

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 04/01/19 - 04/30/19 and 01/01/19 - 04/30/19 (accrual basis)

	Actual 04/01/19 - 04/30/19	Budget 04/19 - 04/19	\$ Change	% Change	Actual YTD 01/01/19 - 04/30/19	Budget YTD 01/19 - 04/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,329.40	4,281.00	48.40	1.1 %	17,172.40	17,124.00	48.40	0.3 %
4108 HOA Reserve Dues	58,000.00	30,000.00	28,000.00	93.3 %	58,000.00	30,000.00	28,000.00	93.3 %
4110 NSF Fees	50.00	0.00	50.00		50.00	0.00	50.00	
4111 Late Fees	328.76	0.00	328.76		820.66	20.00	800.66	4,003.3 %
4100 Total Rental Income (non-posting)	62,708.16	34,281.00	28,427.16	82.9 %	76,043.06	47,144.00	28,899.06	61.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.75	7.08	0.67	9.5 %	30.74	28.32	2.42	8.5 %
4500 Total Misc Income (non-posting)	7.75	7.08	0.67	9.5 %	30.74	28.32	2.42	8.5 %
TOTAL INCOME	62,715.91	34,288.08	28,427.83	82.9 %	76,073.80	47,172.32	28,901.48	61.3 %
EXPENSE								
5010 Bank Fees	12.00	0.00	12.00		12.00	0.00	12.00	
5100 Repairs & Maintenance Expense (non-)								
5125 Fire & Life Safety	0.00	400.00	-400.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	400.00	-400.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
5350 Licenses and Fees	0.00	225.00	-225.00	-100.0 %	0.00	225.00	-225.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	2.50	15.00	-12.50	-83.3 %	22.94	60.00	-37.06	-61.8 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	1,200.00	2,400.00	-1,200.00	-50.0 %
5607 Copies/Printing	4.10	50.00	-45.90	-91.8 %	102.98	200.00	-97.02	-48.5 %
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	-647.00	750.00	-1,397.00	-186.3 %	-284.50	3,000.00	-3,284.50	-109.5 %
5614 Accounting	0.00	2,400.00	-2,400.00	-100.0 %	0.00	2,400.00	-2,400.00	-100.0 %
5617 HOA Insurance	939.20	1,140.50	-201.30	-17.7 %	4,742.96	4,562.00	180.96	4.0 %
5623 Reserve Transfer	0.00	19,016.00	-19,016.00	-100.0 %	0.00	19,016.00	-19,016.00	-100.0 %
5600 Total Administrative (non-posting)	598.80	23,971.50	-23,372.70	-97.5 %	6,525.23	31,738.00	-25,212.77	-79.4 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	80.00	-68.00	-85.0 %
6100 Exterior Building Maintenance (non-po)								
6104 Light Maintenance	0.00	0.00	0.00		70.00	0.00	70.00	
6105 Plumbing Repairs	0.00	291.87	-291.87	-100.0 %	0.00	1,167.48	-1,167.48	-100.0 %
6170 Heating and AC	462.88	125.00	337.88	270.3 %	1,768.86	500.00	1,268.86	253.8 %
6100 Total Exterior Building Maintenance	462.88	416.87	46.01	11.0 %	1,838.86	1,667.48	171.38	10.3 %
6120 Bad Debt	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								

	Actual 04/01/19 - 04/30/19	Budget 04/19 - 04/19	\$ Change	% Change	Actual YTD 01/01/19 - 04/30/19	Budget YTD 01/19 - 04/19	\$ Change	% Change
7001 Landscape Maint. Contract	0.00	0.00	0.00		725.00	0.00	725.00	
7002 Snow Removal	480.00	500.00	-20.00	-4.0 %	1,965.00	5,750.00	-3,785.00	-65.8 %
7003 Irrigation Maintenance	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7006 General Maintenance	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
7000 Total Grounds & Landscaping (non	480.00	1,050.00	-570.00	-54.3 %	2,690.00	6,350.00	-3,660.00	-57.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	173.99	0.00	173.99		640.92	0.00	640.92	
8303 Water/Sewer	292.44	466.67	-174.23	-37.3 %	3,899.69	1,866.68	2,033.01	108.9 %
8304 Trash	189.46	193.50	-4.04	-2.1 %	989.22	774.00	215.22	27.8 %
8306 Gas	423.66	500.00	-76.34	-15.3 %	2,855.21	3,975.00	-1,119.79	-28.2 %
8300 Total HOA Utilities (non-posting)	1,079.55	1,160.17	-80.62	-6.9 %	8,385.04	6,615.68	1,769.36	26.7 %
TOTAL EXPENSE	2,633.23	27,243.54	-24,610.31	-90.3 %	19,463.13	47,176.16	-27,713.03	-58.7 %
NOI	60,082.68	7,044.54	53,038.14	752.9 %	56,610.67	-3.84	56,614.51	1,474,336.2 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	19,016.00	-19,016.00	-100.0 %	0.00	19,016.00	-19,016.00	-100.0 %
9000 Total Reserve Income	0.00	19,016.00	-19,016.00	-100.0 %	0.00	19,016.00	-19,016.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	19,016.00	-19,016.00	-100.0 %	0.00	19,016.00	-19,016.00	-100.0 %
NON OPERATING EXPENSE								
9500 Capital Items								
9530 HVAC - Major	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
9500 Total Capital Items	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
NET INCOME	60,082.68	26,060.54	34,022.14	130.6 %	28,240.52	19,012.16	9,228.36	48.5 %
NET INCOME SUMMARY								
Income	62,715.91	34,288.08	28,427.83	82.9 %	76,073.80	47,172.32	28,901.48	61.3 %
Expense	-2,633.23	-27,243.54	24,610.31	90.3 %	-19,463.13	-47,176.16	27,713.03	58.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	60,082.68	7,044.54	53,038.14	752.9 %	56,610.67	-3.84	56,614.51	1,474,336.2 %
Non Operating Income	0.00	19,016.00	-19,016.00	-100.0 %	0.00	19,016.00	-19,016.00	-100.0 %
Non Operating Expense	0.00	0.00	0.00		-28,370.15	0.00	-28,370.15	
NET INCOME	60,082.68	26,060.54	34,022.14	130.6 %	28,240.52	19,012.16	9,228.36	48.5 %

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