

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 07/01/22 - 07/31/22 and 01/01/22 - 07/31/22 (accrual basis)

| | Actual 07/01/22 - 07/31/22 | Budget 07/22 - 07/22 | \$ Change | % Change | Actual YTD 01/01/22 - 07/31/22 | Budget YTD 01/22 - 07/22 | \$ Change | % Change |
|---|-------------------------------|-------------------------|-------------|--------------|-----------------------------------|-----------------------------|--------------|--------------|
| INCOME | | | | | | | | |
| 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 | 2.49 | 2.08 | 0.41 | 19.7 % | 7.49 | 14.56 | -7.07 | -48.6 % |
| 4500 Total Misc Income (non-posting) | 2.49 | 2.08 | 0.41 | 19.7 % | 7.49 | 14.56 | -7.07 | -48.6 % |
| TOTAL INCOME | 5,639.14 | 5,638.75 | 0.39 | 0.0 % | 39,464.04 | 39,471.25 | -7.21 | 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 | |
| 5100 Repairs & Maintenance Expense (non-posting) | | | | | | | | |
| 5115 Electrical Supplies/Repairs | 0.00 | 25.00 | -25.00 | -100.0 % | 0.00 | 50.00 | -50.00 | -100.0 % |
| 5122 Keys and Locks | 0.00 | 0.00 | 0.00 | | -25.00 | 50.00 | -75.00 | -150.0 % |
| 5125 Fire & Life Safety | 474.32 | 0.00 | 474.32 | | 474.32 | 0.00 | 474.32 | |
| 5100 Total Repairs & Maintenance Expense | 474.32 | 25.00 | 449.32 | 1,797.3 % | 449.32 | 100.00 | 349.32 | 349.3 % |
| 5350 Licenses and Fees | 0.00 | 0.00 | 0.00 | | 10.00 | 60.00 | -50.00 | -83.3 % |
| 5600 Administrative (non-posting) | | | | | | | | |
| 5602 Internet Services | 0.00 | 50.00 | -50.00 | -100.0 % | 0.00 | 350.00 | -350.00 | -100.0 % |
| 5605 Postage | 2.65 | 10.00 | -7.35 | -73.5 % | 22.26 | 50.00 | -27.74 | -55.5 % |
| 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 | 10.00 | -10.00 | -100.0 % | 0.00 | 70.00 | -70.00 | -100.0 % |
| 5608 Administrative | 0.00 | 10.00 | -10.00 | -100.0 % | 0.00 | 70.00 | -70.00 | -100.0 % |
| 5611 HOA Legal Fees | 0.00 | 100.00 | -100.00 | -100.0 % | 307.00 | 700.00 | -393.00 | -56.1 % |
| 5614 Accounting | 0.00 | 0.00 | 0.00 | | 2,375.00 | 2,500.00 | -125.00 | -5.0 % |
| 5617 HOA Insurance | 0.00 | 1,265.33 | -1,265.33 | -100.0 % | 6,727.00 | 8,857.32 | -2,130.32 | -24.1 % |
| 5618 D & O Insurance | 0.00 | 900.00 | -900.00 | -100.0 % | 0.00 | 900.00 | -900.00 | -100.0 % |
| 5623 Reserve Transfer | 0.00 | 410.83 | -410.83 | -100.0 % | -7,700.00 | 2,875.81 | -10,575.81 | -367.8 % |
| 5600 Total Administrative (non-posting) | 302.65 | 3,056.16 | -2,753.51 | -90.1 % | 3,831.26 | 18,473.13 | -14,641.87 | -79.3 % |
| 5650 Bank Fees | 0.00 | 0.00 | 0.00 | | 0.00 | 25.00 | -25.00 | -100.0 % |
| 6100 Building Maintenance (non-posting) | | | | | | | | |
| 6101 Exterior Bldg Maintenance | 0.00 | 0.00 | 0.00 | | 0.00 | 200.00 | -200.00 | -100.0 % |
| 6102 Roof/Gutter Maintenance | 0.00 | 0.00 | 0.00 | | 14.48 | 250.00 | -235.52 | -94.2 % |
| 6104 Light Maintenance | 50.00 | 0.00 | 50.00 | | 150.00 | 25.00 | 125.00 | 500.0 % |

