

Income Statement - Variance

FORUM PARK OWNERS ASSOC. INC.

For Month Ending December 31, 2008

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	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
<b>INCOME</b>						
41001 ASSESSMENTS	46,618.82	45,316.00	1,302.82	538,860.71	543,792.00	-4,931.29
43100 INTEREST	0.00	20.00	-20.00	0.00	240.00	-240.00
43150 FINES	0.00	0.00	0.00	1,068.36	0.00	1,068.36
43160 KEYS	0.00	0.00	0.00	30.00	0.00	30.00
43200 LATE FEES	1,264.15	200.00	1,064.15	4,893.81	2,400.00	2,493.81
43400 LEGAL FEES	1,091.00	0.00	1,091.00	7,879.43	0.00	7,879.43
43500 MISCELLANEOUS	-50.00	0.00	-50.00	2,273.67	0.00	2,273.67
43700 REPAIRS	75.00	0.00	75.00	508.48	0.00	508.48
43850 TENANT SCREENING	27.02	0.00	27.02	278.64	0.00	278.64
43900 TRANSMITTERS/CARDS	120.00	0.00	120.00	2,265.00	0.00	2,265.00
43950 SALE OF ASSOC UNITS	0.00	2,206.00	-2,206.00	38,500.00	26,472.00	12,028.00
<b>TOTAL INCOME</b>	<b>49,145.99</b>	<b>47,742.00</b>	<b>1,403.99</b>	<b>596,558.10</b>	<b>572,904.00</b>	<b>23,654.10</b>
<b>RENTAL ACTIVITY</b>						
51000 INCOME	0.00	500.00	-500.00	2,660.00	6,000.00	-3,340.00
51200 REPAIRS	0.00	-50.00	50.00	-5,660.00	-600.00	-5,060.00
<b>TOTAL RENTAL ACTIVITY</b>	<b>0.00</b>	<b>450.00</b>	<b>-450.00</b>	<b>-3,000.00</b>	<b>5,400.00</b>	<b>-8,400.00</b>
<b>TOTAL</b>	<b>0.00</b>	<b>450.00</b>	<b>-450.00</b>	<b>-3,000.00</b>	<b>5,400.00</b>	<b>-8,400.00</b>
<b>TOTAL</b>	<b>49,145.99</b>	<b>48,192.00</b>	<b>953.99</b>	<b>593,558.10</b>	<b>578,304.00</b>	<b>15,254.10</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXP</b>						
62015 AUDIT	0.00	112.00	112.00	1,250.00	1,344.00	94.00
62020 BANK CHARGES	15.00	10.00	-5.00	69.00	120.00	51.00
62120 COPIES	163.10	160.00	-3.10	2,408.40	1,920.00	-488.40
62125 DUES & SUBSCRIPTIONS	0.00	100.00	100.00	170.00	1,200.00	1,030.00
62140 LEGAL	2,362.00	650.00	-1,712.00	17,443.72	7,800.00	-9,643.72
62160 MANAGEMENT FEE	2,650.00	2,650.00	0.00	31,800.00	31,800.00	0.00
62200 OFFICE-MISCELLANEOUS	718.89	550.00	-168.89	7,868.02	6,600.00	-1,268.02
62240 PROPERTY TAXES	0.00	95.00	95.00	977.23	1,140.00	162.77
62285 POSTAGE	389.37	300.00	-89.37	3,597.85	3,600.00	2.15
62290 TELEPHONE	345.83	410.00	64.17	5,187.35	4,920.00	-267.35
62292 TENANT SCREENING	35.18	40.00	4.82	205.68	480.00	274.32
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>6,679.37</b>	<b>5,077.00</b>	<b>-1,602.37</b>	<b>70,977.25</b>	<b>60,924.00</b>	<b>-10,053.25</b>

