

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 08/01/20 - 08/31/20 and 01/01/20 - 08/31/20 (accrual basis)

| | Actual 08/01/20 - 08/31/20 | Budget 08/20 - 08/20 | \$ Change | % Change | Actual YTD 01/01/20 - 08/31/20 | Budget YTD 01/20 - 08/20 | \$ Change | % Change |
|--|-------------------------------|-------------------------|--------------|--------------|-----------------------------------|-----------------------------|--------------|--------------|
| INCOME | | | | | | | | |
| 4100 Rental Income (non-posting) | | | | | | | | |
| 4107 Association Dues | 4,281.00 | 4,281.00 | 0.00 | 0.0 % | 34,248.00 | 34,248.00 | 0.00 | 0.0 % |
| 4111 Late Fees | 12.50 | 0.00 | 12.50 | | 52.34 | 0.00 | 52.34 | |
| 4100 Total Rental Income (non-posting) | 4,293.50 | 4,281.00 | 12.50 | 0.3 % | 34,300.34 | 34,248.00 | 52.34 | 0.2 % |
| 4300 Maintenance Income (non-posting) | | | | | | | | |
| 4304 Damages | 50.00 | 0.00 | 50.00 | | 50.00 | 0.00 | 50.00 | |
| 4300 Total Maintenance Income (non-po) | 50.00 | 0.00 | 50.00 | | 50.00 | 0.00 | 50.00 | |
| 4500 Misc Income (non-posting) | | | | | | | | |
| 4501 Interest Income | 0.86 | 10.00 | -9.14 | -91.4 % | 17.40 | 80.00 | -62.60 | -78.2 % |
| 4500 Total Misc Income (non-posting) | 0.86 | 10.00 | -9.14 | -91.4 % | 17.40 | 80.00 | -62.60 | -78.2 % |
| 4600 Bad Debts Recovery | -12.60 | 0.00 | -12.60 | | -12.60 | 0.00 | -12.60 | |
| 4650 Covenant Violatlions | 0.00 | 0.00 | 0.00 | | 25.00 | 0.00 | 25.00 | |
| TOTAL INCOME | 4,331.76 | 4,291.00 | 40.76 | 0.9 % | 34,380.14 | 34,328.00 | 52.14 | 0.2 % |
| EXPENSE | | | | | | | | |
| 5100 Repairs & Maintenance Expense (non- | | | | | | | | |
| 5115 Electrical Supplies/Repairs | 50.00 | 0.00 | 50.00 | | 50.00 | 0.00 | 50.00 | |
| 5125 Fire & Life Safety | 115.85 | 0.00 | 115.85 | | 506.21 | 400.00 | 106.21 | 26.6 % |
| 5100 Total Repairs & Maintenance Expe | 165.85 | 0.00 | 165.85 | | 556.21 | 400.00 | 156.21 | 39.1 % |
| 5350 Licenses and Fees | 0.00 | 0.00 | 0.00 | | 10.00 | 225.00 | -215.00 | -95.6 % |
| 5600 Administrative (non-posting) | | | | | | | | |
| 5605 Postage | 2.50 | 15.00 | -12.50 | -83.3 % | 34.50 | 120.00 | -85.50 | -71.2 % |
| 5606 HOA Management Fee | 300.00 | 300.00 | 0.00 | 0.0 % | 2,400.00 | 2,400.00 | 0.00 | 0.0 % |
| 5607 Copies/Printing | 0.00 | 30.00 | -30.00 | -100.0 % | 1.80 | 240.00 | -238.20 | -99.2 % |
| 5608 Administrative | 0.00 | 0.00 | 0.00 | | 70.92 | 0.00 | 70.92 | |
| 5609 Meeting Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 50.00 | -50.00 | -100.0 % |
| 5611 HOA Legal Fees | 0.00 | 150.00 | -150.00 | -100.0 % | 2,505.00 | 1,200.00 | 1,305.00 | 108.8 % |
| 5614 Accounting | 0.00 | 0.00 | 0.00 | | 275.00 | 2,900.00 | -2,625.00 | -90.5 % |
| 5617 HOA Insurance | 1,282.90 | 1,140.50 | 142.40 | 12.5 % | 7,697.65 | 9,124.00 | -1,426.35 | -15.6 % |
| 5600 Total Administrative (non-posting) | 1,585.40 | 1,635.50 | -50.10 | -3.1 % | 12,984.87 | 16,034.00 | -3,049.13 | -19.0 % |
| 5650 Bank Fees | 0.00 | 10.00 | -10.00 | -100.0 % | 0.00 | 80.00 | -80.00 | -100.0 % |
| 6100 Exterior Building Maintenance (non-po | | | | | | | | |
| 6101 Exterior Bldg Maintenance | 0.00 | 200.00 | -200.00 | -100.0 % | 742.85 | 1,600.00 | -857.15 | -53.6 % |
| 6105 Plumbing Repairs | 0.00 | 100.00 | -100.00 | -100.0 % | 404.33 | 800.00 | -395.67 | -49.5 % |
| 6109 HVAC/Boiler | 0.00 | 50.00 | -50.00 | -100.0 % | 565.90 | 400.00 | 165.90 | 41.5 % |

