

Budget Comparison

Property: Forest Park Estates Condo HOA

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

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 01/31/19	Budget YTD 01/19 - 01/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	4,281.00	4,281.00	0.00	0.0 %
4111 Late Fees	139.77	10.00	129.77	1,297.7 %	139.77	10.00	129.77	1,297.7 %
4100 Total Rental Income (non-posting)	4,420.77	4,291.00	129.77	3.0 %	4,420.77	4,291.00	129.77	3.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.75	7.08	0.67	9.5 %	7.75	7.08	0.67	9.5 %
4500 Total Misc Income (non-posting)	7.75	7.08	0.67	9.5 %	7.75	7.08	0.67	9.5 %
TOTAL INCOME	4,428.52	4,298.08	130.44	3.0 %	4,428.52	4,298.08	130.44	3.0 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	0.94	15.00	-14.06	-93.7 %	0.94	15.00	-14.06	-93.7 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	300.00	600.00	-300.00	-50.0 %
5607 Copies/Printing	34.35	50.00	-15.65	-31.3 %	34.35	50.00	-15.65	-31.3 %
5609 Meeting Expense	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	750.00	-750.00	-100.0 %	0.00	750.00	-750.00	-100.0 %
5617 HOA Insurance	1,925.36	1,140.50	784.86	68.8 %	1,925.36	1,140.50	784.86	68.8 %
5623 Reserve Transfer	0.00	24,535.08	-24,535.08	-100.0 %	0.00	24,535.08	-24,535.08	-100.0 %
5600 Total Administrative (non-posting)	2,260.65	27,190.58	-24,929.93	-91.7 %	2,260.65	27,190.58	-24,929.93	-91.7 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
6100 Exterior Building Maintenance (non-po								
6105 Plumbing Repairs	0.00	291.87	-291.87	-100.0 %	0.00	291.87	-291.87	-100.0 %
6170 Heating and AC	70.00	125.00	-55.00	-44.0 %	70.00	125.00	-55.00	-44.0 %
6100 Total Exterior Building Maintenance	70.00	416.87	-346.87	-83.2 %	70.00	416.87	-346.87	-83.2 %
7000 Grounds & Landscaping (non-posting)								
7002 Snow Removal	120.00	2,500.00	-2,380.00	-95.2 %	120.00	2,500.00	-2,380.00	-95.2 %
7000 Total Grounds & Landscaping (non	120.00	2,500.00	-2,380.00	-95.2 %	120.00	2,500.00	-2,380.00	-95.2 %
8300 HOA Utilities (non-posting)								
8302 Electricity	145.45	0.00	145.45		145.45	0.00	145.45	
8303 Water/Sewer	3,052.42	466.67	2,585.75	554.1 %	3,052.42	466.67	2,585.75	554.1 %
8304 Trash	282.00	193.50	88.50	45.7 %	282.00	193.50	88.50	45.7 %
8306 Gas	808.00	1,700.00	-892.00	-52.5 %	808.00	1,700.00	-892.00	-52.5 %
8300 Total HOA Utilities (non-posting)	4,287.87	2,360.17	1,927.70	81.7 %	4,287.87	2,360.17	1,927.70	81.7 %
TOTAL EXPENSE	6,738.52	32,487.62	-25,749.10	-79.3 %	6,738.52	32,487.62	-25,749.10	-79.3 %

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 01/31/19	Budget YTD 01/19 - 01/19	\$ Change	% Change
NOI	-2,310.00	-28,189.54	25,879.54	91.8 %	-2,310.00	-28,189.54	25,879.54	91.8 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	24,535.08	-24,535.08	-100.0 %	0.00	24,535.08	-24,535.08	-100.0 %
9000 Total Reserve Income	0.00	24,535.08	-24,535.08	-100.0 %	0.00	24,535.08	-24,535.08	-100.0 %
TOTAL NON OPERATING INCOME	0.00	24,535.08	-24,535.08	-100.0 %	0.00	24,535.08	-24,535.08	-100.0 %
NET INCOME	-2,310.00	-3,654.46	1,344.46	36.8 %	-2,310.00	-3,654.46	1,344.46	36.8 %
NET INCOME SUMMARY								
Income	4,428.52	4,298.08	130.44	3.0 %	4,428.52	4,298.08	130.44	3.0 %
Expense	-6,738.52	-32,487.62	25,749.10	79.3 %	-6,738.52	-32,487.62	25,749.10	79.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-2,310.00	-28,189.54	25,879.54	91.8 %	-2,310.00	-28,189.54	25,879.54	91.8 %
Non Operating Income	0.00	24,535.08	-24,535.08	-100.0 %	0.00	24,535.08	-24,535.08	-100.0 %
NET INCOME	-2,310.00	-3,654.46	1,344.46	36.8 %	-2,310.00	-3,654.46	1,344.46	36.8 %