

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 10/01/19 - 10/31/19 and 01/01/19 - 10/31/19 (accrual basis)

	Actual 10/01/19 - 10/31/19	Budget 10/19 - 10/19	\$ Change	% Change	Actual YTD 01/01/19 - 10/31/19	Budget YTD 01/19 - 10/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	42,858.40	42,810.00	48.40	0.1 %
4108 HOA Reserve Dues	0.00	0.00	0.00		318,000.00	318,000.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	23.50	0.00	23.50		1,083.09	50.00	1,033.09	2,066.2 %
4100 Total Rental Income (non-posting)	4,304.50	4,281.00	23.50	0.5 %	361,991.49	360,860.00	1,131.49	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.80	7.09	-3.29	-46.4 %	68.80	70.82	-2.02	-2.9 %
4500 Total Misc Income (non-posting)	3.80	7.09	-3.29	-46.4 %	68.80	70.82	-2.02	-2.9 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
TOTAL INCOME	4,308.30	4,288.09	20.21	0.5 %	362,060.29	361,030.82	1,029.47	0.3 %
EXPENSE								
5010 Bank Fees	-12.00	0.00	-12.00		0.00	0.00	0.00	
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	415.00	-415.00	-100.0 %
5350 Licenses and Fees	0.00	0.00	0.00		60.00	225.00	-165.00	-73.3 %
5600 Administrative (non-posting)								
5605 Postage	34.70	15.00	19.70	131.3 %	117.29	150.00	-32.71	-21.8 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	3,000.00	6,000.00	-3,000.00	-50.0 %
5607 Copies/Printing	740.85	50.00	690.85	1,381.7 %	848.63	500.00	348.63	69.7 %
5608 Administrative	25.00	0.00	25.00		75.00	0.00	75.00	
5609 Meeting Expense	-740.85	0.00	-740.85		0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	750.00	-750.00	-100.0 %	1,280.00	7,500.00	-6,220.00	-82.9 %
5614 Accounting	0.00	0.00	0.00		2,775.00	2,400.00	375.00	15.6 %
5617 HOA Insurance	2,258.95	1,140.50	1,118.45	98.1 %	11,504.71	11,405.00	99.71	0.9 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	876.00	-876.00	-100.0 %
5623 Reserve Transfer	75,000.00	0.00	75,000.00		75,000.00	294,426.00	-219,426.00	-74.5 %
5600 Total Administrative (non-posting)	77,618.65	2,555.50	75,063.15	2,937.3 %	94,600.63	323,357.00	-228,756.37	-70.7 %
5650 Bank Fees	42.00	20.00	22.00	110.0 %	54.00	200.00	-146.00	-73.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	0.00	0.00		0.00	2,400.00	-2,400.00	-100.0 %
6102 Roof/Gutter Maintenance	50.00	0.00	50.00		50.00	500.00	-450.00	-90.0 %
6104 Light Maintenance	0.00	0.00	0.00		70.00	0.00	70.00	

