00	300.00	0.00	0.0 %
5607 Copies/Printing	0.00	30.00	-30.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5617 HOA Insurance	1,282.95	1,140.50	142.45	12.5 %	1,282.95	1,140.50	142.45	12.5 %
5600 Total Administrative (non-posting)	1,587.95	1,635.50	-47.55	-2.9 %	1,587.95	1,635.50	-47.55	-2.9 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	272.84	200.00	72.84	36.4 %	272.84	200.00	72.84	36.4 %
6105 Plumbing Repairs	87.55	100.00	-12.45	-12.4 %	87.55	100.00	-12.45	-12.4 %
6109 HVAC/Boiler	490.90	50.00	440.90	881.8 %	490.90	50.00	440.90	881.8 %
6100 Total Exterior Building Maintenance	851.29	350.00	501.29	143.2 %	851.29	350.00	501.29	143.2 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	300.00	2,500.00	-2,200.00	-88.0 %	300.00	2,500.00	-2,200.00	-88.0 %
7030 General Grounds Misc	100.00	0.00	100.00		100.00	0.00	100.00	
7000 Total Grounds & Landscaping (non	400.00	2,500.00	-2,100.00	-84.0 %	400.00	2,500.00	-2,100.00	-84.0 %
8300 HOA Utilities (non-posting)								
8302 Electricity	184.00	160.00	24.00	15.0 %	184.00	160.00	24.00	15.0 %
8303 Water/Sewer	2,869.44	250.00	2,619.44	1,047.8 %	2,869.44	250.00	2,619.44	1,047.8 %
8304 Trash	249.51	193.50	56.01	28.9 %	249.51	193.50	56.01	28.9 %
8306 Gas	590.45	1,700.00	-1,109.55	-65.3 %	590.45	1,700.00	-1,109.55	-65.3 %
8300 Total HOA Utilities (non-posting)	3,893.40	2,303.50	1,589.90	69.0 %	3,893.40	2,303.50	1,589.90	69.0 %
TOTAL EXPENSE	6,732.64	6,799.00	-66.36	-1.0 %	6,732.64	6,799.00	-66.36	-1.0 %

	Actual 01/01/20 - 01/31/20	Budget 01/20 - 01/20	\$ Change	% Change	Actual YTD 01/01/20 - 01/31/20	Budget YTD 01/20 - 01/20	\$ Change	% Change
NOI	-2,430.75	-2,508.00	77.25	3.1 %	-2,430.75	-2,508.00	77.25	3.1 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9240 Roofs	10,374.30	0.00	10,374.30		10,374.30	0.00	10,374.30	
9200 Total Reserve Expenses	10,374.30	0.00	10,374.30		10,374.30	0.00	10,374.30	
TOTAL NON OPERATING EXPENSE	10,374.30	0.00	10,374.30		10,374.30	0.00	10,374.30	
NET INCOME	-12,805.05	-2,508.00	-10,297.05	-410.6 %	-12,805.05	-2,508.00	-10,297.05	-410.6 %
NET INCOME SUMMARY								
Income	4,301.89	4,291.00	10.89	0.3 %	4,301.89	4,291.00	10.89	0.3 %
Expense	-6,732.64	-6,799.00	66.36	1.0 %	-6,732.64	-6,799.00	66.36	1.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-10,374.30	0.00	-10,374.30		-10,374.30	0.00	-10,374.30	
NET INCOME	-12,805.05	-2,508.00	-10,297.05	-410.6 %	-12,805.05	-2,508.00	-10,297.05	-410.6 %