

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 11/01/21 - 11/30/21 and 01/01/21 - 11/30/21 (accrual basis)

	Actual 11/01/21 - 11/30/21	Budget 11/21 - 11/21	\$ Change	% Change	Actual YTD 01/01/21 - 11/30/21	Budget YTD 01/21 - 11/21	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	62,003.15	62,003.37	-0.22	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	62,003.15	62,003.37	-0.22	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.85	2.50	-1.65	-66.0 %	9.30	27.50	-18.20	-66.2 %
4500 Total Misc Income (non-posting)	0.85	2.50	-1.65	-66.0 %	9.30	27.50	-18.20	-66.2 %
<b>TOTAL INCOME</b>	<b>5,637.50</b>	<b>5,639.17</b>	<b>-1.67</b>	<b>0.0 %</b>	<b>62,012.45</b>	<b>62,030.87</b>	<b>-18.42</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	17.91	0.00	17.91		119.05	0.00	119.05	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	3,300.00	3,300.00	0.00	0.0 %
5607 Copies/Printing	0.00	21.00	-21.00	-100.0 %	1.25	229.00	-227.75	-99.5 %
5608 Administrative	0.00	0.00	0.00		12.50	125.00	-112.50	-90.0 %
5611 HOA Legal Fees	0.00	150.00	-150.00	-100.0 %	2,570.50	1,650.00	920.50	55.8 %
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 %	11,646.70	12,543.74	-897.04	-7.2 %
5618 D & O Insurance	0.00	0.00	0.00		991.00	900.00	91.00	10.1 %
5623 Reserve Transfer	1,673.00	836.50	836.50	100.0 %	4,187.00	9,201.50	-5,014.50	-54.5 %
5600 Total Administrative (non-posting)	3,336.31	2,447.84	888.47	36.3 %	25,203.00	31,149.24	-5,946.24	-19.1 %
5650 Bank Fees	0.00	10.00	-10.00	-100.0 %	0.00	110.00	-110.00	-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 %
6102 Roof/Gutter Maintenance	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
6104 Light Maintenance	0.00	0.00	0.00		100.00	0.00	100.00	
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	75.00	1,100.00	-1,025.00	-93.2 %
6106 Keys	0.00	0.00	0.00		40.59	0.00	40.59	
6109 HVAC/Boiler	175.00	50.00	125.00	250.0 %	1,520.36	550.00	970.36	176.4 %
6100 Total Building Maintenance (non-posting)	175.00	650.00	-475.00	-73.1 %	1,735.95	2,650.00	-914.05	-34.5 %
7000 Grounds & Landscaping (non-posting)								

	<b>Actual</b> 11/01/21 - 11/30/21	<b>Budget</b> 11/21 - 11/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 11/30/21	<b>Budget YTD</b> 01/21 - 11/21	<b>\$ Change</b>	<b>% Change</b>
7001 Landscape Maint. Contract	1,605.00	750.00	855.00	114.0 %	6,090.57	6,000.00	90.57	1.5 %
7002 Snow Removal	0.00	750.00	-750.00	-100.0 %	3,583.28	3,550.00	33.28	0.9 %
7003 Irrigation Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	1,500.00	-1,500.00	-100.0 %	105.00	1,500.00	-1,395.00	-93.0 %
7006 General Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	1,400.00	-1,400.00	-100.0 %
7030 General Grounds Misc	62.50	50.00	12.50	25.0 %	62.50	500.00	-437.50	-87.5 %
7000 Total Grounds & Landscaping (non	1,667.50	3,150.00	-1,482.50	-47.1 %	9,841.35	13,450.00	-3,608.65	-26.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	183.40	171.42	11.98	7.0 %	1,969.40	1,885.62	83.78	4.4 %
8303 Water/Sewer	280.42	280.00	0.42	0.2 %	6,283.05	3,075.00	3,208.05	104.3 %
8304 Trash	356.46	225.00	131.46	58.4 %	3,350.68	2,475.00	875.68	35.4 %
8306 Gas	605.86	416.67	189.19	45.4 %	4,939.57	4,583.37	356.20	7.8 %
8300 Total HOA Utilities (non-posting)	1,426.14	1,093.09	333.05	30.5 %	16,542.70	12,018.99	4,523.71	37.6 %
<b>TOTAL EXPENSE</b>	<b>6,604.95</b>	<b>7,350.93</b>	<b>-745.98</b>	<b>-10.1 %</b>	<b>53,509.83</b>	<b>59,838.23</b>	<b>-6,328.40</b>	<b>-10.6 %</b>
<b>NOI</b>	<b>-967.45</b>	<b>-1,711.76</b>	<b>744.31</b>	<b>43.5 %</b>	<b>8,502.62</b>	<b>2,192.64</b>	<b>6,309.98</b>	<b>287.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	1,673.00	836.50	836.50	100.0 %	4,187.00	9,201.50	-5,014.50	-54.5 %
9000 Total Reserve Income	1,673.00	836.50	836.50	100.0 %	4,187.00	9,201.50	-5,014.50	-54.5 %
<b>TOTAL NON OPERATING INCOME</b>	<b>1,673.00</b>	<b>836.50</b>	<b>836.50</b>	<b>100.0 %</b>	<b>4,187.00</b>	<b>9,201.50</b>	<b>-5,014.50</b>	<b>-54.5 %</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>705.55</b>	<b>-875.26</b>	<b>1,580.81</b>	<b>180.6 %</b>	<b>7,799.62</b>	<b>11,394.14</b>	<b>-3,594.52</b>	<b>-31.5 %</b>

	<b>Actual</b> 11/01/21 - 11/30/21	<b>Budget</b> 11/21 - 11/21	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/21 - 11/30/21	<b>Budget YTD</b> 01/21 - 11/21	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	5,637.50	5,639.17	-1.67	0.0 %	62,012.45	62,030.87	-18.42	0.0 %
Expense	-6,604.95	-7,350.93	745.98	10.1 %	-53,509.83	-59,838.23	6,328.40	10.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-967.45	-1,711.76	744.31	43.5 %	8,502.62	2,192.64	6,309.98	287.8 %
Non Operating Income	1,673.00	836.50	836.50	100.0 %	4,187.00	9,201.50	-5,014.50	-54.5 %
Non Operating Expense	0.00	0.00	0.00		-4,890.00	0.00	-4,890.00	
<b>NET INCOME</b>	<b>705.55</b>	<b>-875.26</b>	<b>1,580.81</b>	<b>180.6 %</b>	<b>7,799.62</b>	<b>11,394.14</b>	<b>-3,594.52</b>	<b>-31.5 %</b>