

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 09/01/19 - 09/30/19 and 01/01/19 - 09/30/19 (accrual basis)

	Actual 09/01/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	4,281.00	4,281.00	0.00	0.0 %	38,577.40	38,529.00	48.40	0.1 %
4108 HOA Reserve Dues	0.00	0.00	0.00		318,000.00	318,000.00	0.00	0.0 %
4110 NSF Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4111 Late Fees	24.94	10.00	14.94	149.4 %	1,059.59	50.00	1,009.59	2,019.2 %
4100 Total Rental Income (non-posting)	4,305.94	4,291.00	14.94	0.3 %	357,686.99	356,579.00	1,107.99	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	4.82	7.09	-2.27	-32.0 %	65.00	63.73	1.27	2.0 %
4500 Total Misc Income (non-posting)	4.82	7.09	-2.27	-32.0 %	65.00	63.73	1.27	2.0 %
4660 HOA Violations	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
TOTAL INCOME	4,310.76	4,298.09	12.67	0.3 %	357,751.99	356,742.73	1,009.26	0.3 %
EXPENSE								
5010 Bank Fees	0.00	0.00	0.00		12.00	0.00	12.00	
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	415.00	-415.00	-100.0 %
5350 Licenses and Fees	0.00	0.00	0.00		60.00	225.00	-165.00	-73.3 %
5600 Administrative (non-posting)								
5605 Postage	30.05	15.00	15.05	100.3 %	82.59	135.00	-52.41	-38.8 %
5606 HOA Management Fee	300.00	600.00	-300.00	-50.0 %	2,700.00	5,400.00	-2,700.00	-50.0 %
5607 Copies/Printing	0.00	50.00	-50.00	-100.0 %	107.78	450.00	-342.22	-76.0 %
5608 Administrative	50.00	0.00	50.00		50.00	0.00	50.00	
5609 Meeting Expense	0.00	0.00	0.00		740.85	100.00	640.85	640.8 %
5611 HOA Legal Fees	600.00	750.00	-150.00	-20.0 %	1,280.00	6,750.00	-5,470.00	-81.0 %
5614 Accounting	0.00	0.00	0.00		2,775.00	2,400.00	375.00	15.6 %
5617 HOA Insurance	2,624.40	1,140.50	1,483.90	130.1 %	9,245.76	10,264.50	-1,018.74	-9.9 %
5618 D & O Insurance	0.00	876.00	-876.00	-100.0 %	0.00	876.00	-876.00	-100.0 %
5623 Reserve Transfer	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
5600 Total Administrative (non-posting)	3,604.45	3,431.50	172.95	5.0 %	16,981.98	320,801.50	-303,819.52	-94.7 %
5650 Bank Fees	0.00	20.00	-20.00	-100.0 %	12.00	180.00	-168.00	-93.3 %
6100 Exterior Building Maintenance (non-po								
6101 Exterior Bldg Maintenance	0.00	0.00	0.00		0.00	2,400.00	-2,400.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
6104 Light Maintenance	0.00	0.00	0.00		70.00	0.00	70.00	

	Actual 09/01/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
6105 Plumbing Repairs	0.00	291.87	-291.87	-100.0 %	0.00	2,626.83	-2,626.83	-100.0 %
6170 Heating and AC	0.00	125.00	-125.00	-100.0 %	1,843.86	1,125.00	718.86	63.9 %
6100 Total Exterior Building Maintenance	0.00	416.87	-416.87	-100.0 %	1,913.86	6,651.83	-4,737.97	-71.2 %
6120 Bad Debt	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	380.00	700.00	-320.00	-45.7 %	3,265.00	3,500.00	-235.00	-6.7 %
7002 Snow Removal	0.00	0.00	0.00		1,965.00	5,750.00	-3,785.00	-65.8 %
7003 Irrigation Maintenance	0.00	250.00	-250.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
7006 General Maintenance	0.00	250.00	-250.00	-100.0 %	1,491.00	1,500.00	-9.00	-0.6 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	350.00	-350.00	-100.0 %
7000 Total Grounds & Landscaping (non	380.00	1,250.00	-870.00	-69.6 %	7,721.00	12,600.00	-4,879.00	-38.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	206.14	0.00	206.14		1,384.11	0.00	1,384.11	
8303 Water/Sewer	136.18	466.67	-330.49	-70.8 %	4,605.57	4,200.03	405.54	9.7 %
8304 Trash	166.55	193.50	-26.95	-13.9 %	1,651.80	1,741.50	-89.70	-5.2 %
8306 Gas	212.59	262.00	-49.41	-18.9 %	3,127.58	5,487.00	-2,359.42	-43.0 %
8300 Total HOA Utilities (non-posting)	721.46	922.17	-200.71	-21.8 %	10,769.06	11,428.53	-659.47	-5.8 %
5630 Arcitctural Review	0.00	0.00	0.00		683.51	0.00	683.51	
TOTAL EXPENSE	4,705.91	6,040.54	-1,334.63	-22.1 %	38,153.41	352,401.86	-314,248.45	-89.2 %
NOI	-395.15	-1,742.45	1,347.30	77.3 %	319,598.58	4,340.87	315,257.71	7,262.5 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
9000 Total Reserve Income	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	67,170.74	125,000.00	-57,829.26	-46.3 %	220,895.00	250,000.00	-29,105.00	-11.6 %
9200 Total Reserve Expenses	67,170.74	125,000.00	-57,829.26	-46.3 %	220,895.00	250,000.00	-29,105.00	-11.6 %
9500 Capital Items								
9530 HVAC - Major	0.00	0.00	0.00		29,788.66	0.00	29,788.66	
9500 Total Capital Items	0.00	0.00	0.00		29,788.66	0.00	29,788.66	
TOTAL NON OPERATING EXPENSE	67,170.74	125,000.00	-57,829.26	-46.3 %	250,683.66	250,000.00	683.66	0.3 %
NET INCOME	-67,565.89	-126,742.45	59,176.56	46.7 %	68,914.92	48,766.87	20,148.05	41.3 %

	Actual 09/01/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
NET INCOME SUMMARY								
Income	4,310.76	4,298.09	12.67	0.3 %	357,751.99	356,742.73	1,009.26	0.3 %
Expense	-4,705.91	-6,040.54	1,334.63	22.1 %	-38,153.41	-352,401.86	314,248.45	89.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-395.15	-1,742.45	1,347.30	77.3 %	319,598.58	4,340.87	315,257.71	7,262.5 %
Non Operating Income	0.00	0.00	0.00		0.00	294,426.00	-294,426.00	-100.0 %
Non Operating Expense	-67,170.74	-125,000.00	57,829.26	46.3 %	-250,683.66	-250,000.00	-683.66	-0.3 %
NET INCOME	-67,565.89	-126,742.45	59,176.56	46.7 %	68,914.92	48,766.87	20,148.05	41.3 %