

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 12/01/20 - 12/31/20 and 01/01/20 - 12/31/20 (accrual basis)

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	51,372.00	51,372.00	0.00	0.0 %
4111 Late Fees	0.00	0.00	0.00		52.34	0.00	52.34	
4100 Total Rental Income (non-posting)	4,281.00	4,281.00	0.00	0.0 %	51,424.34	51,372.00	52.34	0.1 %
4300 Maintenance Income (non-posting)								
4304 Damages	0.00	0.00	0.00		50.00	0.00	50.00	
4300 Total Maintenance Income (non-po)	0.00	0.00	0.00		50.00	0.00	50.00	
4500 Misc Income (non-posting)								
4501 Interest Income	0.96	10.00	-9.04	-90.4 %	20.93	120.00	-99.07	-82.6 %
4500 Total Misc Income (non-posting)	0.96	10.00	-9.04	-90.4 %	20.93	120.00	-99.07	-82.6 %
4600 Bad Debts Recovery	0.00	0.00	0.00		-12.60	0.00	-12.60	
4650 Covenant Violatlions	0.00	0.00	0.00		25.00	0.00	25.00	
<b>TOTAL INCOME</b>	<b>4,281.96</b>	<b>4,291.00</b>	<b>-9.04</b>	<b>-0.2 %</b>	<b>51,507.67</b>	<b>51,492.00</b>	<b>15.67</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5115 Electrical Supplies/Repairs	0.00	0.00	0.00		125.00	0.00	125.00	
5125 Fire & Life Safety	0.00	0.00	0.00		506.21	400.00	106.21	26.6 %
5100 Total Repairs & Maintenance Expe	0.00	0.00	0.00		631.21	400.00	231.21	57.8 %
5350 Licenses and Fees	0.00	0.00	0.00		10.00	225.00	-215.00	-95.6 %
5600 Administrative (non-posting)								
5605 Postage	3.50	15.00	-11.50	-76.7 %	135.89	180.00	-44.11	-24.5 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	3,600.00	3,600.00	0.00	0.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	1.80	400.00	-398.20	-99.6 %
5608 Administrative	24.10	0.00	24.10		145.02	0.00	145.02	
5609 Meeting Expense	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,505.00	1,800.00	705.00	39.2 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,900.00	-525.00	-18.1 %
5617 HOA Insurance	1,253.02	1,140.50	112.52	9.9 %	12,753.65	13,686.00	-932.35	-6.8 %
5618 D & O Insurance	0.00	0.00	0.00		976.00	876.00	100.00	11.4 %
5600 Total Administrative (non-posting)	1,580.62	1,705.50	-124.88	-7.3 %	22,492.36	23,542.00	-1,049.64	-4.5 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	120.00	-120.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	200.00	-200.00	-100.0 %	684.80	2,400.00	-1,715.20	-71.5 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
6104 Light Maintenance	100.00	0.00	100.00		150.00	0.00	150.00	
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	404.33	1,200.00	-795.67	-66.3 %
6109 HVAC/Boiler	440.42	50.00	390.42	780.8 %	1,181.32	600.00	581.32	96.9 %
6100 Total Exterior Building Maintenance	540.42	350.00	190.42	54.4 %	2,420.45	4,700.00	-2,279.55	-48.5 %
6120 Bad Debt	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	-380.00	0.00	-380.00		882.50	5,600.00	-4,717.50	-84.2 %
7002 Snow Removal	672.17	1,500.00	-827.83	-55.2 %	3,593.22	7,500.00	-3,906.78	-52.1 %
7003 Irrigation Maintenance	0.00	0.00	0.00		200.00	1,500.00	-1,300.00	-86.7 %
7004 Tree.Shrub Maint.	4,700.00	0.00	4,700.00		4,700.00	1,500.00	3,200.00	213.3 %
7006 General Maintenance	0.00	0.00	0.00		200.00	1,500.00	-1,300.00	-86.7 %
7030 General Grounds Misc	62.50	0.00	62.50		325.00	500.00	-175.00	-35.0 %
7000 Total Grounds & Landscaping (non	5,054.67	1,500.00	3,554.67	237.0 %	9,900.72	18,100.00	-8,199.28	-45.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	112.73	160.00	-47.27	-29.5 %	2,016.44	1,920.00	96.44	5.0 %
8303 Water/Sewer	232.34	2,275.00	-2,042.66	-89.8 %	6,056.23	6,925.00	-868.77	-12.5 %
8304 Trash	256.08	193.50	62.58	32.3 %	3,127.83	2,322.00	805.83	34.7 %
8306 Gas	711.56	1,000.00	-288.44	-28.8 %	4,286.24	7,762.00	-3,475.76	-44.8 %
8300 Total HOA Utilities (non-posting)	1,312.71	3,628.50	-2,315.79	-63.8 %	15,486.74	18,929.00	-3,442.26	-18.2 %
<b>TOTAL EXPENSE</b>	<b>8,488.42</b>	<b>7,294.00</b>	<b>1,194.42</b>	<b>16.4 %</b>	<b>50,941.48</b>	<b>66,116.00</b>	<b>-15,174.52</b>	<b>-23.0 %</b>
<b>NOI</b>	<b>-4,206.46</b>	<b>-3,003.00</b>	<b>-1,203.46</b>	<b>-40.1 %</b>	<b>566.19</b>	<b>-14,624.00</b>	<b>15,190.19</b>	<b>103.9 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		400.00	0.00	400.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		1,570.00	0.00	1,570.00	
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		12,344.30	0.00	12,344.30	
9500 Capital Items								
9580 Landscaping Capital	0.00	0.00	0.00		25,682.00	0.00	25,682.00	
9500 Total Capital Items	0.00	0.00	0.00		25,682.00	0.00	25,682.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>38,026.30</b>	<b>0.00</b>	<b>38,026.30</b>	
<b>NET INCOME</b>	<b>-4,206.46</b>	<b>-3,003.00</b>	<b>-1,203.46</b>	<b>-40.1 %</b>	<b>-37,460.11</b>	<b>-14,624.00</b>	<b>-22,836.11</b>	<b>-156.2 %</b>

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
<b>NET INCOME SUMMARY</b>								
Income	4,281.96	4,291.00	-9.04	-0.2 %	51,507.67	51,492.00	15.67	0.0 %
Expense	-8,488.42	-7,294.00	-1,194.42	16.4 %	-50,941.48	-66,116.00	15,174.52	23.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-38,026.30	0.00	-38,026.30	
<b>NET INCOME</b>	<b>-4,206.46</b>	<b>-3,003.00</b>	<b>-1,203.46</b>	<b>-40.1 %</b>	<b>-37,460.11</b>	<b>-14,624.00</b>	<b>-22,836.11</b>	<b>-156.2 %</b>