

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 10/01/18 - 10/31/18 and 01/01/18 - 10/31/18 (accrual basis)

| | Actual 10/01/18 - 10/31/18 | Budget 10/18 - 10/18 | \$ Change | % Change | Actual YTD 01/01/18 - 10/31/18 | Budget YTD 01/18 - 10/18 | \$ Change | % Change |
|--|-------------------------------|-------------------------|-----------------|----------|-----------------------------------|-----------------------------|-------------------|----------|
| INCOME | | | | | | | | |
| 4100 Rental Income (non-posting) | | | | | | | | |
| 4107 Association Dues | 4,200.00 | 0.00 | 4,200.00 | | 42,323.16 | 0.00 | 42,323.16 | |
| 4111 Late Fees | 100.23 | 0.00 | 100.23 | | 1,793.90 | 0.00 | 1,793.90 | |
| 4100 Total Rental Income (non-posting) | 4,300.23 | 0.00 | 4,300.23 | | 44,117.06 | 0.00 | 44,117.06 | |
| 4500 Misc Income (non-posting) | | | | | | | | |
| 4501 Interest Income | 1.01 | 0.00 | 1.01 | | 85.91 | 0.00 | 85.91 | |
| 4500 Total Misc Income (non-posting) | 1.01 | 0.00 | 1.01 | | 85.91 | 0.00 | 85.91 | |
| 4660 HOA Violations | 0.00 | 0.00 | 0.00 | | 1,650.00 | 0.00 | 1,650.00 | |
| 4999 Misc Income | 0.00 | 0.00 | 0.00 | | 45,157.67 | 0.00 | 45,157.67 | |
| 4106 HOA Special Assessments | 0.00 | 0.00 | 0.00 | | 26,000.00 | 0.00 | 26,000.00 | |
| TOTAL INCOME | 4,301.24 | 0.00 | 4,301.24 | | 117,010.64 | 0.00 | 117,010.64 | |
| EXPENSE | | | | | | | | |
| 5030 Cleaning & Maintenance Expense (non-posting) | | | | | | | | |
| 5033 Landscaping | 52.50 | 0.00 | 52.50 | | 105.00 | 0.00 | 105.00 | |
| 5030 Total Cleaning & Maintenance Expense | 52.50 | 0.00 | 52.50 | | 105.00 | 0.00 | 105.00 | |
| 5050 Insurance Expense (non-posting) | | | | | | | | |
| 5052 Building Insurance Expense | -42.85 | 0.00 | -42.85 | | 788.15 | 0.00 | 788.15 | |
| 5050 Total Insurance Expense (non-posting) | -42.85 | 0.00 | -42.85 | | 788.15 | 0.00 | 788.15 | |
| 5060 Legal and Other Professional Fees (non-posting) | | | | | | | | |
| 5062 Legal Fees | 0.00 | 0.00 | 0.00 | | -35.00 | 0.00 | -35.00 | |
| 5060 Total Legal and Other Professional Fees | 0.00 | 0.00 | 0.00 | | -35.00 | 0.00 | -35.00 | |
| 5100 Repairs & Maintenance Expense (non-posting) | | | | | | | | |
| 5111 HVAC | 666.05 | 0.00 | 666.05 | | 666.05 | 0.00 | 666.05 | |
| 5100 Total Repairs & Maintenance Expense | 666.05 | 0.00 | 666.05 | | 666.05 | 0.00 | 666.05 | |
| 5400 Utilities Expense (non-posting) | | | | | | | | |
| 5401 Gas & Propane | 0.00 | 0.00 | 0.00 | | 267.28 | 0.00 | 267.28 | |
| 5402 Water & Sewer | 1,738.70 | 0.00 | 1,738.70 | | 2,095.23 | 0.00 | 2,095.23 | |
| 5404 Electric | 0.00 | 0.00 | 0.00 | | 134.68 | 0.00 | 134.68 | |
