

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 09/01/18 - 09/30/18 and 01/01/18 - 09/30/18 (accrual basis)

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4101 Rental Income	-37.50	0.00	-37.50		-37.50	0.00	-37.50	
4107 Association Dues	5,710.00	0.00	5,710.00		38,160.66	0.00	38,160.66	
4111 Late Fees	-6.33	0.00	-6.33		1,693.67	0.00	1,693.67	
4100 Total Rental Income (non-posting)	5,666.17	0.00	5,666.17		39,816.83	0.00	39,816.83	
4500 Misc Income (non-posting)								
4501 Interest Income	2.89	0.00	2.89		84.90	0.00	84.90	
4500 Total Misc Income (non-posting)	2.89	0.00	2.89		84.90	0.00	84.90	
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	5,669.06	0.00	5,669.06		112,709.40	0.00	112,709.40	
EXPENSE								
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	52.50	0.00	52.50		52.50	0.00	52.50	
5030 Total Cleaning & Maintenance Expense	52.50	0.00	52.50		52.50	0.00	52.50	
5050 Insurance Expense (non-posting)								
5052 Building Insurance Expense	831.00	0.00	831.00		831.00	0.00	831.00	
5050 Total Insurance Expense (non-posting)	831.00	0.00	831.00		831.00	0.00	831.00	
5060 Legal and Other Professional Fees (non-posting)								
5062 Legal Fees	-35.00	0.00	-35.00		-35.00	0.00	-35.00	
5060 Total Legal and Other Professional Fees	-35.00	0.00	-35.00		-35.00	0.00	-35.00	
5400 Utilities Expense (non-posting)								
5401 Gas & Propane	267.28	0.00	267.28		267.28	0.00	267.28	
5402 Water & Sewer	356.53	0.00	356.53		356.53	0.00	356.53	
5404 Electric	134.68	0.00	134.68		134.68	0.00	134.68	
5400 Total Utilities Expense (non-posting)	758.49	0.00	758.49		758.49	0.00	758.49	
5600 Administrative (non-posting)								
5605 Postage	1.41	0.00	1.41		1.41	0.00	1.41	
5606 HOA Management Fee	300.00	0.00	300.00		1,710.00	0.00	1,710.00	
5607 Copies/Printing	0.00	0.00	0.00		752.14	0.00	752.14	
5608 Administrative	140.00	0.00	140.00		365.00	0.00	365.00	
5609 Meeting Expense	23.00	0.00	23.00		223.00	0.00	223.00	
5611 HOA Legal Fees	1,734.00	0.00	1,734.00		3,629.45	0.00	3,629.45	

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
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	4,718.73	0.00	4,718.73		10,703.73	0.00	10,703.73	
5623 Reserve Transfer	0.00	0.00	0.00		2,957.50	0.00	2,957.50	
5600 Total Administrative (non-posting)	6,917.14	0.00	6,917.14		22,723.27	0.00	22,723.27	
5650 Bank Fees	5.00	0.00	5.00		5.00	0.00	5.00	
5800 HOA Dues	-723.41	0.00	-723.41		-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		3,280.00	0.00	3,280.00	
7002 Snow Removal	0.00	0.00	0.00		600.00	0.00	600.00	
7003 Irrigation Maintenance	656.00	0.00	656.00		921.00	0.00	921.00	
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	1,312.00	0.00	1,312.00		5,056.00	0.00	5,056.00	
8300 HOA Utilities (non-posting)								
8302 Electricity	373.93	0.00	373.93		5,744.05	0.00	5,744.05	
8303 Water/Sewer	0.00	0.00	0.00		3,309.04	0.00	3,309.04	
8304 Trash	0.00	0.00	0.00		1,255.52	0.00	1,255.52	
8300 Total HOA Utilities (non-posting)	373.93	0.00	373.93		10,308.61	0.00	10,308.61	
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	9,491.65	0.00	9,491.65		51,369.88	0.00	51,369.88	
NOI	-3,822.59	0.00	-3,822.59		61,339.52	0.00	61,339.52	
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	0.85	0.00	0.85		51.46	0.00	51.46	
9000 Total Reserve Income	0.85	0.00	0.85		3,008.96	0.00	3,008.96	
TOTAL NON OPERATING INCOME	0.85	0.00	0.85		3,008.96	0.00	3,008.96	
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	

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
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	-3,821.74	0.00	-3,821.74		-127,094.16	0.00	-127,094.16	
NET INCOME SUMMARY								
Income	5,669.06	0.00	5,669.06		112,709.40	0.00	112,709.40	
Expense	-9,491.65	0.00	-9,491.65		-51,369.88	0.00	-51,369.88	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-3,822.59	0.00	-3,822.59		61,339.52	0.00	61,339.52	
Non Operating Income	0.85	0.00	0.85		3,008.96	0.00	3,008.96	
Non Operating Expense	0.00	0.00	0.00		-191,442.64	0.00	-191,442.64	
NET INCOME	-3,821.74	0.00	-3,821.74		-127,094.16	0.00	-127,094.16	