



Budget Spread Report - Operating

Forest Park Estates Association, Inc

End Date: 12/31/2016

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
OPERATING INCOME														
Revenues														
4000-00 Member Assessments														
Budget	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	50,700.00	50,700.00
Actual	-	-	16,900.00	4,225.00	4,225.00	4,225.00	4,525.00	4,225.00	4,645.00	4,255.00	4,230.00	4,230.00	55,685.00	
Variance	(4,225.00)	(4,225.00)	12,675.00	-	-	-	300.00	-	420.00	30.00	5.00	5.00	4,985.00	
4020-00 Special Assessments														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	1,850.72	-	-	-	-	1,850.72	
Variance	-	-	-	-	-	-	-	1,850.72	-	-	-	-	1,850.72	
4090-00 Working Capital Contributions														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	600.00	-	-	-	-	-	-	-	600.00	
Variance	-	-	-	-	600.00	-	-	-	-	-	-	-	600.00	
Total 40 - Revenues														
Budget	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	4,225.00	50,700.00	50,700.00
Actual	0.00	0.00	16,900.00	4,225.00	4,825.00	4,225.00	4,525.00	6,075.72	4,645.00	4,255.00	4,230.00	4,230.00	58,135.72	
Variance	(4,225.00)	(4,225.00)	12,675.00	0.00	600.00	0.00	300.00	1,850.72	420.00	30.00	5.00	5.00	7,435.72	
Non-recurring Income														
4305-00 Interest Income														
Budget	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.38	5.00	5.00
Actual	-	-	0.50	1.77	2.05	2.17	0.89	1.05	1.07	0.76	0.82	1.04	12.12	
Variance	(0.42)	(0.42)	0.08	1.35	1.63	1.75	0.47	0.63	0.65	0.34	0.40	0.66	7.12	
4310-00 Late Fees Assessed														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	12.50	-	12.50	-	-	31.20	-	-	56.20	
Variance	-	-	-	-	12.50	-	12.50	-	-	31.20	-	-	56.20	
4315-00 Legal Reimbursements														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	60.00	-	-	-	-	-	60.00	
Variance	-	-	-	-	-	-	60.00	-	-	-	-	-	60.00	
4330-00 NSF Fees Assessed														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	20.00	-	-	20.00	
Variance	-	-	-	-	-	-	-	-	-	20.00	-	-	20.00	
4350-00 Violations/Fees Assessed														
Budget	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00	100.00
Actual	-	-	-	-	-	-	-	190.00	-	-	-	-	190.00	
Variance	(8.33)	(8.33)	(8.33)	(8.33)	(8.33)	(8.33)	(8.33)	181.67	(8.33)	(8.33)	(8.33)	(8.37)	90.00	
Total 43 - Non-recurring Income														
Budget	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	105.00	105.00



