

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 08/01/19 - 08/31/19 and 01/01/19 - 08/31/19 (accrual basis)

	Actual 08/01/19 - 08/31/19	Budget 08/19 - 08/19	\$ Change	% Change	Actual YTD 01/01/19 - 08/31/19	Budget YTD 01/19 - 08/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	34,296.40	34,248.00	48.40	0.1 %
4108 HOA Reserve Dues	0.00	0.00	0.00		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	79.71	0.00	79.71		1,034.65	40.00	994.65	2,486.6 %
4100 Total Rental Income (non-posting)	4,360.71	4,281.00	79.71	1.9 %	353,381.05	352,288.00	1,093.05	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	5.68	7.08	-1.40	-19.8 %	60.18	56.64	3.54	6.2 %
4500 Total Misc Income (non-posting)	5.68	7.08	-1.40	-19.8 %	60.18	56.64	3.54	6.2 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
TOTAL INCOME	4,366.39	4,288.08	78.31	1.8 %	353,441.23	352,444.64	996.59	0.3 %
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	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	0.00	0.00	0.00		60.00	225.00	-165.00	-73.3 %
5600 Administrative (non-posting)								
5605 Postage	4.50	15.00	-10.50	-70.0 %	52.54	120.00	-67.46	-56.2 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	2,400.00	4,800.00	-2,400.00	-50.0 %
5607 Copies/Printing	3.60	50.00	-46.40	-92.8 %	107.78	400.00	-292.22	-73.1 %
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	0.00	750.00	-750.00	-100.0 %	680.00	6,000.00	-5,320.00	-88.7 %
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	9,124.00	-2,502.64	-27.4 %
5623 Reserve Transfer	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
5600 Total Administrative (non-posting)	308.10	2,555.50	-2,247.40	-87.9 %	13,377.53	317,370.00	-303,992.47	-95.8 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	160.00	-148.00	-92.5 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	0.00	0.00		0.00	2,400.00	-2,400.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-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	2,334.96	-2,334.96	-100.0 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	1,843.86	1,000.00	843.86	84.4 %

	Actual 08/01/19 - 08/31/19	Budget 08/19 - 08/19	\$ Change	% Change	Actual YTD 01/01/19 - 08/31/19	Budget YTD 01/19 - 08/19	\$ Change	% Change
6100 Total Exterior Building Maintenance	0.00	916.87	-916.87	-100.0 %	1,913.86	6,234.96	-4,321.10	-69.3 %
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	760.00	700.00	60.00	8.6 %	2,885.00	2,800.00	85.00	3.0 %
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	1,250.00	-1,250.00	-100.0 %
7004 Tree.Shrub Maint.	1,000.00	0.00	1,000.00		1,000.00	0.00	1,000.00	
7006 General Maintenance	771.00	250.00	521.00	208.4 %	1,491.00	1,250.00	241.00	19.3 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7000 Total Grounds & Landscaping (non	2,531.00	1,250.00	1,281.00	102.5 %	7,341.00	11,350.00	-4,009.00	-35.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	186.41	0.00	186.41		1,177.97	0.00	1,177.97	
8303 Water/Sewer	124.16	466.67	-342.51	-73.4 %	4,469.39	3,733.36	736.03	19.7 %
8304 Trash	166.55	193.50	-26.95	-13.9 %	1,485.25	1,548.00	-62.75	-4.1 %
8306 Gas	192.59	250.00	-57.41	-23.0 %	2,914.99	5,225.00	-2,310.01	-44.2 %
8300 Total HOA Utilities (non-posting)	669.71	910.17	-240.46	-26.4 %	10,047.60	10,506.36	-458.76	-4.4 %
5630 Arcitectoral Review	0.00	0.00	0.00		683.51	0.00	683.51	
TOTAL EXPENSE	3,508.81	5,652.54	-2,143.73	-37.9 %	33,447.50	346,361.32	-312,913.82	-90.3 %
NOI	857.58	-1,364.46	2,222.04	162.9 %	319,993.73	6,083.32	313,910.41	5,160.2 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
9000 Total Reserve Income	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	32,597.16	0.00	32,597.16		153,724.26	125,000.00	28,724.26	23.0 %
9200 Total Reserve Expenses	32,597.16	0.00	32,597.16		153,724.26	125,000.00	28,724.26	23.0 %
9500 Capital Items								
9530 HVAC - Major	0.00	0.00	0.00		29,788.66	0.00	29,788.66	
9500 Total Capital Items	0.00	0.00	0.00		29,788.66	0.00	29,788.66	
TOTAL NON OPERATING EXPENSE	32,597.16	0.00	32,597.16		183,512.92	125,000.00	58,512.92	46.8 %
NET INCOME	-31,739.58	-1,364.46	-30,375.12	-2,226.2 %	136,480.81	175,509.32	-39,028.51	-22.2 %

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NET INCOME SUMMARY								
Income	4,366.39	4,288.08	78.31	1.8 %	353,441.23	352,444.64	996.59	0.3 %
Expense	-3,508.81	-5,652.54	2,143.73	37.9 %	-33,447.50	-346,361.32	312,913.82	90.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	857.58	-1,364.46	2,222.04	162.9 %	319,993.73	6,083.32	313,910.41	5,160.2 %
Non Operating Income	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
Non Operating Expense	-32,597.16	0.00	-32,597.16		-183,512.92	-125,000.00	-58,512.92	-46.8 %
NET INCOME	-31,739.58	-1,364.46	-30,375.12	-2,226.2 %	136,480.81	175,509.32	-39,028.51	-22.2 %