

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 12/01/19 - 12/31/19 and 01/01/19 - 12/31/19 (accrual basis)

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	51,420.40	51,372.00	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	0.00	0.00	0.00		1,095.69	50.00	1,045.69	2,091.4 %
4100 Total Rental Income (non-posting)	4,281.00	4,281.00	0.00	0.0 %	370,566.09	369,422.00	1,144.09	0.3 %
4300 Maintenance Income (non-posting)								
4304 Damages	580.00	0.00	580.00		580.00	0.00	580.00	
4300 Total Maintenance Income (non-po	580.00	0.00	580.00		580.00	0.00	580.00	
4500 Misc Income (non-posting)								
4501 Interest Income	5.86	7.09	-1.23	-17.3 %	80.52	85.00	-4.48	-5.3 %
4500 Total Misc Income (non-posting)	5.86	7.09	-1.23	-17.3 %	80.52	85.00	-4.48	-5.3 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
<b>TOTAL INCOME</b>	<b>4,866.86</b>	<b>4,288.09</b>	<b>578.77</b>	<b>13.5 %</b>	<b>371,226.61</b>	<b>369,607.00</b>	<b>1,619.61</b>	<b>0.4 %</b>
<b>EXPENSE</b>								
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	0.00	0.00	0.00		69.00	0.00	69.00	
5100 Total Repairs & Maintenance Expe	0.00	0.00	0.00		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	3.50	15.00	-11.50	-76.7 %	123.79	180.00	-56.21	-31.2 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	3,600.00	7,200.00	-3,600.00	-50.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	848.63	600.00	248.63	41.4 %
5608 Administrative	0.00	0.00	0.00		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	9,000.00	-7,720.00	-85.8 %
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 %	14,070.61	13,686.00	384.61	2.8 %
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)	1,586.45	2,555.50	-969.05	-37.9 %	97,923.03	328,468.00	-230,544.97	-70.2 %
5650 Bank Fees	0.00	0.00	0.00		54.00	220.00	-166.00	-75.5 %

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	144.01	0.00	144.01		144.01	2,400.00	-2,255.99	-94.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		50.00	500.00	-450.00	-90.0 %
6104 Light Maintenance	51.84	0.00	51.84		121.84	0.00	121.84	
6105 Plumbing Repairs	1,536.96	291.87	1,245.09	426.6 %	2,016.96	3,502.44	-1,485.48	-42.4 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	2,068.86	1,500.00	568.86	37.9 %
6100 Total Exterior Building Maintenance	1,732.81	416.87	1,315.94	315.7 %	4,401.67	7,902.44	-3,500.77	-44.3 %
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	0.00	700.00	-700.00	-100.0 %	3,758.00	5,600.00	-1,842.00	-32.9 %
7002 Snow Removal	909.38	1,500.00	-590.62	-39.4 %	3,426.88	7,500.00	-4,073.12	-54.3 %
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	100.00	0.00	100.00		1,823.25	1,500.00	323.25	21.6 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
7000 Total Grounds & Landscaping (non	1,009.38	2,250.00	-1,240.62	-55.1 %	10,008.13	16,600.00	-6,591.87	-39.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	186.76	0.00	186.76		2,215.72	0.00	2,215.72	
8303 Water/Sewer	194.86	466.63	-271.77	-58.2 %	5,389.27	5,600.00	-210.73	-3.8 %
8304 Trash	205.12	193.50	11.62	6.0 %	2,267.16	2,322.00	-54.84	-2.4 %
8306 Gas	587.50	1,000.00	-412.50	-41.2 %	4,140.88	7,762.00	-3,621.12	-46.7 %
8300 Total HOA Utilities (non-posting)	1,174.24	1,660.13	-485.89	-29.3 %	14,013.03	15,684.00	-1,670.97	-10.7 %
5630 Architectural Review	0.00	0.00	0.00		683.51	0.00	683.51	
<b>TOTAL EXPENSE</b>	<b>5,502.88</b>	<b>6,882.50</b>	<b>-1,379.62</b>	<b>-20.0 %</b>	<b>127,212.37</b>	<b>369,614.44</b>	<b>-242,402.07</b>	<b>-65.6 %</b>
<b>NOI</b>	<b>-636.02</b>	<b>-2,594.41</b>	<b>1,958.39</b>	<b>75.5 %</b>	<b>244,014.24</b>	<b>-7.44</b>	<b>244,021.68</b>	<b>3,279,861.3 %</b>
<b>NON OPERATING INCOME</b>								
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 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>75,000.00</b>	<b>294,426.00</b>	<b>-219,426.00</b>	<b>-74.5 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	9,828.05	0.00	9,828.05		230,723.05	250,000.00	-19,276.95	-7.7 %
9204 Reserve Study	0.00	0.00	0.00		400.00	0.00	400.00	
9200 Total Reserve Expenses	9,828.05	0.00	9,828.05		231,123.05	250,000.00	-18,876.95	-7.6 %
9500 Capital Items								
9525 Exterior Painting	722.90	0.00	722.90		16,180.90	0.00	16,180.90	
9530 HVAC - Major	0.00	0.00	0.00		29,788.66	40,000.00	-10,211.34	-25.5 %

	<b>Actual</b> <b>12/01/19 - 12/31/19</b>	<b>Budget</b> <b>12/19 - 12/19</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/19 - 12/31/19</b>	<b>Budget YTD</b> <b>01/19 - 12/19</b>	<b>\$ Change</b>	<b>% Change</b>
9500 Total Capital Items	722.90	0.00	722.90		45,969.56	40,000.00	5,969.56	14.9 %
<b>TOTAL NON OPERATING EXPENSE</b>	<b>10,550.95</b>	<b>0.00</b>	<b>10,550.95</b>		<b>277,092.61</b>	<b>290,000.00</b>	<b>-12,907.39</b>	<b>-4.5 %</b>
<b>NET INCOME</b>	<b>-11,186.97</b>	<b>-2,594.41</b>	<b>-8,592.56</b>	<b>-331.2 %</b>	<b>41,921.63</b>	<b>4,418.56</b>	<b>37,503.07</b>	<b>848.8 %</b>
<b>NET INCOME SUMMARY</b>								
Income	4,866.86	4,288.09	578.77	13.5 %	371,226.61	369,607.00	1,619.61	0.4 %
Expense	-5,502.88	-6,882.50	1,379.62	20.0 %	-127,212.37	-369,614.44	242,402.07	65.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-636.02	-2,594.41	1,958.39	75.5 %	244,014.24	-7.44	244,021.68	3,279,861.3 %
Non Operating Income	0.00	0.00	0.00		75,000.00	294,426.00	-219,426.00	-74.5 %
Non Operating Expense	-10,550.95	0.00	-10,550.95		-277,092.61	-290,000.00	12,907.39	4.5 %
<b>NET INCOME</b>	<b>-11,186.97</b>	<b>-2,594.41</b>	<b>-8,592.56</b>	<b>-331.2 %</b>	<b>41,921.63</b>	<b>4,418.56</b>	<b>37,503.07</b>	<b>848.8 %</b>