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Actual	0.00	0.00	0.50	1.77	14.55	2.17	73.39	191.05	1.07	51.96	0.82	1.04	338.32	
Variance	(8.75)	(8.75)	(8.25)	(6.98)	5.80	(6.58)	64.64	182.30	(7.68)	43.21	(7.93)	(7.71)	233.32	
Total OPERATING INCOME														
Budget	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	4,233.75	50,805.00	50,805.00
Actual	0.00	0.00	16,900.50	4,226.77	4,839.55	4,227.17	4,598.39	6,266.77	4,646.07	4,306.96	4,230.82	4,231.04	58,474.04	
Variance	(4,233.75)	(4,233.75)	12,666.75	(6.98)	605.80	(6.58)	364.64	2,033.02	412.32	73.21	(2.93)	(2.71)	7,669.04	
OPERATING EXPENSE														
General & Administrative Expenses														
5020-00 Attorney Fees - General Business														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00
Actual	-	-	-	-	-	-	1,311.00	60.00	476.00	86.00	-	692.00	2,625.00	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	(1,211.00)	40.00	(376.00)	14.00	100.00	(592.00)	(1,425.00)	
5025-00 Audit/Tax Prep														
Budget	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	400.00	400.00
Actual	450.00	-	-	-	-	-	-	-	-	-	-	-	450.00	
Variance	(416.67)	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	(50.00)	
5032-00 Bank Charges														
Budget	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.12	25.00	25.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.12	25.00	
5050-00 Insurance Expense (All Risk)														
Budget	554.17	554.17	554.17	554.17	554.17	554.17	554.17	554.17	554.17	554.17	554.17	554.13	6,650.00	6,650.00
Actual	-	-	-	-	-	-	-	540.00	540.00	540.00	1,343.08	671.54	3,634.62	
Variance	554.17	554.17	554.17	554.17	554.17	554.17	554.17	14.17	14.17	14.17	(788.91)	(117.41)	3,015.38	
5060-00 Management Fees - Contract														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	5,400.00
Actual	-	-	1,410.00	510.00	510.00	510.00	510.00	510.00	510.00	-	1,020.00	510.00	6,000.00	
Variance	450.00	450.00	(960.00)	(60.00)	(60.00)	(60.00)	(60.00)	(60.00)	(60.00)	450.00	(570.00)	(60.00)	(600.00)	
5061-00 Management Fees - Additional Meeting Hours														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	1,020.00	70.80	150.00	-	75.00	-	-	695.00	-	2,010.80	
Variance	-	-	-	(1,020.00)	(70.80)	(150.00)	-	(75.00)	-	-	(695.00)	-	(2,010.80)	
5062-00 Meeting Room														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	150.00	-	150.00	
Variance	-	-	-	-	-	-	-	-	-	-	(150.00)	-	(150.00)	
5075-00 Printing & Reproduction														
Budget	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00	500.00
Actual	-	13.50	101.40	926.80	144.62	179.08	(549.40)	-	-	-	107.42	186.04	1,109.46	
Variance	41.67	28.17	(59.73)	(885.13)	(102.95)	(137.41)	591.07	41.67	41.67	41.67	(65.75)	(144.41)	(609.46)	
5080-00 Professional Dues & Subscriptions														



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Budget	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00	60.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00	
5085-00 Secretary Of State & Re Filing Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	87.00	-	135.00	-	-	-	-	-	-	222.00	
Variance	-	-	-	(87.00)	-	(135.00)	-	-	-	-	-	-	(222.00)	
Total 50 - General & Administrative Expenses														
Budget	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	1,186.25	14,235.00	14,235.00
Actual	450.00	13.50	1,511.40	2,543.80	725.42	974.08	1,271.60	1,185.00	1,526.00	626.00	3,315.50	2,059.58	16,201.88	
Variance	736.25	1,172.75	(325.15)	(1,357.55)	460.83	212.17	(85.35)	1.25	(339.75)	560.25	(2,129.25)	(873.33)	(1,966.88)	
Collection Expenses														
5300-00 Attorney Fees - Collection														
Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	
5310-00 Collection Fee Expense														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	45.00	20.00	25.00	25.00	-	-	40.00	-	155.00	
Variance	-	-	-	-	(45.00)	(20.00)	(25.00)	(25.00)	-	-	(40.00)	-	(155.00)	
Total 53 - Collection Expenses														
Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00
Actual	0.00	0.00	0.00	0.00	45.00	20.00	25.00	25.00	0.00	0.00	40.00	0.00	155.00	
Variance	150.00	150.00	150.00	150.00	105.00	130.00	125.00	125.00	150.00	150.00	110.00	150.00	1,645.00	
Utilities														
0010-00 Water														
Budget	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	5,220.00	5,220.00
Actual	-	-	3,287.72	54.29	-	23.54	141.47	182.90	128.96	29.65	92.04	146.12	4,086.69	
Variance	435.00	435.00	(2,852.72)	380.71	435.00	411.46	293.53	252.10	306.04	405.35	342.96	288.88	1,133.31	
6020-00 Utilities: Gas & Electric														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00
Actual	-	-	2,734.35	1,378.34	524.66	397.72	399.21	368.75	392.08	434.83	530.92	856.16	8,017.02	
Variance	750.00	750.00	(1,984.35)	(628.34)	225.34	352.28	350.79	381.25	357.92	315.17	219.08	(106.16)	982.98	
6030-00 Utilities: Trash Removal														
Budget	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.63	2,600.00	2,600.00
Actual	-	201.00	795.50	201.00	231.00	231.00	231.00	201.00	201.00	43.00	201.00	201.00	2,737.50	
Variance	216.67	15.67	(578.83)	15.67	(14.33)	(14.33)	(14.33)	15.67	15.67	173.67	15.67	15.63	(137.50)	
Total 60 - Utilities														
Budget	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.67	1,401.63	16,820.00	16,820.00
Actual	0.00	201.00	6,817.57	1,633.63	755.66	652.26	771.68	752.65	722.04	507.48	823.96	1,203.28	14,841.21	



