

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/20 - 02/29/20 and 01/01/20 - 02/29/20 (accrual basis)

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ 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	0.00	0.00	0.00		14.84	0.00	14.84	
4100 Total Rental Income (non-posting)	4,281.00	4,281.00	0.00	0.0 %	8,576.84	8,562.00	14.84	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	5.13	10.00	-4.87	-48.7 %	11.18	20.00	-8.82	-44.1 %
4500 Total Misc Income (non-posting)	5.13	10.00	-4.87	-48.7 %	11.18	20.00	-8.82	-44.1 %
TOTAL INCOME	4,286.13	4,291.00	-4.87	-0.1 %	8,588.02	8,582.00	6.02	0.1 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	5.50	15.00	-9.50	-63.3 %	10.50	30.00	-19.50	-65.0 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	600.00	600.00	0.00	0.0 %
5607 Copies/Printing	0.00	30.00	-30.00	-100.0 %	0.00	60.00	-60.00	-100.0 %
5608 Administrative	45.92	0.00	45.92		45.92	0.00	45.92	
5611 HOA Legal Fees	2,500.00	150.00	2,350.00	1,566.7 %	2,500.00	300.00	2,200.00	733.3 %
5617 HOA Insurance	1,282.95	1,140.50	142.45	12.5 %	2,565.90	2,281.00	284.90	12.5 %
5600 Total Administrative (non-posting)	4,134.37	1,635.50	2,498.87	152.8 %	5,722.32	3,271.00	2,451.32	74.9 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	-14.99	200.00	-214.99	-107.5 %	257.85	400.00	-142.15	-35.5 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	87.55	200.00	-112.45	-56.2 %
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	490.90	100.00	390.90	390.9 %
6100 Total Exterior Building Maintenance	-14.99	350.00	-364.99	-104.3 %	836.30	700.00	136.30	19.5 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	1,477.50	2,000.00	-522.50	-26.1 %	1,777.50	4,500.00	-2,722.50	-60.5 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	100.00	50.00	50.00	100.0 %
7000 Total Grounds & Landscaping (non	1,477.50	2,050.00	-572.50	-27.9 %	1,877.50	4,550.00	-2,672.50	-58.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	169.32	160.00	9.32	5.8 %	353.32	320.00	33.32	10.4 %
8303 Water/Sewer	208.30	275.00	-66.70	-24.3 %	3,077.74	525.00	2,552.74	486.2 %
8304 Trash	256.08	193.50	62.58	32.3 %	505.59	387.00	118.59	30.6 %
8306 Gas	515.32	1,000.00	-484.68	-48.5 %	1,105.77	2,700.00	-1,594.23	-59.0 %
8300 Total HOA Utilities (non-posting)	1,149.02	1,628.50	-479.48	-29.4 %	5,042.42	3,932.00	1,110.42	28.2 %

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
TOTAL EXPENSE	6,745.90	5,674.00	1,071.90	18.9 %	13,478.54	12,473.00	1,005.54	8.1 %
NOI	-2,459.77	-1,383.00	-1,076.77	-77.9 %	-4,890.52	-3,891.00	-999.52	-25.7 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	400.00	0.00	400.00		400.00	0.00	400.00	
9240 Roofs	0.00	0.00	0.00		10,374.30	0.00	10,374.30	
9200 Total Reserve Expenses	400.00	0.00	400.00		10,774.30	0.00	10,774.30	
TOTAL NON OPERATING EXPENSE	400.00	0.00	400.00		10,774.30	0.00	10,774.30	
NET INCOME	-2,859.77	-1,383.00	-1,476.77	-106.8 %	-15,664.82	-3,891.00	-11,773.82	-302.6 %
NET INCOME SUMMARY								
Income	4,286.13	4,291.00	-4.87	-0.1 %	8,588.02	8,582.00	6.02	0.1 %
Expense	-6,745.90	-5,674.00	-1,071.90	18.9 %	-13,478.54	-12,473.00	-1,005.54	8.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-400.00	0.00	-400.00		-10,774.30	0.00	-10,774.30	
NET INCOME	-2,859.77	-1,383.00	-1,476.77	-106.8 %	-15,664.82	-3,891.00	-11,773.82	-302.6 %