

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 07/01/21 - 07/31/21 and 01/01/21 - 07/31/21 (accrual basis)

	Actual 07/01/21 - 07/31/21	Budget 07/21 - 07/21	\$ Change	% Change	Actual YTD 01/01/21 - 07/31/21	Budget YTD 01/21 - 07/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	39,456.55	39,456.69	-0.14	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	39,456.55	39,456.69	-0.14	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.90	2.50	-1.60	-64.0 %	5.87	17.50	-11.63	-66.5 %
4500 Total Misc Income (non-posting)	0.90	2.50	-1.60	-64.0 %	5.87	17.50	-11.63	-66.5 %
<b>TOTAL INCOME</b>	<b>5,637.55</b>	<b>5,639.17</b>	<b>-1.62</b>	<b>0.0 %</b>	<b>39,462.42</b>	<b>39,474.19</b>	<b>-11.77</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	50.00	0.00	50.00		50.00	0.00	50.00	
5125 Fire & Life Safety	0.00	0.00	0.00		0.00	400.00	-400.00	-100.0 %
5100 Total Repairs & Maintenance Expense	50.00	0.00	50.00		50.00	400.00	-350.00	-87.5 %
5350 Licenses and Fees	0.00	0.00	0.00		10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5605 Postage	1.53	0.00	1.53		93.25	0.00	93.25	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	2,100.00	2,100.00	0.00	0.0 %
5607 Copies/Printing	0.00	21.00	-21.00	-100.0 %	1.25	145.00	-143.75	-99.1 %
5608 Administrative	0.00	0.00	0.00		62.50	50.00	12.50	25.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,542.50	1,050.00	1,492.50	142.1 %
5614 Accounting	0.00	0.00	0.00		2,375.00	3,200.00	-825.00	-25.8 %
5617 HOA Insurance	0.00	1,140.34	-1,140.34	-100.0 %	6,265.10	7,982.38	-1,717.28	-21.5 %
5623 Reserve Transfer	0.00	836.50	-836.50	-100.0 %	1,674.00	5,855.50	-4,181.50	-71.4 %
5600 Total Administrative (non-posting)	301.53	2,447.84	-2,146.31	-87.7 %	15,113.60	20,382.88	-5,269.28	-25.9 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	70.00	-70.00	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
6104 Light Maintenance	0.00	0.00	0.00		50.00	0.00	50.00	
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	75.00	700.00	-625.00	-89.3 %
6106 Keys	32.52	0.00	32.52		32.52	0.00	32.52	
6109 HVAC/Boiler	0.00	50.00	-50.00	-100.0 %	748.77	350.00	398.77	113.9 %
6100 Total Building Maintenance (non-posting)	32.52	150.00	-117.48	-78.3 %	906.29	1,550.00	-643.71	-41.5 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	750.00	52.50	7.0 %	2,880.57	3,000.00	-119.43	-4.0 %
7002 Snow Removal	0.00	0.00	0.00		3,583.28	2,300.00	1,283.28	55.8 %

	Actual 07/01/21 - 07/31/21	Budget 07/21 - 07/21	\$ Change	% Change	Actual YTD 01/01/21 - 07/31/21	Budget YTD 01/21 - 07/21	\$ Change	% Change
7003 Irrigation Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		105.00	0.00	105.00	
7006 General Maintenance	0.00	200.00	-200.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7000 Total Grounds & Landscaping (non	802.50	1,100.00	-297.50	-27.0 %	6,568.85	6,800.00	-231.15	-3.4 %
8300 HOA Utilities (non-posting)								
8302 Electricity	209.17	171.42	37.75	22.0 %	1,280.08	1,199.94	80.14	6.7 %
8303 Water/Sewer	334.51	280.00	54.51	19.5 %	4,951.02	1,955.00	2,996.02	153.2 %
8304 Trash	281.47	225.00	56.47	25.1 %	2,001.73	1,575.00	426.73	27.1 %
8306 Gas	284.29	416.67	-132.38	-31.8 %	3,406.29	2,916.69	489.60	16.8 %
8300 Total HOA Utilities (non-posting)	1,109.44	1,093.09	16.35	1.5 %	11,639.12	7,646.63	3,992.49	52.2 %
<b>TOTAL EXPENSE</b>	<b>2,295.99</b>	<b>4,800.93</b>	<b>-2,504.94</b>	<b>-52.2 %</b>	<b>34,287.86</b>	<b>36,909.51</b>	<b>-2,621.65</b>	<b>-7.1 %</b>
<b>NOI</b>	<b>3,341.56</b>	<b>838.24</b>	<b>2,503.32</b>	<b>298.6 %</b>	<b>5,174.56</b>	<b>2,564.68</b>	<b>2,609.88</b>	<b>101.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	836.50	-836.50	-100.0 %	1,674.00	5,855.50	-4,181.50	-71.4 %
9000 Total Reserve Income	0.00	836.50	-836.50	-100.0 %	1,674.00	5,855.50	-4,181.50	-71.4 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>836.50</b>	<b>-836.50</b>	<b>-100.0 %</b>	<b>1,674.00</b>	<b>5,855.50</b>	<b>-4,181.50</b>	<b>-71.4 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		4,890.00	0.00	4,890.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		4,890.00	0.00	4,890.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>4,890.00</b>	<b>0.00</b>	<b>4,890.00</b>	
<b>NET INCOME</b>	<b>3,341.56</b>	<b>1,674.74</b>	<b>1,666.82</b>	<b>99.5 %</b>	<b>1,958.56</b>	<b>8,420.18</b>	<b>-6,461.62</b>	<b>-76.7 %</b>
<b>NET INCOME SUMMARY</b>								
Income	5,637.55	5,639.17	-1.62	0.0 %	39,462.42	39,474.19	-11.77	0.0 %
Expense	-2,295.99	-4,800.93	2,504.94	52.2 %	-34,287.86	-36,909.51	2,621.65	7.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	3,341.56	838.24	2,503.32	298.6 %	5,174.56	2,564.68	2,609.88	101.8 %
Non Operating Income	0.00	836.50	-836.50	-100.0 %	1,674.00	5,855.50	-4,181.50	-71.4 %
Non Operating Expense	0.00	0.00	0.00		-4,890.00	0.00	-4,890.00	
<b>NET INCOME</b>	<b>3,341.56</b>	<b>1,674.74</b>	<b>1,666.82</b>	<b>99.5 %</b>	<b>1,958.56</b>	<b>8,420.18</b>	<b>-6,461.62</b>	<b>-76.7 %</b>

<b>Actual</b> 07/01/21 - 07/31/21	<b>Budget</b> 07/21 - 07/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 07/31/21	<b>Budget YTD</b> 01/21 - 07/21	<b>\$ Change</b>	<b>% Change</b>
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