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Variance	1,401.67	1,200.67	(5,415.90)	(231.96)	646.01	749.41	629.99	649.02	679.63	894.19	577.71	198.35	1,978.79	
Landscaping														
6500-00 Landscaping: Beautification														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	450.00	-	285.00	100.00	96.54	632.54	-	-	-	-	300.00	1,864.08	
Variance	-	(450.00)	-	(285.00)	(100.00)	(96.54)	(632.54)	-	-	-	-	(300.00)	(1,864.08)	
6520-00 Landscaping: Sprinkler/Irrigation Repairs														
Budget	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.63	4,400.00	4,400.00
Actual	-	-	-	-	-	-	-	450.00	665.00	-	113.00	-	1,228.00	
Variance	366.67	366.67	366.67	366.67	366.67	366.67	366.67	(83.33)	(298.33)	366.67	253.67	366.63	3,172.00	
Total 65 - Landscaping														
Budget	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.63	4,400.00	4,400.00
Actual	0.00	450.00	0.00	285.00	100.00	96.54	632.54	450.00	665.00	0.00	113.00	300.00	3,092.08	
Variance	366.67	(83.33)	366.67	81.67	266.67	270.13	(265.87)	(83.33)	(298.33)	366.67	253.67	66.63	1,307.92	
Grounds														
7040-00 Grounds: Maintenance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	190.00	682.50	-	-	-	-	-	-	-	-	-	872.50	
Variance	-	(190.00)	(682.50)	-	-	-	-	-	-	-	-	-	(872.50)	
7050-00 Grounds: Supplies														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	377.85	32.40	-	-	-	-	-	-	410.25	
Variance	-	-	-	-	(377.85)	(32.40)	-	-	-	-	-	-	(410.25)	
7060-00 Grounds: Snow Removal														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Actual	-	-	1,044.50	-	-	-	-	-	-	-	-	-	1,044.50	
Variance	250.00	250.00	(794.50)	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	1,955.50	
Total 70 - Grounds														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Actual	0.00	190.00	1,727.00	0.00	377.85	32.40	0.00	0.00	0.00	0.00	0.00	0.00	2,327.25	
Variance	250.00	60.00	(1,477.00)	250.00	(127.85)	217.60	250.00	250.00	250.00	250.00	250.00	250.00	672.75	
Building														
7500-00 Repairs & Maintenance														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,400.00
Actual	-	1,534.07	3,284.25	185.49	75.57	4,786.44	-	44.90	442.92	125.00	-	-	10,478.64	
Variance	200.00	(1,334.07)	(3,084.25)	14.51	124.43	(4,586.44)	200.00	155.10	(242.92)	75.00	200.00	200.00	(8,078.64)	
7501-00 Roof Repairs and Maintenance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	1,540.00	-	-	-	-	-	-	-	-	-	1,540.00	
Variance	-	-	(1,540.00)	-	-	-	-	-	-	-	-	-	(1,540.00)	



