

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/22 - 02/28/22 and 01/01/22 - 02/28/22 (accrual basis)

	Actual 02/01/22 - 02/28/22	Budget 02/22 - 02/22	\$ Change	% Change	Actual YTD 01/01/22 - 02/28/22	Budget YTD 01/22 - 02/22	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.67	-0.02	0.0 %	11,273.30	11,273.34	-0.04	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.67	-0.02	0.0 %	11,273.30	11,273.34	-0.04	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.81	2.08	-1.27	-61.1 %	1.65	4.16	-2.51	-60.3 %
4500 Total Misc Income (non-posting)	0.81	2.08	-1.27	-61.1 %	1.65	4.16	-2.51	-60.3 %
TOTAL INCOME	5,637.46	5,638.75	-1.29	0.0 %	11,274.95	11,277.50	-2.55	0.0 %
EXPENSE								
5030 Cleaning & Maintenance Expense (non-posting)								
5035 Snow Removal	0.00	0.00	0.00		-75.00	0.00	-75.00	
5030 Total Cleaning & Maintenance Expense	0.00	0.00	0.00		-75.00	0.00	-75.00	
5600 Administrative (non-posting)								
5602 Internet Services	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5605 Postage	5.83	0.00	5.83		9.54	0.00	9.54	
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	600.00	600.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5608 Administrative	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5611 HOA Legal Fees	286.00	100.00	186.00	186.0 %	286.00	200.00	86.00	43.0 %
5617 HOA Insurance	1,345.40	1,265.33	80.07	6.3 %	2,690.80	2,530.67	160.13	6.3 %
5623 Reserve Transfer	0.00	410.83	-410.83	-100.0 %	0.00	821.66	-821.66	-100.0 %
5600 Total Administrative (non-posting)	1,937.23	2,146.16	-208.93	-9.7 %	3,586.34	4,292.33	-705.99	-16.4 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6109 HVAC/Boiler	125.00	0.00	125.00		200.00	0.00	200.00	
6170 Heating and AC	0.00	0.00	0.00		75.00	250.00	-175.00	-70.0 %
6100 Total Building Maintenance (non-posting)	125.00	100.00	25.00	25.0 %	275.00	450.00	-175.00	-38.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	561.75	240.75	42.9 %	1,605.00	1,123.50	481.50	42.9 %
7002 Snow Removal	145.38	280.91	-135.53	-48.2 %	295.38	561.82	-266.44	-47.4 %
7006 General Maintenance	0.00	125.00	-125.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
7000 Total Grounds & Landscaping (non-posting)	947.88	967.66	-19.78	-2.0 %	1,900.38	1,810.32	90.06	5.0 %
8300 HOA Utilities (non-posting)								
8302 Electricity	176.07	179.00	-2.93	-1.6 %	374.64	358.00	16.64	4.6 %
8303 Water/Sewer	747.75	311.36	436.39	140.2 %	4,472.87	3,811.36	661.51	17.4 %

	Actual 02/01/22 - 02/28/22	Budget 02/22 - 02/22	\$ Change	% Change	Actual YTD 01/01/22 - 02/28/22	Budget YTD 01/22 - 02/22	\$ Change	% Change
8304 Trash	358.15	250.00	108.15	43.3 %	708.71	500.00	208.71	41.7 %
8306 Gas	752.66	488.00	264.66	54.2 %	1,589.30	976.00	613.30	62.8 %
8300 Total HOA Utilities (non-posting)	2,034.63	1,228.36	806.27	65.6 %	7,145.52	5,645.36	1,500.16	26.6 %
TOTAL EXPENSE	5,044.74	4,442.18	602.56	13.6 %	12,832.24	12,198.01	634.23	5.2 %
NOI	592.72	1,196.57	-603.85	-50.5 %	-1,557.29	-920.51	-636.78	-69.2 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	410.83	-410.83	-100.0 %	0.00	821.66	-821.66	-100.0 %
9000 Total Reserve Income	0.00	410.83	-410.83	-100.0 %	0.00	821.66	-821.66	-100.0 %
TOTAL NON OPERATING INCOME	0.00	410.83	-410.83	-100.0 %	0.00	821.66	-821.66	-100.0 %
NET INCOME	592.72	1,607.40	-1,014.68	-63.1 %	-1,557.29	-98.85	-1,458.44	-1,475.4 %
NET INCOME SUMMARY								
Income	5,637.46	5,638.75	-1.29	0.0 %	11,274.95	11,277.50	-2.55	0.0 %
Expense	-5,044.74	-4,442.18	-602.56	13.6 %	-12,832.24	-12,198.01	-634.23	5.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	592.72	1,196.57	-603.85	-50.5 %	-1,557.29	-920.51	-636.78	-69.2 %
Non Operating Income	0.00	410.83	-410.83	-100.0 %	0.00	821.66	-821.66	-100.0 %
NET INCOME	592.72	1,607.40	-1,014.68	-63.1 %	-1,557.29	-98.85	-1,458.44	-1,475.4 %