

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 08/01/18 - 08/31/18 and 01/01/18 - 08/31/18 (accrual basis)

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	22,313.64	0.00	22,313.64		32,450.66	0.00	32,450.66	
4111 Late Fees	0.00	0.00	0.00		1,700.00	0.00	1,700.00	
4100 Total Rental Income (non-posting)	22,313.64	0.00	22,313.64		34,150.66	0.00	34,150.66	
4500 Misc Income (non-posting)								
4501 Interest Income	8.54	0.00	8.54		82.01	0.00	82.01	
4500 Total Misc Income (non-posting)	8.54	0.00	8.54		82.01	0.00	82.01	
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	-2,000.00	0.00	-2,000.00		26,000.00	0.00	26,000.00	
TOTAL INCOME	20,322.18	0.00	20,322.18		107,040.34	0.00	107,040.34	
EXPENSE								
5600 Administrative (non-posting)								
5606 HOA Management Fee	510.00	0.00	510.00		1,410.00	0.00	1,410.00	
5607 Copies/Printing	0.00	0.00	0.00		752.14	0.00	752.14	
5608 Administrative	0.00	0.00	0.00		225.00	0.00	225.00	
5609 Meeting Expense	0.00	0.00	0.00		200.00	0.00	200.00	
5611 HOA Legal Fees	0.00	0.00	0.00		1,895.45	0.00	1,895.45	
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	0.00	0.00	0.00		5,985.00	0.00	5,985.00	
5623 Reserve Transfer	0.00	0.00	0.00		2,957.50	0.00	2,957.50	
5600 Total Administrative (non-posting)	510.00	0.00	510.00		15,806.13	0.00	15,806.13	
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		2,624.00	0.00	2,624.00	
7002 Snow Removal	0.00	0.00	0.00		600.00	0.00	600.00	
7003 Irrigation Maintenance	0.00	0.00	0.00		265.00	0.00	265.00	
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	656.00	0.00	656.00		3,744.00	0.00	3,744.00	

	Actual 08/01/18 - 08/31/18	Budget 08/18 - 08/18	\$ Change	% Change	Actual YTD 01/01/18 - 08/31/18	Budget YTD 01/18 - 08/18	\$ Change	% Change
8300 HOA Utilities (non-posting)								
8302 Electricity	392.82	0.00	392.82		5,370.12	0.00	5,370.12	
8303 Water/Sewer	1,233.93	0.00	1,233.93		3,309.04	0.00	3,309.04	
8304 Trash	178.46	0.00	178.46		1,255.52	0.00	1,255.52	
8300 Total HOA Utilities (non-posting)	1,805.21	0.00	1,805.21		9,934.68	0.00	9,934.68	
5640 Collections Attorney and Fees	0.00	0.00	0.00		740.00	0.00	740.00	
6109 HVAC/Boiler	4,736.00	0.00	4,736.00		4,736.00	0.00	4,736.00	
TOTAL EXPENSE	7,707.21	0.00	7,707.21		41,878.23	0.00	41,878.23	
NOI	12,614.97	0.00	12,614.97		65,162.11	0.00	65,162.11	
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	2.41	0.00	2.41		50.61	0.00	50.61	
9000 Total Reserve Income	2.41	0.00	2.41		3,008.11	0.00	3,008.11	
TOTAL NON OPERATING INCOME	2.41	0.00	2.41		3,008.11	0.00	3,008.11	
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		1,595.00	0.00	1,595.00	
9240 Roofs	0.00	0.00	0.00		166,285.06	0.00	166,285.06	
9200 Total Reserve Expenses	0.00	0.00	0.00		167,880.06	0.00	167,880.06	
9205 Unit Repairs	0.00	0.00	0.00		23,562.58	0.00	23,562.58	
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00		191,442.64	0.00	191,442.64	
NET INCOME	12,617.38	0.00	12,617.38		-123,272.42	0.00	-123,272.42	
NET INCOME SUMMARY								
Income	20,322.18	0.00	20,322.18		107,040.34	0.00	107,040.34	
Expense	-7,707.21	0.00	-7,707.21		-41,878.23	0.00	-41,878.23	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	12,614.97	0.00	12,614.97		65,162.11	0.00	65,162.11	
Non Operating Income	2.41	0.00	2.41		3,008.11	0.00	3,008.11	
Non Operating Expense	0.00	0.00	0.00		-191,442.64	0.00	-191,442.64	
NET INCOME	12,617.38	0.00	12,617.38		-123,272.42	0.00	-123,272.42	