

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 04/01/21 - 04/30/21 and 01/01/21 - 04/30/21 (accrual basis)

	Actual 04/01/21 - 04/30/21	Budget 04/21 - 04/21	\$ Change	% Change	Actual YTD 01/01/21 - 04/30/21	Budget YTD 01/21 - 04/21	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	22,546.60	22,546.68	-0.08	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	22,546.60	22,546.68	-0.08	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.89	2.50	-1.61	-64.4 %	3.30	10.00	-6.70	-67.0 %
4500 Total Misc Income (non-posting)	0.89	2.50	-1.61	-64.4 %	3.30	10.00	-6.70	-67.0 %
TOTAL INCOME	5,637.54	5,639.17	-1.63	0.0 %	22,549.90	22,556.68	-6.78	0.0 %
EXPENSE								
5350 Licenses and Fees	10.00	60.00	-50.00	-83.3 %	10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5605 Postage	2.55	0.00	2.55		70.07	0.00	70.07	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	1,200.00	1,200.00	0.00	0.0 %
5607 Copies/Printing	1.25	21.00	-19.75	-94.0 %	1.25	82.00	-80.75	-98.5 %
5608 Administrative	0.00	50.00	-50.00	-100.0 %	62.50	50.00	12.50	25.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,542.50	600.00	1,942.50	323.8 %
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 %	5,012.08	4,561.36	450.72	9.9 %
5623 Reserve Transfer	1,674.00	836.50	837.50	100.1 %	1,674.00	3,346.00	-1,672.00	-50.0 %
5600 Total Administrative (non-posting)	3,230.82	2,497.84	732.98	29.3 %	10,562.40	13,039.36	-2,476.96	-19.0 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
6109 HVAC/Boiler	748.77	50.00	698.77	1,397.5 %	748.77	200.00	548.77	274.4 %
6100 Total Building Maintenance (non-pc)	748.77	150.00	598.77	399.2 %	748.77	600.00	148.77	24.8 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	925.57	750.00	175.57	23.4 %	1,175.57	750.00	425.57	56.7 %
7002 Snow Removal	955.00	300.00	655.00	218.3 %	3,583.28	2,300.00	1,283.28	55.8 %
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
7000 Total Grounds & Landscaping (non)	1,880.57	1,200.00	680.57	56.7 %	4,758.85	3,600.00	1,158.85	32.2 %
8300 HOA Utilities (non-posting)								
8302 Electricity	175.72	171.42	4.30	2.5 %	722.42	685.68	36.74	5.4 %
8303 Water/Sewer	274.41	280.00	-5.59	-2.0 %	3,941.48	1,115.00	2,826.48	253.5 %
8304 Trash	291.55	225.00	66.55	29.6 %	1,166.20	900.00	266.20	29.6 %

	Actual 04/01/21 - 04/30/21	Budget 04/21 - 04/21	\$ Change	% Change	Actual YTD 01/01/21 - 04/30/21	Budget YTD 01/21 - 04/21	\$ Change	% Change
8306 Gas	543.90	416.67	127.23	30.5 %	2,389.32	1,666.68	722.64	43.4 %
8300 Total HOA Utilities (non-posting)	1,285.58	1,093.09	192.49	17.6 %	8,219.42	4,367.36	3,852.06	88.2 %
TOTAL EXPENSE	7,155.74	5,010.93	2,144.81	42.8 %	24,299.44	21,706.72	2,592.72	11.9 %
NOI	-1,518.20	628.24	-2,146.44	-341.7 %	-1,749.54	849.96	-2,599.50	-305.8 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	1,674.00	836.50	837.50	100.1 %	1,674.00	3,346.00	-1,672.00	-50.0 %
9000 Total Reserve Income	1,674.00	836.50	837.50	100.1 %	1,674.00	3,346.00	-1,672.00	-50.0 %
TOTAL NON OPERATING INCOME	1,674.00	836.50	837.50	100.1 %	1,674.00	3,346.00	-1,672.00	-50.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	2,445.00	0.00	2,445.00		2,445.00	0.00	2,445.00	
9200 Total Reserve Expenses	2,445.00	0.00	2,445.00		2,445.00	0.00	2,445.00	
TOTAL NON OPERATING EXPENSE	2,445.00	0.00	2,445.00		2,445.00	0.00	2,445.00	
NET INCOME	-2,289.20	1,464.74	-3,753.94	-256.3 %	-2,520.54	4,195.96	-6,716.50	-160.1 %
NET INCOME SUMMARY								
Income	5,637.54	5,639.17	-1.63	0.0 %	22,549.90	22,556.68	-6.78	0.0 %
Expense	-7,155.74	-5,010.93	-2,144.81	42.8 %	-24,299.44	-21,706.72	-2,592.72	11.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-1,518.20	628.24	-2,146.44	-341.7 %	-1,749.54	849.96	-2,599.50	-305.8 %
Non Operating Income	1,674.00	836.50	837.50	100.1 %	1,674.00	3,346.00	-1,672.00	-50.0 %
Non Operating Expense	-2,445.00	0.00	-2,445.00		-2,445.00	0.00	-2,445.00	
NET INCOME	-2,289.20	1,464.74	-3,753.94	-256.3 %	-2,520.54	4,195.96	-6,716.50	-160.1 %