

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 03/01/19 - 03/31/19 and 01/01/19 - 03/31/19 (accrual basis)

	Actual 03/01/19 - 03/31/19	Budget 03/19 - 03/19	\$ Change	% Change	Actual YTD 01/01/19 - 03/31/19	Budget YTD 01/19 - 03/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	12,843.00	12,843.00	0.00	0.0 %
4111 Late Fees	178.04	10.00	168.04	1,680.4 %	491.90	20.00	471.90	2,359.5 %
4100 Total Rental Income (non-posting)	4,459.04	4,291.00	168.04	3.9 %	13,334.90	12,863.00	471.90	3.7 %
4500 Misc Income (non-posting)								
4501 Interest Income	8.01	7.08	0.93	13.1 %	22.99	21.24	1.75	8.2 %
4500 Total Misc Income (non-posting)	8.01	7.08	0.93	13.1 %	22.99	21.24	1.75	8.2 %
TOTAL INCOME	4,467.05	4,298.08	168.97	3.9 %	13,357.89	12,884.24	473.65	3.7 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	3.00	15.00	-12.00	-80.0 %	20.44	45.00	-24.56	-54.6 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	900.00	1,800.00	-900.00	-50.0 %
5607 Copies/Printing	42.75	50.00	-7.25	-14.5 %	98.88	150.00	-51.12	-34.1 %
5609 Meeting Expense	740.85	0.00	740.85		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	60.00	750.00	-690.00	-92.0 %	362.50	2,250.00	-1,887.50	-83.9 %
5617 HOA Insurance	939.20	1,140.50	-201.30	-17.7 %	3,803.76	3,421.50	382.26	11.2 %
5600 Total Administrative (non-posting)	2,085.80	2,555.50	-469.70	-18.4 %	5,926.43	7,766.50	-1,840.07	-23.7 %
5650 Bank Fees	12.00	20.00	-8.00	-40.0 %	12.00	60.00	-48.00	-80.0 %
6100 Exterior Building Maintenance (non-po								
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	875.61	-875.61	-100.0 %
6170 Heating and AC	52.50	125.00	-72.50	-58.0 %	1,305.98	375.00	930.98	248.3 %
6100 Total Exterior Building Maintenance	52.50	416.87	-364.37	-87.4 %	1,375.98	1,250.61	125.37	10.0 %
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	725.00	0.00	725.00		725.00	0.00	725.00	
7002 Snow Removal	525.00	750.00	-225.00	-30.0 %	1,485.00	5,250.00	-3,765.00	-71.7 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7000 Total Grounds & Landscaping (non	1,250.00	800.00	450.00	56.2 %	2,210.00	5,300.00	-3,090.00	-58.3 %
8300 HOA Utilities (non-posting)								
8302 Electricity	179.44	0.00	179.44		466.93	0.00	466.93	
8303 Water/Sewer	280.42	466.67	-186.25	-39.9 %	3,607.25	1,400.01	2,207.24	157.7 %
8304 Trash	376.76	193.50	183.26	94.7 %	799.76	580.50	219.26	37.8 %
8306 Gas	682.85	775.00	-92.15	-11.9 %	2,431.55	3,475.00	-1,043.45	-30.0 %

	Actual 03/01/19 - 03/31/19	Budget 03/19 - 03/19	\$ Change	% Change	Actual YTD 01/01/19 - 03/31/19	Budget YTD 01/19 - 03/19	\$ Change	% Change
8300 Total HOA Utilities (non-posting)	1,519.47	1,435.17	84.30	5.9 %	7,305.49	5,455.51	1,849.98	33.9 %
TOTAL EXPENSE	4,919.77	5,327.54	-407.77	-7.7 %	16,829.90	19,932.62	-3,102.72	-15.6 %
NOI	-452.72	-1,029.46	576.74	56.0 %	-3,472.01	-7,048.38	3,576.37	50.7 %
NON OPERATING EXPENSE								
9500 Capital Items								
9530 HVAC - Major	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
9500 Total Capital Items	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00		28,370.15	0.00	28,370.15	
NET INCOME	-452.72	-1,029.46	576.74	56.0 %	-31,842.16	-7,048.38	-24,793.78	-351.8 %
NET INCOME SUMMARY								
Income	4,467.05	4,298.08	168.97	3.9 %	13,357.89	12,884.24	473.65	3.7 %
Expense	-4,919.77	-5,327.54	407.77	7.7 %	-16,829.90	-19,932.62	3,102.72	15.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-28,370.15	0.00	-28,370.15	
NET INCOME	-452.72	-1,029.46	576.74	56.0 %	-31,842.16	-7,048.38	-24,793.78	-351.8 %