| | Actual 08/01/20 - 08/31/20 | Budget 08/20 - 08/20 | \$ Change | % Change | Actual YTD 01/01/20 - 08/31/20 | Budget YTD 01/20 - 08/20 | \$ Change | % Change |
|--|-------------------------------|-------------------------|------------------|-------------------|-----------------------------------|-----------------------------|-------------------|-----------------|
| 6100 Total Exterior Building Maintenance | 0.00 | 350.00 | -350.00 | -100.0 % | 1,713.08 | 2,800.00 | -1,086.92 | -38.8 % |
| 7000 Grounds & Landscaping (non-posting) | | | | | | | | |
| 7001 Landscape Maint. Contract | 575.00 | 700.00 | -125.00 | -17.9 % | 825.00 | 3,500.00 | -2,675.00 | -76.4 % |
| 7002 Snow Removal | 0.00 | 0.00 | 0.00 | | 2,115.00 | 5,750.00 | -3,635.00 | -63.2 % |
| 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. | 0.00 | 0.00 | 0.00 | | 0.00 | 1,500.00 | -1,500.00 | -100.0 % |
| 7006 General Maintenance | 0.00 | 250.00 | -250.00 | -100.0 % | 200.00 | 1,250.00 | -1,050.00 | -84.0 % |
| 7030 General Grounds Misc | 0.00 | 50.00 | -50.00 | -100.0 % | 262.50 | 350.00 | -87.50 | -25.0 % |
| 7000 Total Grounds & Landscaping (non | 575.00 | 1,250.00 | -675.00 | -54.0 % | 3,402.50 | 13,600.00 | -10,197.50 | -75.0 % |
| 8300 HOA Utilities (non-posting) | | | | | | | | |
| 8302 Electricity | 118.56 | 160.00 | -41.44 | -25.9 % | 1,357.16 | 1,280.00 | 77.16 | 6.0 % |
| 8303 Water/Sewer | 424.66 | 550.00 | -125.34 | -22.8 % | 4,640.06 | 3,000.00 | 1,640.06 | 54.7 % |
| 8304 Trash | 256.08 | 193.50 | 62.58 | 32.3 % | 2,103.51 | 1,548.00 | 555.51 | 35.9 % |
| 8306 Gas | 239.93 | 250.00 | -10.07 | -4.0 % | 2,767.15 | 5,225.00 | -2,457.85 | -47.0 % |
| 8300 Total HOA Utilities (non-posting) | 1,039.23 | 1,153.50 | -114.27 | -9.9 % | 10,867.88 | 11,053.00 | -185.12 | -1.7 % |
| TOTAL EXPENSE | 3,365.48 | 4,399.00 | -1,033.52 | -23.5 % | 29,534.54 | 44,192.00 | -14,657.46 | -33.2 % |
| NOI | 966.28 | -108.00 | 1,074.28 | 994.7 % | 4,845.60 | -9,864.00 | 14,709.60 | 149.1 % |
| 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 | 7,682.00 | 0.00 | 7,682.00 | | 25,682.00 | 0.00 | 25,682.00 | |
| 9500 Total Capital Items | 7,682.00 | 0.00 | 7,682.00 | | 25,682.00 | 0.00 | 25,682.00 | |
| TOTAL NON OPERATING EXPENSE | 7,682.00 | 0.00 | 7,682.00 | | 36,456.30 | 0.00 | 36,456.30 | |
| NET INCOME | -6,715.72 | -108.00 | -6,607.72 | -6,118.3 % | -31,610.70 | -9,864.00 | -21,746.70 | -220.5 % |
| NET INCOME SUMMARY | | | | | | | | |
| Income | 4,331.76 | 4,291.00 | 40.76 | 0.9 % | 34,380.14 | 34,328.00 | 52.14 | 0.2 % |
| Expense | -3,365.48 | -4,399.00 | 1,033.52 | 23.5 % | -29,534.54 | -44,192.00 | 14,657.46 | 33.2 % |
| Other Income & Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| Non Operating Expense | -7,682.00 | 0.00 | -7,682.00 | | -36,456.30 | 0.00 | -36,456.30 | |
| NET INCOME | -6,715.72 | -108.00 | -6,607.72 | -6,118.3 % | -31,610.70 | -9,864.00 | -21,746.70 | -220.5 % |

| Actual 08/01/20 - 08/31/20 | Budget 08/20 - 08/20 | \$ Change | % Change | Actual YTD 01/01/20 - 08/31/20 | Budget YTD 01/20 - 08/20 | \$ Change | % Change |
|---|---------------------------------------|------------------|-----------------|---|---|------------------|-----------------|
|---|---------------------------------------|------------------|-----------------|---|---|------------------|-----------------|