

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 01/01/23 - 01/31/23 and 01/01/23 - 01/31/23 (accrual basis)

	Actual 01/01/23 - 01/31/23	Budget 01/23 - 01/23	\$ Change	% Change	Actual YTD 01/01/23 - 01/31/23	Budget YTD 01/23 - 01/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	6,065.00	6,065.00	0.00	0.0 %
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	6,065.00	6,065.00	0.00	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	4.28	0.66	3.62	548.5 %	4.28	0.66	3.62	548.5 %
4500 Total Misc Income (non-posting)	4.28	0.66	3.62	548.5 %	4.28	0.66	3.62	548.5 %
TOTAL INCOME	6,069.28	6,065.66	3.62	0.1 %	6,069.28	6,065.66	3.62	0.1 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	2.85	5.00	-2.15	-43.0 %	2.85	5.00	-2.15	-43.0 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	330.00	330.00	0.00	0.0 %
5611 HOA Legal Fees	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5617 HOA Insurance	960.40	1,518.40	-558.00	-36.7 %	960.40	1,518.40	-558.00	-36.7 %
5618 D & O Insurance	0.00	900.00	-900.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5623 Reserve Transfer	5,000.00	448.00	4,552.00	1,016.1 %	5,000.00	448.00	4,552.00	1,016.1 %
5621 Paylease On Line Payment Fees	26.00	40.00	-14.00	-35.0 %	26.00	40.00	-14.00	-35.0 %
5600 Total Administrative (non-posting)	6,319.25	3,341.40	2,977.85	89.1 %	6,319.25	3,341.40	2,977.85	89.1 %
5650 Bank Fees	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-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	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
6100 Total Building Maintenance (non-pc)	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	1,530.00	0.00	1,530.00		1,530.00	0.00	1,530.00	
7002 Snow Removal	312.72	1,500.00	-1,187.28	-79.2 %	312.72	1,500.00	-1,187.28	-79.2 %
7006 General Maintenance	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
7030 General Grounds Misc	187.50	0.00	187.50		187.50	0.00	187.50	
7000 Total Grounds & Landscaping (non)	2,030.22	1,525.00	505.22	33.1 %	2,030.22	1,525.00	505.22	33.1 %
8300 HOA Utilities (non-posting)								
8302 Electricity	234.75	187.08	47.67	25.5 %	234.75	187.08	47.67	25.5 %
8303 Water/Sewer	3,436.50	690.41	2,746.09	397.7 %	3,436.50	690.41	2,746.09	397.7 %
8304 Trash	323.40	285.00	38.40	13.5 %	323.40	285.00	38.40	13.5 %
8306 Gas	1,391.23	599.16	792.07	132.2 %	1,391.23	599.16	792.07	132.2 %
8300 Total HOA Utilities (non-posting)	5,385.88	1,761.65	3,624.23	205.7 %	5,385.88	1,761.65	3,624.23	205.7 %

	Actual 01/01/23 - 01/31/23	Budget 01/23 - 01/23	\$ Change	% Change	Actual YTD 01/01/23 - 01/31/23	Budget YTD 01/23 - 01/23	\$ Change	% Change
TOTAL EXPENSE	13,735.35	6,903.05	6,832.30	99.0 %	13,735.35	6,903.05	6,832.30	99.0 %
NOI	-7,666.07	-837.39	-6,828.68	-815.5 %	-7,666.07	-837.39	-6,828.68	-815.5 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	5,000.00	448.00	4,552.00	1,016.1 %	5,000.00	448.00	4,552.00	1,016.1 %
9000 Total Reserve Income	5,000.00	448.00	4,552.00	1,016.1 %	5,000.00	448.00	4,552.00	1,016.1 %
TOTAL NON OPERATING INCOME	5,000.00	448.00	4,552.00	1,016.1 %	5,000.00	448.00	4,552.00	1,016.1 %
NET INCOME	-2,666.07	-389.39	-2,276.68	-584.7 %	-2,666.07	-389.39	-2,276.68	-584.7 %
NET INCOME SUMMARY								
Income	6,069.28	6,065.66	3.62	0.1 %	6,069.28	6,065.66	3.62	0.1 %
Expense	-13,735.35	-6,903.05	-6,832.30	99.0 %	-13,735.35	-6,903.05	-6,832.30	99.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-7,666.07	-837.39	-6,828.68	-815.5 %	-7,666.07	-837.39	-6,828.68	-815.5 %
Non Operating Income	5,000.00	448.00	4,552.00	1,016.1 %	5,000.00	448.00	4,552.00	1,016.1 %
NET INCOME	-2,666.07	-389.39	-2,276.68	-584.7 %	-2,666.07	-389.39	-2,276.68	-584.7 %