

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 03/01/21 - 03/31/21 and 01/01/21 - 03/31/21 (accrual basis)

	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 03/31/21	Budget YTD 01/21 - 03/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	16,909.95	16,910.01	-0.06	0.0 %
4111 Late Fees	-35.93	0.00	-35.93		0.00	0.00	0.00	
4100 Total Rental Income (non-posting)	5,600.72	5,636.67	-35.95	-0.6 %	16,909.95	16,910.01	-0.06	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.86	2.50	-1.64	-65.6 %	2.41	7.50	-5.09	-67.9 %
4500 Total Misc Income (non-posting)	0.86	2.50	-1.64	-65.6 %	2.41	7.50	-5.09	-67.9 %
<b>TOTAL INCOME</b>	<b>5,601.58</b>	<b>5,639.17</b>	<b>-37.59</b>	<b>-0.7 %</b>	<b>16,912.36</b>	<b>16,917.51</b>	<b>-5.15</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5600 Administrative (non-posting)								
5605 Postage	3.06	0.00	3.06		67.52	0.00	67.52	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	900.00	900.00	0.00	0.0 %
5607 Copies/Printing	0.00	21.00	-21.00	-100.0 %	0.00	61.00	-61.00	-100.0 %
5608 Administrative	62.50	0.00	62.50		62.50	0.00	62.50	
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,542.50	450.00	2,092.50	465.0 %
5614 Accounting	0.00	0.00	0.00		0.00	3,200.00	-3,200.00	-100.0 %
5617 HOA Insurance	1,253.02	1,140.34	112.68	9.9 %	3,759.06	3,421.02	338.04	9.9 %
5623 Reserve Transfer	0.00	836.50	-836.50	-100.0 %	0.00	2,509.50	-2,509.50	-100.0 %
5600 Total Administrative (non-posting)	1,618.58	2,447.84	-829.26	-33.9 %	7,331.58	10,541.52	-3,209.94	-30.5 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
6100 Total Building Maintenance (non-pc)	0.00	150.00	-150.00	-100.0 %	0.00	450.00	-450.00	-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	2,133.28	500.00	1,633.28	326.7 %	2,628.28	2,000.00	628.28	31.4 %
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
7000 Total Grounds & Landscaping (non)	2,133.28	650.00	1,483.28	228.2 %	2,878.28	2,400.00	478.28	19.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	172.31	171.42	0.89	0.5 %	546.70	514.26	32.44	6.3 %
8303 Water/Sewer	232.34	280.00	-47.66	-17.0 %	3,667.07	835.00	2,832.07	339.2 %
8304 Trash	291.55	225.00	66.55	29.6 %	874.65	675.00	199.65	29.6 %

	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 03/31/21	Budget YTD 01/21 - 03/21	\$ Change	% Change
8306 Gas	531.61	416.67	114.94	27.6 %	1,845.42	1,250.01	595.41	47.6 %
8300 Total HOA Utilities (non-posting)	1,227.81	1,093.09	134.72	12.3 %	6,933.84	3,274.27	3,659.57	111.8 %
<b>TOTAL EXPENSE</b>	<b>4,979.67</b>	<b>4,350.93</b>	<b>628.74</b>	<b>14.5 %</b>	<b>17,143.70</b>	<b>16,695.79</b>	<b>447.91</b>	<b>2.7 %</b>
<b>NOI</b>	<b>621.91</b>	<b>1,288.24</b>	<b>-666.33</b>	<b>-51.7 %</b>	<b>-231.34</b>	<b>221.72</b>	<b>-453.06</b>	<b>-204.3 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	836.50	-836.50	-100.0 %	0.00	2,509.50	-2,509.50	-100.0 %
9000 Total Reserve Income	0.00	836.50	-836.50	-100.0 %	0.00	2,509.50	-2,509.50	-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>2,509.50</b>	<b>-2,509.50</b>	<b>-100.0 %</b>
<b>NET INCOME</b>	<b>621.91</b>	<b>2,124.74</b>	<b>-1,502.83</b>	<b>-70.7 %</b>	<b>-231.34</b>	<b>2,731.22</b>	<b>-2,962.56</b>	<b>-108.5 %</b>
<b>NET INCOME SUMMARY</b>								
Income	5,601.58	5,639.17	-37.59	-0.7 %	16,912.36	16,917.51	-5.15	0.0 %
Expense	-4,979.67	-4,350.93	-628.74	14.5 %	-17,143.70	-16,695.79	-447.91	2.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	621.91	1,288.24	-666.33	-51.7 %	-231.34	221.72	-453.06	-204.3 %
Non Operating Income	0.00	836.50	-836.50	-100.0 %	0.00	2,509.50	-2,509.50	-100.0 %
<b>NET INCOME</b>	<b>621.91</b>	<b>2,124.74</b>	<b>-1,502.83</b>	<b>-70.7 %</b>	<b>-231.34</b>	<b>2,731.22</b>	<b>-2,962.56</b>	<b>-108.5 %</b>