

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 05/01/23 - 05/31/23 and 01/01/23 - 05/31/23 (accrual basis)

	Actual 05/01/23 - 05/31/23	Budget 05/23 - 05/23	\$ Change	% Change	Actual YTD 01/01/23 - 05/31/23	Budget YTD 01/23 - 05/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	30,325.00	30,325.00	0.00	0.0 %
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	30,325.00	30,325.00	0.00	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.66	0.67	2.99	446.3 %	18.46	3.31	15.15	457.7 %
4500 Total Misc Income (non-posting)	3.66	0.67	2.99	446.3 %	18.46	3.31	15.15	457.7 %
<b>TOTAL INCOME</b>	<b>6,068.66</b>	<b>6,065.67</b>	<b>2.99</b>	<b>0.0 %</b>	<b>30,343.46</b>	<b>30,328.31</b>	<b>15.15</b>	<b>0.0 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5170 Extermination	0.00	0.00	0.00		118.00	0.00	118.00	
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		118.00	50.00	68.00	136.0 %
5350 Licenses and Fees	10.00	0.00	10.00		10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	20.00	-20.00	-100.0 %	0.00	60.00	-60.00	-100.0 %
5605 Postage	3.60	5.00	-1.40	-28.0 %	20.85	25.00	-4.15	-16.6 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	1,650.00	1,650.00	0.00	0.0 %
5607 Copies/Printing	0.00	12.50	-12.50	-100.0 %	0.00	37.50	-37.50	-100.0 %
5608 Administrative	0.00	12.50	-12.50	-100.0 %	50.00	37.50	12.50	33.3 %
5611 HOA Legal Fees	951.50	100.00	851.50	851.5 %	951.50	500.00	451.50	90.3 %
5614 Accounting	0.00	2,500.00	-2,500.00	-100.0 %	2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	1,920.80	1,518.40	402.40	26.5 %	4,802.00	7,592.00	-2,790.00	-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	2,240.00	2,760.00	123.2 %
5621 Paylease On Line Payment Fees	26.00	40.00	-14.00	-35.0 %	144.00	200.00	-56.00	-28.0 %
5600 Total Administrative (non-posting)	3,231.90	4,986.40	-1,754.50	-35.2 %	14,993.35	15,742.00	-748.65	-4.8 %
5650 Bank Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
6100 Building Maintenance (non-posting)								
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
6104 Light Maintenance	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
6105 Plumbing Repairs	182.40	100.00	82.40	82.4 %	182.40	500.00	-317.60	-63.5 %
6109 HVAC/Boiler	1,124.25	150.00	974.25	649.5 %	1,124.25	450.00	674.25	149.8 %
6100 Total Building Maintenance (non-posting)	1,306.65	250.00	1,056.65	422.7 %	1,306.65	1,300.00	6.65	0.5 %
7000 Grounds & Landscaping (non-posting)								

	Actual 05/01/23 - 05/31/23	Budget 05/23 - 05/23	\$ Change	% Change	Actual YTD 01/01/23 - 05/31/23	Budget YTD 01/23 - 05/23	\$ Change	% Change
7001 Landscape Maint. Contract	802.50	687.50	115.00	16.7 %	3,937.50	687.50	3,250.00	472.7 %
7002 Snow Removal	0.00	0.00	0.00		312.72	2,500.00	-2,187.28	-87.5 %
7003 Irrigation Maintenance	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		100.00	1,500.00	-1,400.00	-93.3 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
7030 General Grounds Misc	0.00	0.00	0.00		246.15	250.00	-3.85	-1.5 %
7000 Total Grounds & Landscaping (non	802.50	837.50	-35.00	-4.2 %	4,596.37	5,287.50	-691.13	-13.1 %
8300 HOA Utilities (non-posting)								
8302 Electricity	371.82	187.08	184.74	98.7 %	1,021.56	935.40	86.16	9.2 %
8303 Water/Sewer	269.42	690.41	-420.99	-61.0 %	4,361.69	3,452.05	909.64	26.4 %
8304 Trash	308.92	285.00	23.92	8.4 %	1,580.17	1,425.00	155.17	10.9 %
8306 Gas	1,147.16	599.16	548.00	91.5 %	4,692.87	2,995.80	1,697.07	56.6 %
8300 Total HOA Utilities (non-posting)	2,097.32	1,761.65	335.67	19.1 %	11,656.29	8,808.25	2,848.04	32.3 %
<b>TOTAL EXPENSE</b>	<b>7,448.37</b>	<b>7,835.55</b>	<b>-387.18</b>	<b>-4.9 %</b>	<b>32,680.66</b>	<b>31,272.75</b>	<b>1,407.91</b>	<b>4.5 %</b>
<b>NOI</b>	<b>-1,379.71</b>	<b>-1,769.88</b>	<b>390.17</b>	<b>22.0 %</b>	<b>-2,337.20</b>	<b>-944.44</b>	<b>-1,392.76</b>	<b>-147.5 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	448.00	-448.00	-100.0 %	5,000.00	2,240.00	2,760.00	123.2 %
9000 Total Reserve Income	0.00	448.00	-448.00	-100.0 %	5,000.00	2,240.00	2,760.00	123.2 %
<b>TOTAL NON OPERATING INCOME</b>	<b>0.00</b>	<b>448.00</b>	<b>-448.00</b>	<b>-100.0 %</b>	<b>5,000.00</b>	<b>2,240.00</b>	<b>2,760.00</b>	<b>123.2 %</b>
<b>NON OPERATING EXPENSE</b>								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		1,880.00	0.00	1,880.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		1,880.00	0.00	1,880.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>1,880.00</b>	<b>0.00</b>	<b>1,880.00</b>	
<b>NET INCOME</b>	<b>-1,379.71</b>	<b>-1,321.88</b>	<b>-57.83</b>	<b>-4.4 %</b>	<b>782.80</b>	<b>1,295.56</b>	<b>-512.76</b>	<b>-39.6 %</b>

	<b>Actual</b> <b>05/01/23 - 05/31/23</b>	<b>Budget</b> <b>05/23 - 05/23</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/23 - 05/31/23</b>	<b>Budget YTD</b> <b>01/23 - 05/23</b>	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	6,068.66	6,065.67	2.99	0.0 %	30,343.46	30,328.31	15.15	0.0 %
Expense	-7,448.37	-7,835.55	387.18	4.9 %	-32,680.66	-31,272.75	-1,407.91	4.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-1,379.71	-1,769.88	390.17	22.0 %	-2,337.20	-944.44	-1,392.76	-147.5 %
Non Operating Income	0.00	448.00	-448.00	-100.0 %	5,000.00	2,240.00	2,760.00	123.2 %
Non Operating Expense	0.00	0.00	0.00		-1,880.00	0.00	-1,880.00	
<b>NET INCOME</b>	<b>-1,379.71</b>	<b>-1,321.88</b>	<b>-57.83</b>	<b>-4.4 %</b>	<b>782.80</b>	<b>1,295.56</b>	<b>-512.76</b>	<b>-39.6 %</b>