| 5400 Total Utilities Expense (non-posting) | 1,738.70 | 0.00 | 1,738.70 | | 2,497.19 | 0.00 | 2,497.19 | |
| 5600 Administrative (non-posting) | | | | | | | | |
| 5605 Postage | 0.00 | 0.00 | 0.00 | | 1.41 | 0.00 | 1.41 | |
| 5606 HOA Management Fee | 300.00 | 0.00 | 300.00 | | 2,010.00 | 0.00 | 2,010.00 | |
| 5607 Copies/Printing | 0.00 | 0.00 | 0.00 | | 752.14 | 0.00 | 752.14 | |

| | Actual 10/01/18 - 10/31/18 | Budget 10/18 - 10/18 | \$ Change | % Change | Actual YTD 01/01/18 - 10/31/18 | Budget YTD 01/18 - 10/18 | \$ Change | % Change |
|--|-------------------------------|-------------------------|------------------|----------|-----------------------------------|-----------------------------|------------------|----------|
| 5608 Administrative | 35.00 | 0.00 | 35.00 | | 400.00 | 0.00 | 400.00 | |
| 5609 Meeting Expense | 100.00 | 0.00 | 100.00 | | 323.00 | 0.00 | 323.00 | |
| 5611 HOA Legal Fees | 2,381.00 | 0.00 | 2,381.00 | | 6,010.45 | 0.00 | 6,010.45 | |
| 5613 Professional Fees | 0.00 | 0.00 | 0.00 | | 2,175.00 | 0.00 | 2,175.00 | |
| 5616 Reserve Transfer | 0.00 | 0.00 | 0.00 | | 206.04 | 0.00 | 206.04 | |
| 5617 HOA Insurance | 1,878.40 | 0.00 | 1,878.40 | | 12,582.13 | 0.00 | 12,582.13 | |
| 5623 Reserve Transfer | 0.00 | 0.00 | 0.00 | | 2,957.50 | 0.00 | 2,957.50 | |
| 5600 Total Administrative (non-posting) | 4,694.40 | 0.00 | 4,694.40 | | 27,417.67 | 0.00 | 27,417.67 | |
| 5650 Bank Fees | 0.00 | 0.00 | 0.00 | | 5.00 | 0.00 | 5.00 | |
| 5800 HOA Dues | 0.00 | 0.00 | 0.00 | | -723.41 | 0.00 | -723.41 | |
| 6100 Exterior Building Maintenance (non-po | | | | | | | | |
| 6101 Exterior Bldg Maintenance | 0.00 | 0.00 | 0.00 | | 2,701.42 | 0.00 | 2,701.42 | |
| 6104 Light Maintenance | 0.00 | 0.00 | 0.00 | | 764.00 | 0.00 | 764.00 | |
| 6105 Plumbing Repairs | 0.00 | 0.00 | 0.00 | | 3,452.00 | 0.00 | 3,452.00 | |
| 6100 Total Exterior Building Maintenance | 0.00 | 0.00 | 0.00 | | 6,917.42 | 0.00 | 6,917.42 | |
| 7000 Grounds & Landscaping (non-posting) | | | | | | | | |
| 7001 Landscape Maint. Contract | 656.00 | 0.00 | 656.00 | | 3,936.00 | 0.00 | 3,936.00 | |
| 7002 Snow Removal | 0.00 | 0.00 | 0.00 | | 600.00 | 0.00 | 600.00 | |
| 7003 Irrigation Maintenance | 112.00 | 0.00 | 112.00 | | 1,033.00 | 0.00 | 1,033.00 | |
| 7006 General Maintenance | 0.00 | 0.00 | 0.00 | | 250.00 | 0.00 | 250.00 | |
| 7030 General Grounds Misc | 0.00 | 0.00 | 0.00 | | 5.00 | 0.00 | 5.00 | |
| 7000 Total Grounds & Landscaping (non | 768.00 | 0.00 | 768.00 | | 5,824.00 | 0.00 | 5,824.00 | |
| 8300 HOA Utilities (non-posting) | | | | | | | | |
