

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 01/01/21 - 01/31/21 and 01/01/21 - 01/31/21 (accrual basis)

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 01/31/21	Budget YTD 01/21 - 01/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	5,636.65	5,636.67	-0.02	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	5,636.65	5,636.67	-0.02	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.78	2.50	-1.72	-68.8 %	0.78	2.50	-1.72	-68.8 %
4500 Total Misc Income (non-posting)	0.78	2.50	-1.72	-68.8 %	0.78	2.50	-1.72	-68.8 %
<b>TOTAL INCOME</b>	<b>5,637.43</b>	<b>5,639.17</b>	<b>-1.74</b>	<b>0.0 %</b>	<b>5,637.43</b>	<b>5,639.17</b>	<b>-1.74</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5600 Administrative (non-posting)								
5605 Postage	59.36	0.00	59.36		59.36	0.00	59.36	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	300.00	300.00	0.00	0.0 %
5607 Copies/Printing	0.00	20.00	-20.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5611 HOA Legal Fees	2,542.50	150.00	2,392.50	1,595.0 %	2,542.50	150.00	2,392.50	1,595.0 %
5617 HOA Insurance	1,253.02	1,140.34	112.68	9.9 %	1,253.02	1,140.34	112.68	9.9 %
5623 Reserve Transfer	0.00	836.50	-836.50	-100.0 %	0.00	836.50	-836.50	-100.0 %
5600 Total Administrative (non-posting)	4,154.88	2,446.84	1,708.04	69.8 %	4,154.88	2,446.84	1,708.04	69.8 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6100 Total Building Maintenance (non-pc)	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	250.00	0.00	250.00		250.00	0.00	250.00	
7002 Snow Removal	50.00	750.00	-700.00	-93.3 %	50.00	750.00	-700.00	-93.3 %
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
7000 Total Grounds & Landscaping (non)	300.00	850.00	-550.00	-64.7 %	300.00	850.00	-550.00	-64.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	194.33	171.42	22.91	13.4 %	194.33	171.42	22.91	13.4 %
8303 Water/Sewer	3,214.41	275.00	2,939.41	1,068.9 %	3,214.41	275.00	2,939.41	1,068.9 %
8304 Trash	291.55	225.00	66.55	29.6 %	291.55	225.00	66.55	29.6 %
8306 Gas	669.19	416.67	252.52	60.6 %	669.19	416.67	252.52	60.6 %
8300 Total HOA Utilities (non-posting)	4,369.48	1,088.09	3,281.39	301.6 %	4,369.48	1,088.09	3,281.39	301.6 %
<b>TOTAL EXPENSE</b>	<b>8,824.36</b>	<b>4,544.93</b>	<b>4,279.43</b>	<b>94.2 %</b>	<b>8,824.36</b>	<b>4,544.93</b>	<b>4,279.43</b>	<b>94.2 %</b>

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 01/31/21	Budget YTD 01/21 - 01/21	\$ Change	% Change
<b>NOI</b>	<b>-3,186.93</b>	<b>1,094.24</b>	<b>-4,281.17</b>	<b>-391.2 %</b>	<b>-3,186.93</b>	<b>1,094.24</b>	<b>-4,281.17</b>	<b>-391.2 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	836.50	-836.50	-100.0 %	0.00	836.50	-836.50	-100.0 %
9000 Total Reserve Income	0.00	836.50	-836.50	-100.0 %	0.00	836.50	-836.50	-100.0 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>836.50</b>	<b>-836.50</b>	<b>-100.0 %</b>	<b>0.00</b>	<b>836.50</b>	<b>-836.50</b>	<b>-100.0 %</b>
<b>NET INCOME</b>	<b>-3,186.93</b>	<b>1,930.74</b>	<b>-5,117.67</b>	<b>-265.1 %</b>	<b>-3,186.93</b>	<b>1,930.74</b>	<b>-5,117.67</b>	<b>-265.1 %</b>
<b>NET INCOME SUMMARY</b>								
Income	5,637.43	5,639.17	-1.74	0.0 %	5,637.43	5,639.17	-1.74	0.0 %
Expense	-8,824.36	-4,544.93	-4,279.43	94.2 %	-8,824.36	-4,544.93	-4,279.43	94.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-3,186.93	1,094.24	-4,281.17	-391.2 %	-3,186.93	1,094.24	-4,281.17	-391.2 %
Non Operating Income	0.00	836.50	-836.50	-100.0 %	0.00	836.50	-836.50	-100.0 %
<b>NET INCOME</b>	<b>-3,186.93</b>	<b>1,930.74</b>	<b>-5,117.67</b>	<b>-265.1 %</b>	<b>-3,186.93</b>	<b>1,930.74</b>	<b>-5,117.67</b>	<b>-265.1 %</b>