

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 10/01/22 - 10/31/22 and 01/01/22 - 10/31/22 (accrual basis)

	Actual 10/01/22 - 10/31/22	Budget 10/22 - 10/22	\$ Change	% Change	Actual YTD 01/01/22 - 10/31/22	Budget YTD 01/22 - 10/22	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	56,366.50	56,366.70	-0.20	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	56,366.50	56,366.70	-0.20	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.90	2.08	1.82	87.5 %	18.98	20.80	-1.82	-8.8 %
4500 Total Misc Income (non-posting)	3.90	2.08	1.82	87.5 %	18.98	20.80	-1.82	-8.8 %
TOTAL INCOME	5,640.55	5,638.75	1.80	0.0 %	56,385.48	56,387.50	-2.02	0.0 %
EXPENSE								
5030 Cleaning & Maintenance Expense (non-posting)								
5035 Snow Removal	0.00	0.00	0.00		-75.00	0.00	-75.00	
5030 Total Cleaning & Maintenance Expense	0.00	0.00	0.00		-75.00	0.00	-75.00	
5100 Repairs & Maintenance Expense (non-posting)								
5115 Electrical Supplies/Repairs	0.00	0.00	0.00		590.25	50.00	540.25	1,080.5 %
5122 Keys and Locks	-50.00	0.00	-50.00		-75.00	50.00	-125.00	-250.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		474.32	400.00	74.32	18.6 %
5170 Extermination	0.00	0.00	0.00		271.00	0.00	271.00	
5100 Total Repairs & Maintenance Expense	-50.00	0.00	-50.00		1,260.57	500.00	760.57	152.1 %
5350 Licenses and Fees	0.00	0.00	0.00		10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	50.00	-50.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5605 Postage	28.28	10.00	18.28	182.8 %	57.95	80.00	-22.05	-27.6 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	3,000.00	3,000.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5608 Administrative	0.00	10.00	-10.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	54.00	100.00	-46.00	-46.0 %	361.00	1,000.00	-639.00	-63.9 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	2,317.00	1,265.33	1,051.67	83.1 %	11,369.00	12,653.31	-1,284.31	-10.1 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5623 Reserve Transfer	411.00	410.83	0.17	0.0 %	-7,289.00	4,108.30	-11,397.30	-277.4 %
5621 Paylease On Line Payment Fees	30.00	0.00	30.00		103.75	0.00	103.75	
5600 Total Administrative (non-posting)	3,140.28	2,156.16	984.12	45.6 %	9,977.70	24,941.61	-14,963.91	-60.0 %
5650 Bank Fees	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	400.00	-400.00	-100.0 %

	Actual 10/01/22 - 10/31/22	Budget 10/22 - 10/22	\$ Change	% Change	Actual YTD 01/01/22 - 10/31/22	Budget YTD 01/22 - 10/22	\$ Change	% Change
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		14.48	500.00	-485.52	-97.1 %
6104 Light Maintenance	0.00	0.00	0.00		150.00	50.00	100.00	200.0 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
6106 Keys	0.00	0.00	0.00		50.00	0.00	50.00	
6107 Signs	0.00	0.00	0.00		293.00	0.00	293.00	
6109 HVAC/Boiler	75.00	0.00	75.00		729.29	0.00	729.29	
6170 Heating and AC	0.00	0.00	0.00		75.00	750.00	-675.00	-90.0 %
6100 Total Building Maintenance (non-pc)	75.00	200.00	-125.00	-62.5 %	1,311.77	2,700.00	-1,388.23	-51.4 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	561.75	240.75	42.9 %	8,025.00	5,617.50	2,407.50	42.9 %
7002 Snow Removal	0.00	280.92	-280.92	-100.0 %	295.38	2,809.16	-2,513.78	-89.5 %
7003 Irrigation Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	2,500.00	-2,500.00	-100.0 %	175.00	2,500.00	-2,325.00	-93.0 %
7006 General Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7030 General Grounds Misc	0.00	0.00	0.00		250.00	500.00	-250.00	-50.0 %
7000 Total Grounds & Landscaping (non)	802.50	3,342.67	-2,540.17	-76.0 %	8,745.38	12,426.66	-3,681.28	-29.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	198.00	179.00	19.00	10.6 %	1,869.30	1,790.00	79.30	4.4 %
8303 Water/Sewer	347.75	311.36	36.39	11.7 %	7,417.37	6,302.24	1,115.13	17.7 %
8304 Trash	375.02	250.00	125.02	50.0 %	3,723.24	2,500.00	1,223.24	48.9 %
8306 Gas	588.83	488.00	100.83	20.7 %	5,555.08	4,880.00	675.08	13.8 %
8300 Total HOA Utilities (non-posting)	1,509.60	1,228.36	281.24	22.9 %	18,564.99	15,472.24	3,092.75	20.0 %
TOTAL EXPENSE	5,477.38	6,952.19	-1,474.81	-21.2 %	39,795.41	56,150.51	-16,355.10	-29.1 %
NOI	163.17	-1,313.44	1,476.61	112.4 %	16,590.07	236.99	16,353.08	6,900.3 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	411.00	410.83	0.17	0.0 %	-7,289.00	4,108.30	-11,397.30	-277.4 %
9000 Total Reserve Income	411.00	410.83	0.17	0.0 %	-7,289.00	4,108.30	-11,397.30	-277.4 %
TOTAL NON OPERATING INCOME	411.00	410.83	0.17	0.0 %	-7,289.00	4,108.30	-11,397.30	-277.4 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9232 Trees	0.00	0.00	0.00		7,700.00	0.00	7,700.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		7,700.00	0.00	7,700.00	
9250 Community Mail Boxes	0.00	0.00	0.00		3,578.32	2,200.00	1,378.32	62.7 %
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00		11,278.32	2,200.00	9,078.32	412.7 %
NET INCOME	574.17	-902.61	1,476.78	163.6 %	-1,977.25	2,145.29	-4,122.54	-192.2 %

	Actual 10/01/22 - 10/31/22	Budget 10/22 - 10/22	\$ Change	% Change	Actual YTD 01/01/22 - 10/31/22	Budget YTD 01/22 - 10/22	\$ Change	% Change
NET INCOME SUMMARY								
Income	5,640.55	5,638.75	1.80	0.0 %	56,385.48	56,387.50	-2.02	0.0 %
Expense	-5,477.38	-6,952.19	1,474.81	21.2 %	-39,795.41	-56,150.51	16,355.10	29.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	163.17	-1,313.44	1,476.61	112.4 %	16,590.07	236.99	16,353.08	6,900.3 %
Non Operating Income	411.00	410.83	0.17	0.0 %	-7,289.00	4,108.30	-11,397.30	-277.4 %
Non Operating Expense	0.00	0.00	0.00		-11,278.32	-2,200.00	-9,078.32	-412.7 %
NET INCOME	574.17	-902.61	1,476.78	163.6 %	-1,977.25	2,145.29	-4,122.54	-192.2 %