| 8302 Electricity | 470.91 | 0.00 | 470.91 | | 6,214.96 | 0.00 | 6,214.96 | |
| 8303 Water/Sewer | 322.49 | 0.00 | 322.49 | | 3,631.53 | 0.00 | 3,631.53 | |
| 8304 Trash | 434.53 | 0.00 | 434.53 | | 1,690.05 | 0.00 | 1,690.05 | |
| 8300 Total HOA Utilities (non-posting) | 1,227.93 | 0.00 | 1,227.93 | | 11,536.54 | 0.00 | 11,536.54 | |
| 5640 Collections Attorney and Fees | 0.00 | 0.00 | 0.00 | | 740.00 | 0.00 | 740.00 | |
| 6109 HVAC/Boiler | 0.00 | 0.00 | 0.00 | | 4,736.00 | 0.00 | 4,736.00 | |
| TOTAL EXPENSE | 9,104.73 | 0.00 | 9,104.73 | | 60,474.61 | 0.00 | 60,474.61 | |
| NOI | -4,803.49 | 0.00 | -4,803.49 | | 56,536.03 | 0.00 | 56,536.03 | |
| NON OPERATING INCOME | | | | | | | | |
| 9000 Reserve Income | | | | | | | | |
| 9001 Reserve Contribution | 0.00 | 0.00 | 0.00 | | 2,957.50 | 0.00 | 2,957.50 | |
| 9002 Reserve Interest | 0.00 | 0.00 | 0.00 | | 51.46 | 0.00 | 51.46 | |
| 9000 Total Reserve Income | 0.00 | 0.00 | 0.00 | | 3,008.96 | 0.00 | 3,008.96 | |
| TOTAL NON OPERATING INCOME | 0.00 | 0.00 | 0.00 | | 3,008.96 | 0.00 | 3,008.96 | |
| NON OPERATING EXPENSE | | | | | | | | |

| | Actual 10/01/18 - 10/31/18 | Budget 10/18 - 10/18 | \$ Change | % Change | Actual YTD 01/01/18 - 10/31/18 | Budget YTD 01/18 - 10/18 | \$ Change | % Change |
|------------------------------------|---|---------------------------------------|-------------------|-----------------|---|---|-------------------|-----------------|
| 9200 Reserve Expenses | | | | | | | | |
| 9204 Reserve Study | 0.00 | 0.00 | 0.00 | | 1,595.00 | 0.00 | 1,595.00 | |
| 9240 Roofs | -54,705.43 | 0.00 | -54,705.43 | | 111,579.63 | 0.00 | 111,579.63 | |
| 9200 Total Reserve Expenses | -54,705.43 | 0.00 | -54,705.43 | | 113,174.63 | 0.00 | 113,174.63 | |
| 9205 Unit Repairs | 0.00 | 0.00 | 0.00 | | 23,562.58 | 0.00 | 23,562.58 | |
| TOTAL NON OPERATING EXPENSE | -54,705.43 | 0.00 | -54,705.43 | | 136,737.21 | 0.00 | 136,737.21 | |
| NET INCOME | 49,901.94 | 0.00 | 49,901.94 | | -77,192.22 | 0.00 | -77,192.22 | |
| NET INCOME SUMMARY | | | | | | | | |
| Income | 4,301.24 | 0.00 | 4,301.24 | | 117,010.64 | 0.00 | 117,010.64 | |
| Expense | -9,104.73 | 0.00 | -9,104.73 | | -60,474.61 | 0.00 | -60,474.61 | |
| Other Income & Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| Net Operating Income | -4,803.49 | 0.00 | -4,803.49 | | 56,536.03 | 0.00 | 56,536.03 | |
| Non Operating Income | 0.00 | 0.00 | 0.00 | | 3,008.96 | 0.00 | 3,008.96 | |
| Non Operating Expense | 54,705.43 | 0.00 | 54,705.43 | | -136,737.21 | 0.00 | -136,737.21 | |
| NET INCOME | 49,901.94 | 0.00 | 49,901.94 | | -77,192.22 | 0.00 | -77,192.22 | |