

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 11/01/19 - 11/30/19 and 01/01/19 - 11/30/19 (accrual basis)

	Actual 11/01/19 - 11/30/19	Budget 11/19 - 11/19	\$ Change	% Change	Actual YTD 01/01/19 - 11/30/19	Budget YTD 01/19 - 11/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	47,139.40	47,091.00	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	12.60	0.00	12.60		1,095.69	50.00	1,045.69	2,091.4 %
4100 Total Rental Income (non-posting)	4,293.60	4,281.00	12.60	0.3 %	366,285.09	365,141.00	1,144.09	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	5.86	7.09	-1.23	-17.3 %	74.66	77.91	-3.25	-4.2 %
4500 Total Misc Income (non-posting)	5.86	7.09	-1.23	-17.3 %	74.66	77.91	-3.25	-4.2 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
TOTAL INCOME	4,299.46	4,288.09	11.37	0.3 %	366,359.75	365,318.91	1,040.84	0.3 %
EXPENSE								
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 %
5170 Extermination	69.00	0.00	69.00		69.00	0.00	69.00	
5100 Total Repairs & Maintenance Expense	69.00	0.00	69.00		69.00	415.00	-346.00	-83.4 %
5350 Licenses and Fees	0.00	0.00	0.00		60.00	225.00	-165.00	-73.3 %
5600 Administrative (non-posting)								
5605 Postage	3.00	15.00	-12.00	-80.0 %	120.29	165.00	-44.71	-27.1 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	3,300.00	6,600.00	-3,300.00	-50.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	848.63	550.00	298.63	54.3 %
5608 Administrative	150.00	0.00	150.00		225.00	0.00	225.00	
5609 Meeting Expense	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	750.00	-750.00	-100.0 %	1,280.00	8,250.00	-6,970.00	-84.5 %
5614 Accounting	0.00	0.00	0.00		2,775.00	2,400.00	375.00	15.6 %
5617 HOA Insurance	1,282.95	1,140.50	142.45	12.5 %	12,787.66	12,545.50	242.16	1.9 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	876.00	-876.00	-100.0 %
5623 Reserve Transfer	0.00	0.00	0.00		75,000.00	294,426.00	-219,426.00	-74.5 %
5600 Total Administrative (non-posting)	1,735.95	2,555.50	-819.55	-32.1 %	96,336.58	325,912.50	-229,575.92	-70.4 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	54.00	220.00	-166.00	-75.5 %
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	0.00	0.00	0.00		50.00	500.00	-450.00	-90.0 %
6104 Light Maintenance	0.00	0.00	0.00		70.00	0.00	70.00	

	Actual 11/01/19 - 11/30/19	Budget 11/19 - 11/19	\$ Change	% Change	Actual YTD 01/01/19 - 11/30/19	Budget YTD 01/19 - 11/19	\$ Change	% Change
6105 Plumbing Repairs	480.00	291.87	188.13	64.5 %	480.00	3,210.57	-2,730.57	-85.0 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	2,068.86	1,375.00	693.86	50.5 %
6100 Total Exterior Building Maintenance	480.00	416.87	63.13	15.1 %	2,668.86	7,485.57	-4,816.71	-64.3 %
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	493.00	700.00	-207.00	-29.6 %	3,758.00	4,900.00	-1,142.00	-23.3 %
7002 Snow Removal	207.50	250.00	-42.50	-17.0 %	2,517.50	6,000.00	-3,482.50	-58.0 %
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	0.00	0.00	0.00		1,723.25	1,500.00	223.25	14.9 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	450.00	-450.00	-100.0 %
7000 Total Grounds & Landscaping (non	700.50	1,000.00	-299.50	-30.0 %	8,998.75	14,350.00	-5,351.25	-37.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	465.69	0.00	465.69		2,028.96	0.00	2,028.96	
8303 Water/Sewer	238.35	466.67	-228.32	-48.9 %	5,194.41	5,133.37	61.04	1.2 %
8304 Trash	153.08	193.50	-40.42	-20.9 %	2,062.04	2,128.50	-66.46	-3.1 %
8306 Gas	180.32	775.00	-594.68	-76.7 %	3,553.38	6,762.00	-3,208.62	-47.5 %
8300 Total HOA Utilities (non-posting)	1,037.44	1,435.17	-397.73	-27.7 %	12,838.79	14,023.87	-1,185.08	-8.5 %
5630 Arcitctural Review	0.00	0.00	0.00		683.51	0.00	683.51	
TOTAL EXPENSE	4,022.89	5,427.54	-1,404.65	-25.9 %	121,709.49	362,731.94	-241,022.45	-66.4 %
NOI	276.57	-1,139.45	1,416.02	124.3 %	244,650.26	2,586.97	242,063.29	9,357.0 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		75,000.00	294,426.00	-219,426.00	-74.5 %
9000 Total Reserve Income	0.00	0.00	0.00		75,000.00	294,426.00	-219,426.00	-74.5 %
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		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	0.00	0.00	0.00		400.00	0.00	400.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		221,295.00	250,000.00	-28,705.00	-11.5 %
9500 Capital Items								
9525 Exterior Painting	6,408.00	0.00	6,408.00		15,458.00	0.00	15,458.00	
9530 HVAC - Major	0.00	0.00	0.00		29,788.66	40,000.00	-10,211.34	-25.5 %
9500 Total Capital Items	6,408.00	0.00	6,408.00		45,246.66	40,000.00	5,246.66	13.1 %
TOTAL NON OPERATING EXPENSE	6,408.00	0.00	6,408.00		266,541.66	290,000.00	-23,458.34	-8.1 %

	Actual 11/01/19 - 11/30/19	Budget 11/19 - 11/19	\$ Change	% Change	Actual YTD 01/01/19 - 11/30/19	Budget YTD 01/19 - 11/19	\$ Change	% Change
NET INCOME	-6,131.43	-1,139.45	-4,991.98	-438.1 %	53,108.60	7,012.97	46,095.63	657.3 %
NET INCOME SUMMARY								
Income	4,299.46	4,288.09	11.37	0.3 %	366,359.75	365,318.91	1,040.84	0.3 %
Expense	-4,022.89	-5,427.54	1,404.65	25.9 %	-121,709.49	-362,731.94	241,022.45	66.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	276.57	-1,139.45	1,416.02	124.3 %	244,650.26	2,586.97	242,063.29	9,357.0 %
Non Operating Income	0.00	0.00	0.00		75,000.00	294,426.00	-219,426.00	-74.5 %
Non Operating Expense	-6,408.00	0.00	-6,408.00		-266,541.66	-290,000.00	23,458.34	8.1 %
NET INCOME	-6,131.43	-1,139.45	-4,991.98	-438.1 %	53,108.60	7,012.97	46,095.63	657.3 %