

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 12/01/18 - 12/31/18 and 01/01/18 - 12/31/18 (accrual basis)

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	0.00	4,281.00		48,646.16	0.00	48,646.16	
4111 Late Fees	145.40	0.00	145.40		2,114.77	0.00	2,114.77	
4100 Total Rental Income (non-posting)	4,426.40	0.00	4,426.40		50,760.93	0.00	50,760.93	
4500 Misc Income (non-posting)								
4501 Interest Income	0.00	0.00	0.00		-392.64	0.00	-392.64	
4500 Total Misc Income (non-posting)	0.00	0.00	0.00		-392.64	0.00	-392.64	
4600 Bad Debts Recovery	0.00	0.00	0.00		-75.00	0.00	-75.00	
4660 HOA Violations	0.00	0.00	0.00		1,650.00	0.00	1,650.00	
4999 Misc Income	0.00	0.00	0.00		45,157.67	0.00	45,157.67	
4106 HOA Special Assessments	0.00	0.00	0.00		26,000.00	0.00	26,000.00	
TOTAL INCOME	4,426.40	0.00	4,426.40		123,100.96	0.00	123,100.96	
EXPENSE								
5010 Bank Fees	0.00	0.00	0.00		-5.00	0.00	-5.00	
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	0.00	0.00	0.00		70.00	0.00	70.00	
5030 Total Cleaning & Maintenance Expense (non-posting)	0.00	0.00	0.00		70.00	0.00	70.00	
5060 Legal and Other Professional Fees (non-posting)								
5062 Legal Fees	0.00	0.00	0.00		-642.00	0.00	-642.00	
5060 Total Legal and Other Professional Fees (non-posting)	0.00	0.00	0.00		-642.00	0.00	-642.00	
5100 Repairs & Maintenance Expense (non-posting)								
5111 HVAC	0.00	0.00	0.00		382.00	0.00	382.00	
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	0.00	0.00		382.00	0.00	382.00	
5600 Administrative (non-posting)								
5605 Postage	2.35	0.00	2.35		11.28	0.00	11.28	
5606 HOA Management Fee	300.00	0.00	300.00		2,610.00	0.00	2,610.00	
5607 Copies/Printing	0.00	0.00	0.00		752.14	0.00	752.14	
5608 Administrative	0.00	0.00	0.00		400.00	0.00	400.00	
5609 Meeting Expense	0.00	0.00	0.00		323.00	0.00	323.00	
5611 HOA Legal Fees	2,087.47	0.00	2,087.47		8,102.92	0.00	8,102.92	
5613 Professional Fees	0.00	0.00	0.00		2,175.00	0.00	2,175.00	
5616 Reserve Transfer	0.00	0.00	0.00		206.04	0.00	206.04	
5617 HOA Insurance	0.00	0.00	0.00		13,586.07	0.00	13,586.07	
5623 Reserve Transfer	0.00	0.00	0.00		2,957.50	0.00	2,957.50	

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
5600 Total Administrative (non-posting)	2,389.82	0.00	2,389.82		31,123.95	0.00	31,123.95	
5650 Bank Fees	0.00	0.00	0.00		5.00	0.00	5.00	
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	0.00	0.00		2,701.42	0.00	2,701.42	
6104 Light Maintenance	0.00	0.00	0.00		1,942.71	0.00	1,942.71	
6105 Plumbing Repairs	0.00	0.00	0.00		3,452.00	0.00	3,452.00	
6109 HVAC/Boiler	52.50	0.00	52.50		5,072.55	0.00	5,072.55	
6100 Total Exterior Building Maintenance	52.50	0.00	52.50		13,168.68	0.00	13,168.68	
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	731.00	0.00	731.00		5,323.00	0.00	5,323.00	
7002 Snow Removal	210.00	0.00	210.00		810.00	0.00	810.00	
7003 Irrigation Maintenance	0.00	0.00	0.00		1,033.00	0.00	1,033.00	
7006 General Maintenance	0.00	0.00	0.00		302.50	0.00	302.50	
7030 General Grounds Misc	0.00	0.00	0.00		57.50	0.00	57.50	
7000 Total Grounds & Landscaping (non	941.00	0.00	941.00		7,526.00	0.00	7,526.00	
8300 HOA Utilities (non-posting)								
8302 Electricity	355.36	0.00	355.36		6,837.75	0.00	6,837.75	
8303 Water/Sewer	471.80	0.00	471.80		6,448.93	0.00	6,448.93	
8304 Trash	141.00	0.00	141.00		1,831.05	0.00	1,831.05	
8306 Gas	1,705.90	0.00	1,705.90		2,501.89	0.00	2,501.89	
8300 Total HOA Utilities (non-posting)	2,674.06	0.00	2,674.06		17,619.62	0.00	17,619.62	
5640 Collections Attorney and Fees	0.00	0.00	0.00		740.00	0.00	740.00	
TOTAL EXPENSE	6,057.38	0.00	6,057.38		69,988.25	0.00	69,988.25	
NOI	-1,630.98	0.00	-1,630.98		53,112.71	0.00	53,112.71	
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		2,957.50	0.00	2,957.50	
9002 Reserve Interest	7.74	0.00	7.74		60.21	0.00	60.21	
9000 Total Reserve Income	7.74	0.00	7.74		3,017.71	0.00	3,017.71	
TOTAL NON OPERATING INCOME	7.74	0.00	7.74		3,017.71	0.00	3,017.71	
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		1,595.00	0.00	1,595.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		750.00	0.00	750.00	
9240 Roofs	0.00	0.00	0.00		111,579.63	0.00	111,579.63	
9200 Total Reserve Expenses	0.00	0.00	0.00		113,924.63	0.00	113,924.63	
9205 Unit Repairs	0.00	0.00	0.00		23,562.58	0.00	23,562.58	

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00		137,487.21	0.00	137,487.21	
NET INCOME	-1,623.24	0.00	-1,623.24		-81,356.79	0.00	-81,356.79	
NET INCOME SUMMARY								
Income	4,426.40	0.00	4,426.40		123,100.96	0.00	123,100.96	
Expense	-6,057.38	0.00	-6,057.38		-69,988.25	0.00	-69,988.25	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-1,630.98	0.00	-1,630.98		53,112.71	0.00	53,112.71	
Non Operating Income	7.74	0.00	7.74		3,017.71	0.00	3,017.71	
Non Operating Expense	0.00	0.00	0.00		-137,487.21	0.00	-137,487.21	
NET INCOME	-1,623.24	0.00	-1,623.24		-81,356.79	0.00	-81,356.79	