

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 06/01/19 - 06/30/19 and 01/01/19 - 06/30/19 (accrual basis)

	Actual 06/01/19 - 06/30/19	Budget 06/19 - 06/19	\$ Change	% Change	Actual YTD 01/01/19 - 06/30/19	Budget YTD 01/19 - 06/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	25,734.40	25,686.00	48.40	0.2 %
4108 HOA Reserve Dues	20,000.00	0.00	20,000.00		98,000.00	30,000.00	68,000.00	226.7 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	12.50	0.00	12.50		903.17	30.00	873.17	2,910.6 %
4100 Total Rental Income (non-posting)	24,293.50	4,281.00	20,012.50	467.5 %	124,687.57	55,716.00	68,971.57	123.8 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.23	7.08	0.15	2.1 %	46.49	42.48	4.01	9.4 %
4500 Total Misc Income (non-posting)	7.23	7.08	0.15	2.1 %	46.49	42.48	4.01	9.4 %
4660 HOA Violations	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
TOTAL INCOME	24,300.73	4,388.08	19,912.65	453.8 %	124,734.06	55,858.48	68,875.58	123.3 %
EXPENSE								
5010 Bank Fees	0.00	0.00	0.00		12.00	0.00	12.00	
5100 Repairs & Maintenance Expense (non-)								
5122 Keys and Locks	0.00	15.00	-15.00	-100.0 %	0.00	15.00	-15.00	-100.0 %
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	15.00	-15.00	-100.0 %	0.00	415.00	-415.00	-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	2.50	15.00	-12.50	-83.3 %	44.04	90.00	-45.96	-51.1 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	1,800.00	3,600.00	-1,800.00	-50.0 %
5607 Copies/Printing	1.20	50.00	-48.80	-97.6 %	104.18	300.00	-195.82	-65.3 %
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	83.00	750.00	-667.00	-88.9 %	380.00	4,500.00	-4,120.00	-91.6 %
5614 Accounting	2,775.00	0.00	2,775.00		2,775.00	2,400.00	375.00	15.6 %
5617 HOA Insurance	939.20	1,140.50	-201.30	-17.7 %	6,621.36	6,843.00	-221.64	-3.2 %
5623 Reserve Transfer	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
5600 Total Administrative (non-posting)	4,100.90	2,555.50	1,545.40	60.5 %	12,465.43	36,849.00	-24,383.57	-66.2 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	120.00	-108.00	-90.0 %
6100 Exterior Building Maintenance (non-po)								
6101 Exterior Bldg Maintenance	0.00	1,200.00	-1,200.00	-100.0 %	0.00	1,200.00	-1,200.00	-100.0 %
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	1,751.22	-1,751.22	-100.0 %
6170 Heating and AC	75.00	125.00	-50.00	-40.0 %	1,843.86	750.00	1,093.86	145.8 %
6100 Total Exterior Building Maintenance	75.00	1,616.87	-1,541.87	-95.4 %	1,913.86	3,701.22	-1,787.36	-48.3 %

	Actual 06/01/19 - 06/30/19	Budget 06/19 - 06/19	\$ Change	% Change	Actual YTD 01/01/19 - 06/30/19	Budget YTD 01/19 - 06/19	\$ Change	% Change
6120 Bad Debt	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	855.00	700.00	155.00	22.1 %	1,745.00	1,400.00	345.00	24.6 %
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	750.00	-750.00	-100.0 %
7006 General Maintenance	720.00	250.00	470.00	188.0 %	720.00	750.00	-30.00	-4.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
7000 Total Grounds & Landscaping (non)	1,575.00	1,250.00	325.00	26.0 %	4,430.00	8,850.00	-4,420.00	-49.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	197.16	0.00	197.16		798.45	0.00	798.45	
8303 Water/Sewer	250.37	466.67	-216.30	-46.3 %	4,124.91	2,800.02	1,324.89	47.3 %
8304 Trash	152.00	193.50	-41.50	-21.4 %	1,152.15	1,161.00	-8.85	-0.8 %
8306 Gas	317.13	250.00	67.13	26.9 %	2,507.34	4,725.00	-2,217.66	-46.9 %
8300 Total HOA Utilities (non-posting)	916.66	910.17	6.49	0.7 %	8,582.85	8,686.02	-103.17	-1.2 %
5630 Arcitctural Review	0.00	0.00	0.00		683.51	0.00	683.51	
TOTAL EXPENSE	6,667.56	6,367.54	300.02	4.7 %	28,099.65	58,946.24	-30,846.59	-52.3 %
NOI	17,633.17	-1,979.46	19,612.63	990.8 %	96,634.41	-3,087.76	99,722.17	3,229.6 %
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	58,480.05	0.00	58,480.05		109,460.10	125,000.00	-15,539.90	-12.4 %
9200 Total Reserve Expenses	58,480.05	0.00	58,480.05		109,460.10	125,000.00	-15,539.90	-12.4 %
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	58,480.05	0.00	58,480.05		137,830.25	125,000.00	12,830.25	10.3 %
NET INCOME	-40,846.88	-1,979.46	-38,867.42	-1,963.5 %	-41,195.84	-109,071.76	67,875.92	62.2 %

	Actual 06/01/19 - 06/30/19	Budget 06/19 - 06/19	\$ Change	% Change	Actual YTD 01/01/19 - 06/30/19	Budget YTD 01/19 - 06/19	\$ Change	% Change
NET INCOME SUMMARY								
Income	24,300.73	4,388.08	19,912.65	453.8 %	124,734.06	55,858.48	68,875.58	123.3 %
Expense	-6,667.56	-6,367.54	-300.02	4.7 %	-28,099.65	-58,946.24	30,846.59	52.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	17,633.17	-1,979.46	19,612.63	990.8 %	96,634.41	-3,087.76	99,722.17	3,229.6 %
Non Operating Income	0.00	0.00	0.00		0.00	19,016.00	-19,016.00	-100.0 %
Non Operating Expense	-58,480.05	0.00	-58,480.05		-137,830.25	-125,000.00	-12,830.25	-10.3 %
NET INCOME	-40,846.88	-1,979.46	-38,867.42	-1,963.5 %	-41,195.84	-109,071.76	67,875.92	62.2 %