	Actual 10/01/19 - 10/31/19	Budget 10/19 - 10/19	\$ Change	% Change	Actual YTD 01/01/19 - 10/31/19	Budget YTD 01/19 - 10/19	\$ Change	% Change
6105 Plumbing Repairs	0.00	291.87	-291.87	-100.0 %	0.00	2,918.70	-2,918.70	-100.0 %
6170 Heating and AC	225.00	125.00	100.00	80.0 %	2,068.86	1,250.00	818.86	65.5 %
6100 Total Exterior Building Maintenance	275.00	416.87	-141.87	-34.0 %	2,188.86	7,068.70	-4,879.84	-69.0 %
6120 Bad Debt	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	700.00	-700.00	-100.0 %	3,265.00	4,200.00	-935.00	-22.3 %
7002 Snow Removal	345.00	0.00	345.00		2,310.00	5,750.00	-3,440.00	-59.8 %
7003 Irrigation Maintenance	0.00	0.00	0.00		0.00	1,500.00	-1,500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
7006 General Maintenance	232.25	0.00	232.25		1,723.25	1,500.00	223.25	14.9 %
7030 General Grounds Misc	143.69	50.00	93.69	187.4 %	143.69	400.00	-256.31	-64.1 %
7000 Total Grounds & Landscaping (non	720.94	750.00	-29.06	-3.9 %	8,441.94	13,350.00	-4,908.06	-36.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	179.16	0.00	179.16		1,563.27	0.00	1,563.27	
8303 Water/Sewer	350.49	466.67	-116.18	-24.9 %	4,956.06	4,666.70	289.36	6.2 %
8304 Trash	257.16	193.50	63.66	32.9 %	1,908.96	1,935.00	-26.04	-1.3 %
8306 Gas	245.48	500.00	-254.52	-50.9 %	3,373.06	5,987.00	-2,613.94	-43.7 %
8300 Total HOA Utilities (non-posting)	1,032.29	1,160.17	-127.88	-11.0 %	11,801.35	12,588.70	-787.35	-6.3 %
5630 Arcitctural Review	0.00	0.00	0.00		683.51	0.00	683.51	
TOTAL EXPENSE	79,676.88	4,902.54	74,774.34	1,525.2 %	117,830.29	357,304.40	-239,474.11	-67.0 %
NOI	-75,368.58	-614.45	-74,754.13	-12,166.0 %	244,230.00	3,726.42	240,503.58	6,454.0 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	75,000.00	0.00	75,000.00		75,000.00	294,426.00	-219,426.00	-74.5 %
9000 Total Reserve Income	75,000.00	0.00	75,000.00		75,000.00	294,426.00	-219,426.00	-74.5 %
TOTAL NON OPERATING INCOME	75,000.00	0.00	75,000.00		75,000.00	294,426.00	-219,426.00	-74.5 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		220,895.00	250,000.00	-29,105.00	-11.6 %
9204 Reserve Study	400.00	0.00	400.00		400.00	0.00	400.00	
9200 Total Reserve Expenses	400.00	0.00	400.00		221,295.00	250,000.00	-28,705.00	-11.5 %
9500 Capital Items								
9525 Exterior Painting	9,050.00	0.00	9,050.00		9,050.00	0.00	9,050.00	
9530 HVAC - Major	0.00	40,000.00	-40,000.00	-100.0 %	29,788.66	40,000.00	-10,211.34	-25.5 %
9500 Total Capital Items	9,050.00	40,000.00	-30,950.00	-77.4 %	38,838.66	40,000.00	-1,161.34	-2.9 %
TOTAL NON OPERATING EXPENSE	9,450.00	40,000.00	-30,550.00	-76.4 %	260,133.66	290,000.00	-29,866.34	-10.3 %

	Actual 10/01/19 - 10/31/19	Budget 10/19 - 10/19	\$ Change	% Change	Actual YTD 01/01/19 - 10/31/19	Budget YTD 01/19 - 10/19	\$ Change	% Change
NET INCOME	-9,818.58	-40,614.45	30,795.87	75.8 %	59,096.34	8,152.42	50,943.92	624.9 %
NET INCOME SUMMARY								
Income	4,308.30	4,288.09	20.21	0.5 %	362,060.29	361,030.82	1,029.47	0.3 %
Expense	-79,676.88	-4,902.54	-74,774.34	1,525.2 %	-117,830.29	-357,304.40	239,474.11	67.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-75,368.58	-614.45	-74,754.13	-12,166.0 %	244,230.00	3,726.42	240,503.58	6,454.0 %
Non Operating Income	75,000.00	0.00	75,000.00		75,000.00	294,426.00	-219,426.00	-74.5 %
Non Operating Expense	-9,450.00	-40,000.00	30,550.00	76.4 %	-260,133.66	-290,000.00	29,866.34	10.3 %
NET INCOME	-9,818.58	-40,614.45	30,795.87	75.8 %	59,096.34	8,152.42	50,943.92	624.9 %