

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/23 - 02/28/23 and 01/01/23 - 02/28/23 (accrual basis)

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 02/28/23	Budget YTD 01/23 - 02/23	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	12,130.00	12,130.00	0.00	0.0 %
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	12,130.00	12,130.00	0.00	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.31	0.66	2.65	401.5 %	7.59	1.32	6.27	475.0 %
4500 Total Misc Income (non-posting)	3.31	0.66	2.65	401.5 %	7.59	1.32	6.27	475.0 %
TOTAL INCOME	6,068.31	6,065.66	2.65	0.0 %	12,137.59	12,131.32	6.27	0.1 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5170 Extermination	118.00	0.00	118.00		118.00	0.00	118.00	
5100 Total Repairs & Maintenance Expense	118.00	0.00	118.00		118.00	0.00	118.00	
5600 Administrative (non-posting)								
5605 Postage	6.00	5.00	1.00	20.0 %	8.85	10.00	-1.15	-11.5 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	660.00	660.00	0.00	0.0 %
5611 HOA Legal Fees	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5617 HOA Insurance	960.40	1,518.40	-558.00	-36.7 %	1,920.80	3,036.80	-1,116.00	-36.7 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5623 Reserve Transfer	0.00	448.00	-448.00	-100.0 %	5,000.00	896.00	4,104.00	458.0 %
5621 Paylease On Line Payment Fees	36.00	40.00	-4.00	-10.0 %	62.00	80.00	-18.00	-22.5 %
5600 Total Administrative (non-posting)	1,332.40	2,441.40	-1,109.00	-45.4 %	7,651.65	5,782.80	1,868.85	32.3 %
5650 Bank Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
6100 Building Maintenance (non-posting)								
6104 Light Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6109 HVAC/Boiler	0.00	0.00	0.00		0.00	150.00	-150.00	-100.0 %
6100 Total Building Maintenance (non-posting)	0.00	150.00	-150.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	0.00	0.00		1,530.00	0.00	1,530.00	
7002 Snow Removal	0.00	500.00	-500.00	-100.0 %	312.72	2,000.00	-1,687.28	-84.4 %
7006 General Maintenance	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7030 General Grounds Misc	8.65	0.00	8.65		196.15	0.00	196.15	
7000 Total Grounds & Landscaping (non-posting)	8.65	525.00	-516.35	-98.4 %	2,038.87	2,050.00	-11.13	-0.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	204.10	187.08	17.02	9.1 %	438.85	374.16	64.69	17.3 %

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 02/28/23	Budget YTD 01/23 - 02/23	\$ Change	% Change
8303 Water/Sewer	216.38	690.41	-474.03	-68.7 %	3,652.88	1,380.82	2,272.06	164.5 %
8304 Trash	315.95	285.00	30.95	10.9 %	639.35	570.00	69.35	12.2 %
8306 Gas	1,295.82	599.16	696.66	116.3 %	2,687.05	1,198.32	1,488.73	124.2 %
8300 Total HOA Utilities (non-posting)	2,032.25	1,761.65	270.60	15.4 %	7,418.13	3,523.30	3,894.83	110.5 %
TOTAL EXPENSE	3,491.30	4,878.05	-1,386.75	-28.4 %	17,226.65	11,781.10	5,445.55	46.2 %
NOI	2,577.01	1,187.61	1,389.40	117.0 %	-5,089.06	350.22	-5,439.28	-1,553.1 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	448.00	-448.00	-100.0 %	5,000.00	896.00	4,104.00	458.0 %
9000 Total Reserve Income	0.00	448.00	-448.00	-100.0 %	5,000.00	896.00	4,104.00	458.0 %
TOTAL NON OPERATING INCOME	0.00	448.00	-448.00	-100.0 %	5,000.00	896.00	4,104.00	458.0 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	1,880.00	0.00	1,880.00		1,880.00	0.00	1,880.00	
9200 Total Reserve Expenses	1,880.00	0.00	1,880.00		1,880.00	0.00	1,880.00	
TOTAL NON OPERATING EXPENSE	1,880.00	0.00	1,880.00		1,880.00	0.00	1,880.00	
NET INCOME	697.01	1,635.61	-938.60	-57.4 %	-1,969.06	1,246.22	-3,215.28	-258.0 %
NET INCOME SUMMARY								
Income	6,068.31	6,065.66	2.65	0.0 %	12,137.59	12,131.32	6.27	0.1 %
Expense	-3,491.30	-4,878.05	1,386.75	28.4 %	-17,226.65	-11,781.10	-5,445.55	46.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,577.01	1,187.61	1,389.40	117.0 %	-5,089.06	350.22	-5,439.28	-1,553.1 %
Non Operating Income	0.00	448.00	-448.00	-100.0 %	5,000.00	896.00	4,104.00	458.0 %
Non Operating Expense	-1,880.00	0.00	-1,880.00		-1,880.00	0.00	-1,880.00	
NET INCOME	697.01	1,635.61	-938.60	-57.4 %	-1,969.06	1,246.22	-3,215.28	-258.0 %