

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/21 - 02/28/21 and 01/01/21 - 02/28/21 (accrual basis)

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	11,273.30	11,273.34	-0.04	0.0 %
4111 Late Fees	35.93	0.00	35.93		35.93	0.00	35.93	
4100 Total Rental Income (non-posting)	5,672.58	5,636.67	35.91	0.6 %	11,309.23	11,273.34	35.89	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.77	2.50	-1.73	-69.2 %	1.55	5.00	-3.45	-69.0 %
4500 Total Misc Income (non-posting)	0.77	2.50	-1.73	-69.2 %	1.55	5.00	-3.45	-69.0 %
<b>TOTAL INCOME</b>	<b>5,673.35</b>	<b>5,639.17</b>	<b>34.18</b>	<b>0.6 %</b>	<b>11,310.78</b>	<b>11,278.34</b>	<b>32.44</b>	<b>0.3 %</b>
<b>EXPENSE</b>								
5600 Administrative (non-posting)								
5605 Postage	5.10	0.00	5.10		64.46	0.00	64.46	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	600.00	600.00	0.00	0.0 %
5607 Copies/Printing	0.00	20.00	-20.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,542.50	300.00	2,242.50	747.5 %
5614 Accounting	0.00	3,200.00	-3,200.00	-100.0 %	0.00	3,200.00	-3,200.00	-100.0 %
5617 HOA Insurance	1,253.02	1,140.34	112.68	9.9 %	2,506.04	2,280.68	225.36	9.9 %
5623 Reserve Transfer	0.00	836.50	-836.50	-100.0 %	0.00	1,673.00	-1,673.00	-100.0 %
5600 Total Administrative (non-posting)	1,558.12	5,646.84	-4,088.72	-72.4 %	5,713.00	8,093.68	-2,380.68	-29.4 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6100 Total Building Maintenance (non-pc)	0.00	150.00	-150.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	0.00	0.00		250.00	0.00	250.00	
7002 Snow Removal	445.00	750.00	-305.00	-40.7 %	495.00	1,500.00	-1,005.00	-67.0 %
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7000 Total Grounds & Landscaping (non)	445.00	900.00	-455.00	-50.6 %	745.00	1,750.00	-1,005.00	-57.4 %
8300 HOA Utilities (non-posting)								
8302 Electricity	180.06	171.42	8.64	5.0 %	374.39	342.84	31.55	9.2 %
8303 Water/Sewer	220.32	280.00	-59.68	-21.3 %	3,434.73	555.00	2,879.73	518.9 %
8304 Trash	291.55	225.00	66.55	29.6 %	583.10	450.00	133.10	29.6 %
8306 Gas	644.62	416.67	227.95	54.7 %	1,313.81	833.34	480.47	57.7 %

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
8300 Total HOA Utilities (non-posting)	1,336.55	1,093.09	243.46	22.3 %	5,706.03	2,181.18	3,524.85	161.6 %
<b>TOTAL EXPENSE</b>	<b>3,339.67</b>	<b>7,799.93</b>	<b>-4,460.26</b>	<b>-57.2 %</b>	<b>12,164.03</b>	<b>12,344.86</b>	<b>-180.83</b>	<b>-1.5 %</b>
<b>NOI</b>	<b>2,333.68</b>	<b>-2,160.76</b>	<b>4,494.44</b>	<b>208.0 %</b>	<b>-853.25</b>	<b>-1,066.52</b>	<b>213.27</b>	<b>20.0 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	836.50	-836.50	-100.0 %	0.00	1,673.00	-1,673.00	-100.0 %
9000 Total Reserve Income	0.00	836.50	-836.50	-100.0 %	0.00	1,673.00	-1,673.00	-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>1,673.00</b>	<b>-1,673.00</b>	<b>-100.0 %</b>
<b>NET INCOME</b>	<b>2,333.68</b>	<b>-1,324.26</b>	<b>3,657.94</b>	<b>276.2 %</b>	<b>-853.25</b>	<b>606.48</b>	<b>-1,459.73</b>	<b>-240.7 %</b>
<b>NET INCOME SUMMARY</b>								
Income	5,673.35	5,639.17	34.18	0.6 %	11,310.78	11,278.34	32.44	0.3 %
Expense	-3,339.67	-7,799.93	4,460.26	57.2 %	-12,164.03	-12,344.86	180.83	1.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,333.68	-2,160.76	4,494.44	208.0 %	-853.25	-1,066.52	213.27	20.0 %
Non Operating Income	0.00	836.50	-836.50	-100.0 %	0.00	1,673.00	-1,673.00	-100.0 %
<b>NET INCOME</b>	<b>2,333.68</b>	<b>-1,324.26</b>	<b>3,657.94</b>	<b>276.2 %</b>	<b>-853.25</b>	<b>606.48</b>	<b>-1,459.73</b>	<b>-240.7 %</b>