

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 07/01/19 - 07/31/19 and 01/01/19 - 07/31/19 (accrual basis)

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	30,015.40	29,967.00	48.40	0.2 %
4108 HOA Reserve Dues	220,000.00	288,000.00	-68,000.00	-23.6 %	318,000.00	318,000.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	51.77	10.00	41.77	417.7 %	954.94	40.00	914.94	2,287.4 %
4100 Total Rental Income (non-posting)	224,332.77	292,291.00	-67,958.23	-23.3 %	349,020.34	348,007.00	1,013.34	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	8.01	7.08	0.93	13.1 %	54.50	49.56	4.94	10.0 %
4500 Total Misc Income (non-posting)	8.01	7.08	0.93	13.1 %	54.50	49.56	4.94	10.0 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
<b>TOTAL INCOME</b>	<b>224,340.78</b>	<b>292,298.08</b>	<b>-67,957.30</b>	<b>-23.2 %</b>	<b>349,074.84</b>	<b>348,156.56</b>	<b>918.28</b>	<b>0.3 %</b>
<b>EXPENSE</b>								
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	0.00	0.00		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 Expe	0.00	0.00	0.00		0.00	415.00	-415.00	-100.0 %
5350 Licenses and Fees	60.00	0.00	60.00		60.00	225.00	-165.00	-73.3 %
5600 Administrative (non-posting)								
5605 Postage	4.00	15.00	-11.00	-73.3 %	48.04	105.00	-56.96	-54.2 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	2,100.00	4,200.00	-2,100.00	-50.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	104.18	350.00	-245.82	-70.2 %
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	300.00	750.00	-450.00	-60.0 %	680.00	5,250.00	-4,570.00	-87.0 %
5614 Accounting	0.00	0.00	0.00		2,775.00	2,400.00	375.00	15.6 %
5617 HOA Insurance	0.00	1,140.50	-1,140.50	-100.0 %	6,621.36	7,983.50	-1,362.14	-17.1 %
5623 Reserve Transfer	0.00	275,410.00	-275,410.00	-100.0 %	0.00	294,426.00	-294,426.00	-100.0 %
5600 Total Administrative (non-posting)	604.00	277,965.50	-277,361.50	-99.8 %	13,069.43	314,814.50	-301,745.07	-95.8 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	140.00	-128.00	-91.4 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	1,200.00	-1,200.00	-100.0 %	0.00	2,400.00	-2,400.00	-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	2,043.09	-2,043.09	-100.0 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	1,843.86	875.00	968.86	110.7 %
6100 Total Exterior Building Maintenance	0.00	1,616.87	-1,616.87	-100.0 %	1,913.86	5,318.09	-3,404.23	-64.0 %

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ 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	380.00	700.00	-320.00	-45.7 %	2,125.00	2,100.00	25.00	1.2 %
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	1,000.00	-1,000.00	-100.0 %
7006 General Maintenance	0.00	250.00	-250.00	-100.0 %	720.00	1,000.00	-280.00	-28.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7000 Total Grounds & Landscaping (non	380.00	1,250.00	-870.00	-69.6 %	4,810.00	10,100.00	-5,290.00	-52.4 %
8300 HOA Utilities (non-posting)								
8302 Electricity	193.11	0.00	193.11		991.56	0.00	991.56	
8303 Water/Sewer	220.32	466.67	-246.35	-52.8 %	4,345.23	3,266.69	1,078.54	33.0 %
8304 Trash	166.55	193.50	-26.95	-13.9 %	1,318.70	1,354.50	-35.80	-2.6 %
8306 Gas	215.06	250.00	-34.94	-14.0 %	2,722.40	4,975.00	-2,252.60	-45.3 %
8300 Total HOA Utilities (non-posting)	795.04	910.17	-115.13	-12.6 %	9,377.89	9,596.19	-218.30	-2.3 %
5630 Arcitctural Review	0.00	0.00	0.00		683.51	0.00	683.51	
<b>TOTAL EXPENSE</b>	<b>1,839.04</b>	<b>281,762.54</b>	<b>-279,923.50</b>	<b>-99.3 %</b>	<b>29,938.69</b>	<b>340,708.78</b>	<b>-310,770.09</b>	<b>-91.2 %</b>
<b>NOI</b>	<b>222,501.74</b>	<b>10,535.54</b>	<b>211,966.20</b>	<b>2,011.9 %</b>	<b>319,136.15</b>	<b>7,447.78</b>	<b>311,688.37</b>	<b>4,185.0 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	275,410.00	-275,410.00	-100.0 %	0.00	294,426.00	-294,426.00	-100.0 %
9000 Total Reserve Income	0.00	275,410.00	-275,410.00	-100.0 %	0.00	294,426.00	-294,426.00	-100.0 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>275,410.00</b>	<b>-275,410.00</b>	<b>-100.0 %</b>	<b>0.00</b>	<b>294,426.00</b>	<b>-294,426.00</b>	<b>-100.0 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	11,667.00	0.00	11,667.00		121,127.10	125,000.00	-3,872.90	-3.1 %
9200 Total Reserve Expenses	11,667.00	0.00	11,667.00		121,127.10	125,000.00	-3,872.90	-3.1 %
9500 Capital Items								
9530 HVAC - Major	1,418.51	0.00	1,418.51		29,788.66	0.00	29,788.66	
9500 Total Capital Items	1,418.51	0.00	1,418.51		29,788.66	0.00	29,788.66	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>13,085.51</b>	<b>0.00</b>	<b>13,085.51</b>		<b>150,915.76</b>	<b>125,000.00</b>	<b>25,915.76</b>	<b>20.7 %</b>
<b>NET INCOME</b>	<b>209,416.23</b>	<b>285,945.54</b>	<b>-76,529.31</b>	<b>-26.8 %</b>	<b>168,220.39</b>	<b>176,873.78</b>	<b>-8,653.39</b>	<b>-4.9 %</b>

	<b>Actual</b> <b>07/01/19 - 07/31/19</b>	<b>Budget</b> <b>07/19 - 07/19</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/19 - 07/31/19</b>	<b>Budget YTD</b> <b>01/19 - 07/19</b>	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	224,340.78	292,298.08	-67,957.30	-23.2 %	349,074.84	348,156.56	918.28	0.3 %
Expense	-1,839.04	-281,762.54	279,923.50	99.3 %	-29,938.69	-340,708.78	310,770.09	91.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	222,501.74	10,535.54	211,966.20	2,011.9 %	319,136.15	7,447.78	311,688.37	4,185.0 %
Non Operating Income	0.00	275,410.00	-275,410.00	-100.0 %	0.00	294,426.00	-294,426.00	-100.0 %
Non Operating Expense	-13,085.51	0.00	-13,085.51		-150,915.76	-125,000.00	-25,915.76	-20.7 %
<b>NET INCOME</b>	<b>209,416.23</b>	<b>285,945.54</b>	<b>-76,529.31</b>	<b>-26.8 %</b>	<b>168,220.39</b>	<b>176,873.78</b>	<b>-8,653.39</b>	<b>-4.9 %</b>