| | Actual 07/01/22 - 07/31/22 | Budget 07/22 - 07/22 | \$ Change | % Change | Actual YTD 01/01/22 - 07/31/22 | Budget YTD 01/22 - 07/22 | \$ Change | % Change |
|--|-------------------------------|-------------------------|------------------|------------------|-----------------------------------|-----------------------------|-------------------|------------------|
| 6105 Plumbing Repairs | 0.00 | 100.00 | -100.00 | -100.0 % | 0.00 | 700.00 | -700.00 | -100.0 % |
| 6106 Keys | 0.00 | 0.00 | 0.00 | | 50.00 | 0.00 | 50.00 | |
| 6107 Signs | 0.00 | 0.00 | 0.00 | | 293.00 | 0.00 | 293.00 | |
| 6109 HVAC/Boiler | 50.00 | 0.00 | 50.00 | | 325.00 | 0.00 | 325.00 | |
| 6170 Heating and AC | 0.00 | 0.00 | 0.00 | | 75.00 | 500.00 | -425.00 | -85.0 % |
| 6100 Total Building Maintenance (non-pc) | 100.00 | 100.00 | 0.00 | 0.0 % | 907.48 | 1,675.00 | -767.52 | -45.8 % |
| 7000 Grounds & Landscaping (non-posting) | | | | | | | | |
| 7001 Landscape Maint. Contract | 802.50 | 561.75 | 240.75 | 42.9 % | 5,617.50 | 3,932.25 | 1,685.25 | 42.9 % |
| 7002 Snow Removal | 0.00 | 280.92 | -280.92 | -100.0 % | 295.38 | 1,966.40 | -1,671.02 | -85.0 % |
| 7003 Irrigation Maintenance | 0.00 | 0.00 | 0.00 | | 0.00 | 250.00 | -250.00 | -100.0 % |
| 7006 General Maintenance | 0.00 | 125.00 | -125.00 | -100.0 % | 0.00 | 375.00 | -375.00 | -100.0 % |
| 7030 General Grounds Misc | 0.00 | 100.00 | -100.00 | -100.0 % | 0.00 | 300.00 | -300.00 | -100.0 % |
| 7000 Total Grounds & Landscaping (non) | 802.50 | 1,067.67 | -265.17 | -24.8 % | 5,912.88 | 6,823.65 | -910.77 | -13.3 % |
| 8300 HOA Utilities (non-posting) | | | | | | | | |
| 8302 Electricity | 207.86 | 179.00 | 28.86 | 16.1 % | 1,272.70 | 1,253.00 | 19.70 | 1.6 % |
| 8303 Water/Sewer | 416.50 | 311.36 | 105.14 | 33.8 % | 6,386.62 | 5,368.16 | 1,018.46 | 19.0 % |
| 8304 Trash | 386.83 | 250.00 | 136.83 | 54.7 % | 2,588.05 | 1,750.00 | 838.05 | 47.9 % |
| 8306 Gas | 377.64 | 488.00 | -110.36 | -22.6 % | 4,156.32 | 3,416.00 | 740.32 | 21.7 % |
| 8300 Total HOA Utilities (non-posting) | 1,388.83 | 1,228.36 | 160.47 | 13.1 % | 14,403.69 | 11,787.16 | 2,616.53 | 22.2 % |
| TOTAL EXPENSE | 3,068.30 | 5,477.19 | -2,408.89 | -44.0 % | 25,439.63 | 38,943.94 | -13,504.31 | -34.7 % |
| NOI | 2,570.84 | 161.56 | 2,409.28 | 1,491.3 % | 14,024.41 | 527.31 | 13,497.10 | 2,559.6 % |
| NON OPERATING INCOME | | | | | | | | |
| 9000 Reserve Income | | | | | | | | |
| 9001 Reserve Contribution | 0.00 | 410.83 | -410.83 | -100.0 % | -7,700.00 | 2,875.81 | -10,575.81 | -367.8 % |
| 9000 Total Reserve Income | 0.00 | 410.83 | -410.83 | -100.0 % | -7,700.00 | 2,875.81 | -10,575.81 | -367.8 % |
| TOTAL NON OPERATING INCOME | 0.00 | 410.83 | -410.83 | -100.0 % | -7,700.00 | 2,875.81 | -10,575.81 | -367.8 % |
| NON OPERATING EXPENSE | | | | | | | | |
| 9200 Reserve Expenses | | | | | | | | |
| 9232 Trees | 0.00 | 0.00 | 0.00 | | 7,700.00 | 0.00 | 7,700.00 | |
| 9200 Total Reserve Expenses | 0.00 | 0.00 | 0.00 | | 7,700.00 | 0.00 | 7,700.00 | |
| 9250 Community Mail Boxes | 0.00 | 0.00 | 0.00 | | 3,578.32 | 2,200.00 | 1,378.32 | 62.7 % |
| TOTAL NON OPERATING EXPENSE | 0.00 | 0.00 | 0.00 | | 11,278.32 | 2,200.00 | 9,078.32 | 412.7 % |
| NET INCOME | 2,570.84 | 572.39 | 1,998.45 | 349.1 % | -4,953.91 | 1,203.12 | -6,157.03 | -511.8 % |

| | Actual 07/01/22 - 07/31/22 | Budget 07/22 - 07/22 | \$ Change | % Change | Actual YTD 01/01/22 - 07/31/22 | Budget YTD 01/22 - 07/22 | \$ Change | % Change |
|---------------------------|---|---------------------------------------|------------------|-----------------|---|---|------------------|-----------------|
| NET INCOME SUMMARY | | | | | | | | |
| Income | 5,639.14 | 5,638.75 | 0.39 | 0.0 % | 39,464.04 | 39,471.25 | -7.21 | 0.0 % |
| Expense | -3,068.30 | -5,477.19 | 2,408.89 | 44.0 % | -25,439.63 | -38,943.94 | 13,504.31 | 34.7 % |
| Other Income & Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| Net Operating Income | 2,570.84 | 161.56 | 2,409.28 | 1,491.3 % | 14,024.41 | 527.31 | 13,497.10 | 2,559.6 % |
| Non Operating Income | 0.00 | 410.83 | -410.83 | -100.0 % | -7,700.00 | 2,875.81 | -10,575.81 | -367.8 % |
| Non Operating Expense | 0.00 | 0.00 | 0.00 | | -11,278.32 | -2,200.00 | -9,078.32 | -412.7 % |
| NET INCOME | 2,570.84 | 572.39 | 1,998.45 | 349.1 % | -4,953.91 | 1,203.12 | -6,157.03 | -511.8 % |