

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 05/01/19 - 05/31/19 and 01/01/19 - 05/31/19 (accrual basis)

	Actual 05/01/19 - 05/31/19	Budget 05/19 - 05/19	\$ Change	% Change	Actual YTD 01/01/19 - 05/31/19	Budget YTD 01/19 - 05/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	21,453.40	21,405.00	48.40	0.2 %
4108 HOA Reserve Dues	20,000.00	0.00	20,000.00		78,000.00	30,000.00	48,000.00	160.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	70.01	10.00	60.01	600.1 %	890.67	30.00	860.67	2,868.9 %
4100 Total Rental Income (non-posting)	24,351.01	4,291.00	20,060.01	467.5 %	100,394.07	51,435.00	48,959.07	95.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	8.52	7.08	1.44	20.3 %	39.26	35.40	3.86	10.9 %
4500 Total Misc Income (non-posting)	8.52	7.08	1.44	20.3 %	39.26	35.40	3.86	10.9 %
TOTAL INCOME	24,359.53	4,298.08	20,061.45	466.8 %	100,433.33	51,470.40	48,962.93	95.1 %
EXPENSE								
5010 Bank Fees	0.00	0.00	0.00		12.00	0.00	12.00	
5100 Repairs & Maintenance Expense (non-)								
5125 Fire & Life Safety	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
5350 Licenses and Fees	0.00	0.00	0.00		0.00	225.00	-225.00	-100.0 %
5600 Administrative (non-posting)								
5605 Postage	18.60	15.00	3.60	24.0 %	41.54	75.00	-33.46	-44.6 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	1,500.00	3,000.00	-1,500.00	-50.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	102.98	250.00	-147.02	-58.8 %
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	581.50	750.00	-168.50	-22.5 %	297.00	3,750.00	-3,453.00	-92.1 %
5614 Accounting	0.00	0.00	0.00		0.00	2,400.00	-2,400.00	-100.0 %
5617 HOA Insurance	939.20	1,140.50	-201.30	-17.7 %	5,682.16	5,702.50	-20.34	-0.4 %
5623 Reserve Transfer	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
5600 Total Administrative (non-posting)	1,839.30	2,555.50	-716.20	-28.0 %	8,364.53	34,293.50	-25,928.97	-75.6 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	100.00	-88.00	-88.0 %
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	1,459.35	-1,459.35	-100.0 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	1,768.86	625.00	1,143.86	183.0 %
6100 Total Exterior Building Maintenance	0.00	416.87	-416.87	-100.0 %	1,838.86	2,084.35	-245.49	-11.8 %
6120 Bad Debt	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								

	Actual 05/01/19 - 05/31/19	Budget 05/19 - 05/19	\$ Change	% Change	Actual YTD 01/01/19 - 05/31/19	Budget YTD 01/19 - 05/19	\$ Change	% Change
7001 Landscape Maint. Contract	165.00	700.00	-535.00	-76.4 %	890.00	700.00	190.00	27.1 %
7002 Snow Removal	0.00	0.00	0.00		1,965.00	5,750.00	-3,785.00	-65.8 %
7003 Irrigation Maintenance	0.00	250.00	-250.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
7006 General Maintenance	0.00	250.00	-250.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
7000 Total Grounds & Landscaping (non	165.00	1,250.00	-1,085.00	-86.8 %	2,855.00	7,600.00	-4,745.00	-62.4 %
8300 HOA Utilities (non-posting)								
8302 Electricity	169.13	0.00	169.13		810.05	0.00	810.05	
8303 Water/Sewer	238.35	466.67	-228.32	-48.9 %	4,138.04	2,333.35	1,804.69	77.3 %
8304 Trash	151.93	193.50	-41.57	-21.5 %	1,141.15	967.50	173.65	17.9 %
8306 Gas	337.19	500.00	-162.81	-32.6 %	3,192.40	4,475.00	-1,282.60	-28.7 %
8300 Total HOA Utilities (non-posting)	896.60	1,160.17	-263.57	-22.7 %	9,281.64	7,775.85	1,505.79	19.4 %
5630 Arcitctural Review	683.51	0.00	683.51		683.51	0.00	683.51	
TOTAL EXPENSE	3,584.41	5,402.54	-1,818.13	-33.7 %	23,047.54	52,578.70	-29,531.16	-56.2 %
NOI	20,775.12	-1,104.46	21,879.58	1,981.0 %	77,385.79	-1,108.30	78,494.09	7,082.4 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
9000 Total Reserve Income	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	50,980.05	125,000.00	-74,019.95	-59.2 %	50,980.05	125,000.00	-74,019.95	-59.2 %
9200 Total Reserve Expenses	50,980.05	125,000.00	-74,019.95	-59.2 %	50,980.05	125,000.00	-74,019.95	-59.2 %
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	50,980.05	125,000.00	-74,019.95	-59.2 %	79,350.20	125,000.00	-45,649.80	-36.5 %
NET INCOME	-30,204.93	-126,104.46	95,899.53	76.0 %	-1,964.41	-107,092.30	105,127.89	98.2 %

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NET INCOME SUMMARY								
Income	24,359.53	4,298.08	20,061.45	466.8 %	100,433.33	51,470.40	48,962.93	95.1 %
Expense	-3,584.41	-5,402.54	1,818.13	33.7 %	-23,047.54	-52,578.70	29,531.16	56.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	20,775.12	-1,104.46	21,879.58	1,981.0 %	77,385.79	-1,108.30	78,494.09	7,082.4 %
Non Operating Income	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
Non Operating Expense	-50,980.05	-125,000.00	74,019.95	59.2 %	-79,350.20	-125,000.00	45,649.80	36.5 %
NET INCOME	-30,204.93	-126,104.46	95,899.53	76.0 %	-1,964.41	-107,092.30	105,127.89	98.2 %