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	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
<b>EXPENSES</b>						
<b>UTILITY EXPENSES</b>						
63100 GAS	9,246.46	6,500.00	-2,746.46	85,244.95	78,000.00	-7,244.95
63200 ELECTRICITY	1,632.54	1,800.00	167.46	16,981.91	21,600.00	4,618.09
63300 WATER & SEWER	11,596.05	8,800.00	-2,796.05	116,150.20	105,600.00	-10,550.20
63400 WATER TREATMENT	380.00	380.00	0.00	4,560.00	4,560.00	0.00
63500 TRASH SERVICE	2,080.92	2,020.00	-60.92	25,927.05	24,240.00	-1,687.05
<b>TOTAL UTILITY EXPENSES</b>	<b>24,935.97</b>	<b>19,500.00</b>	<b>-5,435.97</b>	<b>248,864.11</b>	<b>234,000.00</b>	<b>-14,864.11</b>
<b>MAINTENANCE</b>						
<b>POOL EXPENSES</b>						
64160 MAINTENANCE	0.00	50.00	50.00	1,026.97	600.00	-426.97
64170 SUPPLIES	0.00	50.00	50.00	0.00	600.00	600.00
64190 POOL MONITOR	0.00	620.00	620.00	8,533.00	7,440.00	-1,093.00
<b>TOTAL POOL EXPENSES</b>	<b>0.00</b>	<b>720.00</b>	<b>720.00</b>	<b>9,559.97</b>	<b>8,640.00</b>	<b>-919.97</b>
65040 ASSOCIATION UNIT	0.00	100.00	100.00	628.26	1,200.00	571.74
65175 CONTRACT LABOR	0.00	150.00	150.00	712.00	1,800.00	1,088.00
65200 DRIVE/SIDEWALK REPAIR	0.00	200.00	200.00	0.00	2,400.00	2,400.00
65300 ELECTRICAL	118.23	200.00	81.77	1,868.98	2,400.00	531.02
65400 EXTERMINATING	0.00	200.00	200.00	0.00	2,400.00	2,400.00
65450 FENCE & GATE REPAIRS	186.75	350.00	163.25	2,007.24	4,200.00	2,192.76
65474 IKE	395.49	0.00	-395.49	7,160.12	0.00	-7,160.12
65475 INTERIOR REPAIRS	194.85	400.00	205.15	5,276.04	4,800.00	-476.04
65480 KEYS	0.00	20.00	20.00	4.87	240.00	235.13
65510 LANDSCAPE EXTRAS/RPLC	0.00	350.00	350.00	2,445.09	4,200.00	1,754.91
65550 MAINT. PAYROLL	5,989.62	5,800.00	-189.62	77,182.94	69,600.00	-7,582.94
65560 EMPLOYEE EXPENSE	0.00	30.00	30.00	0.00	360.00	360.00
65600 OTHER REPAIRS	90.00	100.00	10.00	1,054.95	1,200.00	145.05
65700 PATROL SERVICE	1,818.60	2,720.00	901.40	30,901.34	32,640.00	1,738.66
65750 PLUMBING REPAIR	527.50	1,000.00	472.50	19,293.93	12,000.00	-7,293.93
65800 ROOF REPAIRS	0.00	100.00	100.00	3,010.00	1,200.00	-1,810.00
65880 TRANSMITTERS	245.20	40.00	-205.20	1,522.70	480.00	-1,042.70
65900 SUPPLIES	293.40	1,600.00	1,306.60	30,327.13	19,200.00	-11,127.13
65925 TENNIS COURT	0.00	50.00	50.00	177.96	600.00	422.04
<b>TOTAL MAINTENANCE</b>	<b>9,859.64</b>	<b>14,130.00</b>	<b>4,270.36</b>	<b>193,133.52</b>	<b>169,560.00</b>	<b>-23,573.52</b>
<b>INSURANCE</b>						
66100 PROPERTY INSURANCE	12,564.49	7,560.00	-5,004.49	114,586.10	102,720.00	-11,866.10
<b>TOTAL INSURANCE</b>	<b>12,564.49</b>	<b>7,560.00</b>	<b>-5,004.49</b>	<b>114,586.10</b>	<b>102,720.00</b>	<b>-11,866.10</b>
<b>PAYROLL TAXES &amp; FEES</b>						

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	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
EXPENSES						
67100 PAYROLL PROCESSING	166.44	155.00	-11.44	2,254.01	1,860.00	-394.01
67200 PAYROLL TAXES	331.98	540.00	208.02	6,411.15	6,480.00	68.85
67220 FUTA TAXES	0.00	30.00	30.00	271.98	360.00	88.02
67230 TX SUI TAXES	0.00	200.00	200.00	59.88	2,400.00	2,340.12
TOTAL PAYROLL TAXES & FEES	498.42	925.00	426.58	8,997.02	11,100.00	2,102.98
TOTAL EXPENSES	54,537.89	47,192.00	-7,345.89	636,558.00	578,304.00	-58,254.00
NET EXCESS/(DEFICIT)	-5,391.90	1,000.00	-6,391.90	-42,999.90	0.00	-42,999.90

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