

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 04/01/20 - 04/30/20 and 01/01/20 - 04/30/20 (accrual basis)

	Actual 04/01/20 - 04/30/20	Budget 04/20 - 04/20	\$ Change	% Change	Actual YTD 01/01/20 - 04/30/20	Budget YTD 01/20 - 04/20	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	17,124.00	17,124.00	0.00	0.0 %
4111 Late Fees	0.00	0.00	0.00		27.34	0.00	27.34	
4100 Total Rental Income (non-posting)	4,281.00	4,281.00	0.00	0.0 %	17,151.34	17,124.00	27.34	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	1.03	10.00	-8.97	-89.7 %	13.56	40.00	-26.44	-66.1 %
4500 Total Misc Income (non-posting)	1.03	10.00	-8.97	-89.7 %	13.56	40.00	-26.44	-66.1 %
4999 Misc Income	-50.00	0.00	-50.00		0.00	0.00	0.00	
TOTAL INCOME	4,232.03	4,291.00	-58.97	-1.4 %	17,164.90	17,164.00	0.90	0.0 %
EXPENSE								
5350 Licenses and Fees	10.00	225.00	-215.00	-95.6 %	10.00	225.00	-215.00	-95.6 %
5600 Administrative (non-posting)								
5605 Postage	3.00	15.00	-12.00	-80.0 %	18.00	60.00	-42.00	-70.0 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	1,200.00	1,200.00	0.00	0.0 %
5607 Copies/Printing	0.00	30.00	-30.00	-100.0 %	1.80	120.00	-118.20	-98.5 %
5608 Administrative	0.00	0.00	0.00		70.92	0.00	70.92	
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,500.00	600.00	1,900.00	316.7 %
5614 Accounting	0.00	0.00	0.00		275.00	0.00	275.00	
5617 HOA Insurance	1,282.95	1,140.50	142.45	12.5 %	5,131.80	4,562.00	569.80	12.5 %
5600 Total Administrative (non-posting)	1,585.95	1,635.50	-49.55	-3.0 %	9,197.52	6,542.00	2,655.52	40.6 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	742.85	800.00	-57.15	-7.1 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	87.55	400.00	-312.45	-78.1 %
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	565.90	200.00	365.90	183.0 %
6100 Total Exterior Building Maintenance	0.00	350.00	-350.00	-100.0 %	1,396.30	1,400.00	-3.70	-0.3 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	700.00	-700.00	-100.0 %	0.00	700.00	-700.00	-100.0 %
7002 Snow Removal	337.50	500.00	-162.50	-32.5 %	2,115.00	5,750.00	-3,635.00	-63.2 %
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 %	100.00	150.00	-50.00	-33.3 %
7000 Total Grounds & Landscaping (non	337.50	1,750.00	-1,412.50	-80.7 %	2,215.00	7,100.00	-4,885.00	-68.8 %
8300 HOA Utilities (non-posting)								

	Actual 04/01/20 - 04/30/20	Budget 04/20 - 04/20	\$ Change	% Change	Actual YTD 01/01/20 - 04/30/20	Budget YTD 01/20 - 04/20	\$ Change	% Change
8302 Electricity	171.29	160.00	11.29	7.1 %	694.95	640.00	54.95	8.6 %
8303 Water/Sewer	250.37	275.00	-24.63	-9.0 %	3,536.41	1,075.00	2,461.41	229.0 %
8304 Trash	256.08	193.50	62.58	32.3 %	1,017.75	774.00	243.75	31.5 %
8306 Gas	364.43	500.00	-135.57	-27.1 %	1,896.89	3,975.00	-2,078.11	-52.3 %
8300 Total HOA Utilities (non-posting)	1,042.17	1,128.50	-86.33	-7.6 %	7,146.00	6,464.00	682.00	10.6 %
TOTAL EXPENSE	2,975.62	5,099.00	-2,123.38	-41.6 %	19,964.82	21,771.00	-1,806.18	-8.3 %
NOI	1,256.41	-808.00	2,064.41	255.5 %	-2,799.92	-4,607.00	1,807.08	39.2 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		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	0.00	0.00	0.00		10,774.30	0.00	10,774.30	
9500 Capital Items								
9580 Landscaping Capital	8,000.00	0.00	8,000.00		8,000.00	0.00	8,000.00	
9500 Total Capital Items	8,000.00	0.00	8,000.00		8,000.00	0.00	8,000.00	
TOTAL NON OPERATING EXPENSE	8,000.00	0.00	8,000.00		18,774.30	0.00	18,774.30	
NET INCOME	-6,743.59	-808.00	-5,935.59	-734.6 %	-21,574.22	-4,607.00	-16,967.22	-368.3 %
NET INCOME SUMMARY								
Income	4,232.03	4,291.00	-58.97	-1.4 %	17,164.90	17,164.00	0.90	0.0 %
Expense	-2,975.62	-5,099.00	2,123.38	41.6 %	-19,964.82	-21,771.00	1,806.18	8.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-8,000.00	0.00	-8,000.00		-18,774.30	0.00	-18,774.30	
NET INCOME	-6,743.59	-808.00	-5,935.59	-734.6 %	-21,574.22	-4,607.00	-16,967.22	-368.3 %