

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 10/01/21 - 10/31/21 and 01/01/21 - 10/31/21 (accrual basis)

	Actual 10/01/21 - 10/31/21	Budget 10/21 - 10/21	\$ Change	% Change	Actual YTD 01/01/21 - 10/31/21	Budget YTD 01/21 - 10/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	56,366.50	56,366.70	-0.20	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	56,366.50	56,366.70	-0.20	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.88	2.50	-1.62	-64.8 %	8.45	25.00	-16.55	-66.2 %
4500 Total Misc Income (non-posting)	0.88	2.50	-1.62	-64.8 %	8.45	25.00	-16.55	-66.2 %
<b>TOTAL INCOME</b>	<b>5,637.53</b>	<b>5,639.17</b>	<b>-1.64</b>	<b>0.0 %</b>	<b>56,374.95</b>	<b>56,391.70</b>	<b>-16.75</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	0.00	0.00	0.00		25.00	0.00	25.00	
5125 Fire & Life Safety	0.00	0.00	0.00		151.83	400.00	-248.17	-62.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		176.83	400.00	-223.17	-55.8 %
5350 Licenses and Fees	0.00	0.00	0.00		10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5605 Postage	3.18	0.00	3.18		101.14	0.00	101.14	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	3,000.00	3,000.00	0.00	0.0 %
5607 Copies/Printing	0.00	21.00	-21.00	-100.0 %	1.25	208.00	-206.75	-99.4 %
5608 Administrative	0.00	0.00	0.00		12.50	125.00	-112.50	-90.0 %
5611 HOA Legal Fees	28.00	150.00	-122.00	-81.3 %	2,570.50	1,500.00	1,070.50	71.4 %
5614 Accounting	0.00	0.00	0.00		2,375.00	3,200.00	-825.00	-25.8 %
5617 HOA Insurance	1,345.40	1,140.34	205.06	18.0 %	10,301.30	11,403.40	-1,102.10	-9.7 %
5618 D & O Insurance	991.00	0.00	991.00		991.00	900.00	91.00	10.1 %
5623 Reserve Transfer	0.00	836.50	-836.50	-100.0 %	2,514.00	8,365.00	-5,851.00	-69.9 %
5600 Total Administrative (non-posting)	2,667.58	2,447.84	219.74	9.0 %	21,866.69	28,701.40	-6,834.71	-23.8 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	100.00	-100.00	-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	50.00	0.00	50.00		100.00	0.00	100.00	
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	75.00	1,000.00	-925.00	-92.5 %
6106 Keys	0.00	0.00	0.00		40.59	0.00	40.59	
6109 HVAC/Boiler	341.59	50.00	291.59	583.2 %	1,345.36	500.00	845.36	169.1 %
6100 Total Building Maintenance (non-posting)	391.59	150.00	241.59	161.1 %	1,560.95	2,000.00	-439.05	-22.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	750.00	-750.00	-100.0 %	4,485.57	5,250.00	-764.43	-14.6 %

	Actual 10/01/21 - 10/31/21	Budget 10/21 - 10/21	\$ Change	% Change	Actual YTD 01/01/21 - 10/31/21	Budget YTD 01/21 - 10/21	\$ Change	% Change
7002 Snow Removal	0.00	500.00	-500.00	-100.0 %	3,583.28	2,800.00	783.28	28.0 %
7003 Irrigation Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		105.00	0.00	105.00	
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	1,300.00	-1,300.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	450.00	-450.00	-100.0 %
7000 Total Grounds & Landscaping (non	0.00	1,400.00	-1,400.00	-100.0 %	8,173.85	10,300.00	-2,126.15	-20.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	110.65	171.42	-60.77	-35.5 %	1,786.00	1,714.20	71.80	4.2 %
8303 Water/Sewer	334.51	280.00	54.51	19.5 %	6,002.63	2,795.00	3,207.63	114.8 %
8304 Trash	365.02	225.00	140.02	62.2 %	2,994.22	2,250.00	744.22	33.1 %
8306 Gas	417.14	416.67	0.47	0.1 %	4,333.71	4,166.70	167.01	4.0 %
8300 Total HOA Utilities (non-posting)	1,227.32	1,093.09	134.23	12.3 %	15,116.56	10,925.90	4,190.66	38.4 %
<b>TOTAL EXPENSE</b>	<b>4,286.49</b>	<b>5,100.93</b>	<b>-814.44</b>	<b>-16.0 %</b>	<b>46,904.88</b>	<b>52,487.30</b>	<b>-5,582.42</b>	<b>-10.6 %</b>
<b>NOI</b>	<b>1,351.04</b>	<b>538.24</b>	<b>812.80</b>	<b>151.0 %</b>	<b>9,470.07</b>	<b>3,904.40</b>	<b>5,565.67</b>	<b>142.5 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	836.50	-836.50	-100.0 %	2,514.00	8,365.00	-5,851.00	-69.9 %
9000 Total Reserve Income	0.00	836.50	-836.50	-100.0 %	2,514.00	8,365.00	-5,851.00	-69.9 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>836.50</b>	<b>-836.50</b>	<b>-100.0 %</b>	<b>2,514.00</b>	<b>8,365.00</b>	<b>-5,851.00</b>	<b>-69.9 %</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>1,351.04</b>	<b>1,374.74</b>	<b>-23.70</b>	<b>-1.7 %</b>	<b>7,094.07</b>	<b>12,269.40</b>	<b>-5,175.33</b>	<b>-42.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	5,637.53	5,639.17	-1.64	0.0 %	56,374.95	56,391.70	-16.75	0.0 %
Expense	-4,286.49	-5,100.93	814.44	16.0 %	-46,904.88	-52,487.30	5,582.42	10.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	1,351.04	538.24	812.80	151.0 %	9,470.07	3,904.40	5,565.67	142.5 %
Non Operating Income	0.00	836.50	-836.50	-100.0 %	2,514.00	8,365.00	-5,851.00	-69.9 %
Non Operating Expense	0.00	0.00	0.00		-4,890.00	0.00	-4,890.00	
<b>NET INCOME</b>	<b>1,351.04</b>	<b>1,374.74</b>	<b>-23.70</b>	<b>-1.7 %</b>	<b>7,094.07</b>	<b>12,269.40</b>	<b>-5,175.33</b>	<b>-42.2 %</b>

<b>Actual</b> 10/01/21 - 10/31/21	<b>Budget</b> 10/21 - 10/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 10/31/21	<b>Budget YTD</b> 01/21 - 10/21	<b>\$ Change</b>	<b>% Change</b>
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