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7510-00 Other Common Area: Repairs & Maint														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	58.00	(58.00)	-	-	2,448.00	-	2,448.00	-
Variance	-	-	-	-	-	-	(58.00)	58.00	-	-	(2,448.00)	-	(2,448.00)	-
7511-00 HVAC														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00
Actual	-	-	382.00	-	-	-	-	-	-	-	-	-	382.00	-
Variance	100.00	100.00	(282.00)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	818.00	-
7512-00 Plumbing														
Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	1,500.00
Actual	-	-	641.25	-	-	-	45.00	257.00	627.63	-	-	-	1,570.88	-
Variance	125.00	125.00	(516.25)	125.00	125.00	125.00	80.00	(132.00)	(502.63)	125.00	125.00	125.00	(70.88)	-
7513-00 Fire Control System														
Budget	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.13	350.00	350.00
Actual	-	-	-	-	-	-	-	-	-	187.00	-	-	187.00	-
Variance	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	(157.83)	29.17	29.13	163.00	-
Total 75 - Building														
Budget	454.17	454.17	454.17	454.17	454.17	454.17	454.17	454.17	454.17	454.17	454.17	454.13	5,450.00	5,450.00
Actual	0.00	1,534.07	5,847.50	185.49	75.57	4,786.44	103.00	243.90	1,070.55	312.00	2,448.00	0.00	16,606.52	-
Variance	454.17	(1,079.90)	(5,393.33)	268.68	378.60	(4,332.27)	351.17	210.27	(616.38)	142.17	(1,993.83)	454.13	(11,156.52)	-
Interfund Transfers (Expense)														
9000-00 Operating: Xfer To Reserve														
Budget	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00	5,100.00
Actual	-	-	805.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	4,630.00	-
Variance	425.00	425.00	(380.00)	-	-	-	-	-	-	-	-	-	470.00	-
Total 90 - Interfund Transfers (Expense)														
Budget	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00	5,100.00
Actual	0.00	0.00	805.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	4,630.00	-
Variance	425.00	425.00	(380.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.00	-
Total OPERATING EXPENSE														
Budget	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.76	4,233.64	50,805.00	50,805.00
Actual	450.00	2,388.57	16,708.47	5,072.92	2,504.50	6,986.72	3,228.82	3,081.55	4,408.59	1,870.48	7,165.46	3,987.86	57,853.94	-
Variance	3,783.76	1,845.19	(12,474.71)	(839.16)	1,729.26	(2,752.96)	1,004.94	1,152.21	(174.83)	2,363.28	(2,931.70)	245.78	(7,048.94)	-
Net Income:														
Budget	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	0.11	0.00	-
Actual	(450.00)	(2,388.57)	192.03	(846.15)	2,335.05	(2,759.55)	1,369.57	3,185.22	237.48	2,436.48	(2,934.64)	243.18	620.10	-
Variance	449.99	2,388.56	(192.04)	846.14	(2,335.06)	2,759.54	(1,369.58)	(3,185.23)	(237.49)	(2,436.49)	2,934.63	(243.07)	(620.10)	-
RESERVE INCOME														



Budget Spread Report - Reserve
 Forest Park Estates Association, Inc
 End Date: 12/31/2016

Date: 11/9/2017
 Time: 11:47 am
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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Interfund Transfers (Income)														
4500-01 Reserve: Xfer From Operating Regular														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	805.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	4,630.00	-
Variance	-	-	805.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	4,630.00	-
4600-01 Reserve: Interest Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	0.22	0.97	0.97	0.94	0.97	0.94	1.04	6.05	-
Variance	-	-	-	-	-	0.22	0.97	0.97	0.94	0.97	0.94	1.04	6.05	-
Total 45 - Interfund Transfers (Income)														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	0.00	0.00	805.00	425.00	425.00	425.22	425.97	425.97	425.94	425.97	425.94	426.04	4,636.05	0.00
Variance	0.00	0.00	805.00	425.00	425.00	425.22	425.97	425.97	425.94	425.97	425.94	426.04	4,636.05	0.00
Total RESERVE INCOME														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	0.00	0.00	805.00	425.00	425.00	425.22	425.97	425.97	425.94	425.97	425.94	426.04	4,636.05	0.00
Variance	0.00	0.00	805.00	425.00	425.00	425.22	425.97	425.97	425.94	425.97	425.94	426.04	4,636.05	0.00
Net Reserve:														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	0.00	0.00	805.00	425.00	425.00	425.22	425.97	425.97	425.94	425.97	425.94	426.04	4,636.05	0.00
Variance	0.00	0.00	(805.00)	(425.00)	(425.00)	(425.22)	(425.97)	(425.97)	(425.94)	(425.97)	(425.94)	(426.04)	(4,636.05)	0.00