

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/19 - 02/28/19 and 01/01/19 - 02/28/19 (accrual basis)

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 02/28/19	Budget YTD 01/19 - 02/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	8,562.00	8,562.00	0.00	0.0 %
4111 Late Fees	174.09	0.00	174.09		313.86	10.00	303.86	3,038.6 %
4100 Total Rental Income (non-posting)	4,455.09	4,281.00	174.09	4.1 %	8,875.86	8,572.00	303.86	3.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.23	7.08	0.15	2.1 %	14.98	14.16	0.82	5.8 %
4500 Total Misc Income (non-posting)	7.23	7.08	0.15	2.1 %	14.98	14.16	0.82	5.8 %
TOTAL INCOME	4,462.32	4,288.08	174.24	4.1 %	8,890.84	8,586.16	304.68	3.5 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	16.50	15.00	1.50	10.0 %	17.44	30.00	-12.56	-41.9 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	600.00	1,200.00	-600.00	-50.0 %
5607 Copies/Printing	21.78	50.00	-28.22	-56.4 %	56.13	100.00	-43.87	-43.9 %
5609 Meeting Expense	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	302.50	750.00	-447.50	-59.7 %	302.50	1,500.00	-1,197.50	-79.8 %
5617 HOA Insurance	939.20	1,140.50	-201.30	-17.7 %	2,864.56	2,281.00	583.56	25.6 %
5600 Total Administrative (non-posting)	1,579.98	2,555.50	-975.52	-38.2 %	3,840.63	5,211.00	-1,370.37	-26.3 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6104 Light Maintenance	70.00	0.00	70.00		70.00	0.00	70.00	
6105 Plumbing Repairs	0.00	291.87	-291.87	-100.0 %	0.00	583.74	-583.74	-100.0 %
6170 Heating and AC	1,183.48	125.00	1,058.48	846.8 %	1,253.48	250.00	1,003.48	401.4 %
6100 Total Exterior Building Maintenance	1,253.48	416.87	836.61	200.7 %	1,323.48	833.74	489.74	58.7 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	840.00	2,000.00	-1,160.00	-58.0 %	960.00	4,500.00	-3,540.00	-78.7 %
7000 Total Grounds & Landscaping (non	840.00	2,000.00	-1,160.00	-58.0 %	960.00	4,500.00	-3,540.00	-78.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	142.04	0.00	142.04		287.49	0.00	287.49	
8303 Water/Sewer	274.41	466.67	-192.26	-41.2 %	3,326.83	933.34	2,393.49	256.4 %
8304 Trash	141.00	193.50	-52.50	-27.1 %	423.00	387.00	36.00	9.3 %
8306 Gas	940.70	1,000.00	-59.30	-5.9 %	1,748.70	2,700.00	-951.30	-35.2 %
8300 Total HOA Utilities (non-posting)	1,498.15	1,660.17	-162.02	-9.8 %	5,786.02	4,020.34	1,765.68	43.9 %
TOTAL EXPENSE	5,171.61	6,652.54	-1,480.93	-22.3 %	11,910.13	14,605.08	-2,694.95	-18.5 %

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 02/28/19	Budget YTD 01/19 - 02/19	\$ Change	% Change
NOI	-709.29	-2,364.46	1,655.17	70.0 %	-3,019.29	-6,018.92	2,999.63	49.8 %
NON OPERATING EXPENSE								
9500 Capital Items								
9530 HVAC - Major	28,370.15	0.00	28,370.15		28,370.15	0.00	28,370.15	
9500 Total Capital Items	28,370.15	0.00	28,370.15		28,370.15	0.00	28,370.15	
TOTAL NON OPERATING EXPENSE	28,370.15	0.00	28,370.15		28,370.15	0.00	28,370.15	
NET INCOME	-29,079.44	-2,364.46	-26,714.98	-1,129.9 %	-31,389.44	-6,018.92	-25,370.52	-421.5 %
NET INCOME SUMMARY								
Income	4,462.32	4,288.08	174.24	4.1 %	8,890.84	8,586.16	304.68	3.5 %
Expense	-5,171.61	-6,652.54	1,480.93	22.3 %	-11,910.13	-14,605.08	2,694.95	18.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-28,370.15	0.00	-28,370.15		-28,370.15	0.00	-28,370.15	
NET INCOME	-29,079.44	-2,364.46	-26,714.98	-1,129.9 %	-31,389.44	-6,018.92	-25,370.52	-421.5 %