

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 12/01/22 - 12/31/22 and 01/01/22 - 12/31/22 (accrual basis)

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	5,636.65	5,636.63	0.02	0.0 %	67,639.80	67,640.00	-0.20	0.0 %
4100 Total Rental Income (non-posting)	5,636.65	5,636.63	0.02	0.0 %	67,639.80	67,640.00	-0.20	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	7.43	2.12	5.31	250.5 %	30.54	25.00	5.54	22.2 %
4500 Total Misc Income (non-posting)	7.43	2.12	5.31	250.5 %	30.54	25.00	5.54	22.2 %
TOTAL INCOME	5,644.08	5,638.75	5.33	0.1 %	67,670.34	67,665.00	5.34	0.0 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5115 Electrical Supplies/Repairs	0.00	0.00	0.00		590.25	50.00	540.25	1,080.5 %
5122 Keys and Locks	0.00	0.00	0.00		-75.00	50.00	-125.00	-250.0 %
5125 Fire & Life Safety	179.90	0.00	179.90		1,325.29	400.00	925.29	231.3 %
5126 Common Area Exterior Repairs	375.00	0.00	375.00		375.00	0.00	375.00	
5170 Extermination	0.00	0.00	0.00		271.00	0.00	271.00	
5100 Total Repairs & Maintenance Expense	554.90	0.00	554.90		2,486.54	500.00	1,986.54	397.3 %
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	600.00	-600.00	-100.0 %
5605 Postage	3.42	10.00	-6.58	-65.8 %	104.13	100.00	4.13	4.1 %
5606 HOA Management Fee	300.00	300.00	0.00	0.0 %	3,600.00	3,600.00	0.00	0.0 %
5607 Copies/Printing	79.54	15.00	64.54	430.3 %	79.54	125.00	-45.46	-36.4 %
5608 Administrative	200.00	15.00	185.00	1,233.3 %	215.96	125.00	90.96	72.8 %
5609 Meeting Expense	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	100.00	-100.00	-100.0 %	361.00	1,200.00	-839.00	-69.9 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	960.40	1,265.36	-304.96	-24.1 %	10,576.60	15,184.00	-4,607.40	-30.3 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5623 Reserve Transfer	0.00	410.87	-410.87	-100.0 %	-2,789.00	4,930.00	-7,719.00	-156.6 %
5621 Paylease On Line Payment Fees	26.00	0.00	26.00		155.75	0.00	155.75	
5600 Total Administrative (non-posting)	1,569.36	2,266.23	-696.87	-30.8 %	14,678.98	29,364.00	-14,685.02	-50.0 %
5650 Bank Fees	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		14.48	500.00	-485.52	-97.1 %
6104 Light Maintenance	0.00	0.00	0.00		150.00	50.00	100.00	200.0 %

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	1,200.00	-1,200.00	-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	87.50	0.00	87.50		816.79	0.00	816.79	
6170 Heating and AC	0.00	250.00	-250.00	-100.0 %	75.00	1,000.00	-925.00	-92.5 %
6100 Total Building Maintenance (non-pc)	87.50	450.00	-362.50	-80.6 %	1,399.27	3,250.00	-1,850.73	-56.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	561.75	240.75	42.9 %	9,630.00	6,741.00	2,889.00	42.9 %
7002 Snow Removal	79.57	280.92	-201.35	-71.7 %	442.91	3,371.00	-2,928.09	-86.9 %
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		175.00	2,500.00	-2,325.00	-93.0 %
7006 General Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7030 General Grounds Misc	100.00	0.00	100.00		350.00	500.00	-150.00	-30.0 %
7000 Total Grounds & Landscaping (non)	982.07	842.67	139.40	16.5 %	10,597.91	14,112.00	-3,514.09	-24.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	210.54	179.00	31.54	17.6 %	2,284.32	2,148.00	136.32	6.3 %
8303 Water/Sewer	204.00	311.40	-107.40	-34.5 %	7,875.37	6,925.00	950.37	13.7 %
8304 Trash	413.22	250.00	163.22	65.3 %	4,547.86	3,000.00	1,547.86	51.6 %
8305 Storm Water	0.00	3,000.00	-3,000.00	-100.0 %	0.00	3,000.00	-3,000.00	-100.0 %
8306 Gas	1,410.79	488.00	922.79	189.1 %	7,923.88	5,856.00	2,067.88	35.3 %
8300 Total HOA Utilities (non-posting)	2,238.55	4,228.40	-1,989.85	-47.1 %	22,631.43	20,929.00	1,702.43	8.1 %
TOTAL EXPENSE	5,432.38	7,787.30	-2,354.92	-30.2 %	51,804.13	68,265.00	-16,460.87	-24.1 %
NOI	211.70	-2,148.55	2,360.25	109.9 %	15,866.21	-600.00	16,466.21	2,744.4 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	410.87	-410.87	-100.0 %	-2,789.00	4,930.00	-7,719.00	-156.6 %
9000 Total Reserve Income	0.00	410.87	-410.87	-100.0 %	-2,789.00	4,930.00	-7,719.00	-156.6 %
TOTAL NON OPERATING INCOME	0.00	410.87	-410.87	-100.0 %	-2,789.00	4,930.00	-7,719.00	-156.6 %
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	211.70	-1,737.68	1,949.38	112.2 %	1,798.89	2,130.00	-331.11	-15.5 %

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
NET INCOME SUMMARY								
Income	5,644.08	5,638.75	5.33	0.1 %	67,670.34	67,665.00	5.34	0.0 %
Expense	-5,432.38	-7,787.30	2,354.92	30.2 %	-51,804.13	-68,265.00	16,460.87	24.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	211.70	-2,148.55	2,360.25	109.9 %	15,866.21	-600.00	16,466.21	2,744.4 %
Non Operating Income	0.00	410.87	-410.87	-100.0 %	-2,789.00	4,930.00	-7,719.00	-156.6 %
Non Operating Expense	0.00	0.00	0.00		-11,278.32	-2,200.00	-9,078.32	-412.7 %
NET INCOME	211.70	-1,737.68	1,949.38	112.2 %	1,798.89	2,130.00	-331.11	-15.5 %