

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 07/01/23 - 07/31/23 and 01/01/23 - 07/31/23 (accrual basis)

	Actual 07/01/23 - 07/31/23	Budget 07/23 - 07/23	\$ Change	% Change	Actual YTD 01/01/23 - 07/31/23	Budget YTD 01/23 - 07/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	42,850.00	42,455.00	395.00	0.9 %
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	42,850.00	42,455.00	395.00	0.9 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.42	0.67	2.75	410.4 %	25.66	4.65	21.01	451.8 %
4500 Total Misc Income (non-posting)	3.42	0.67	2.75	410.4 %	25.66	4.65	21.01	451.8 %
<b>TOTAL INCOME</b>	<b>6,068.42</b>	<b>6,065.67</b>	<b>2.75</b>	<b>0.0 %</b>	<b>42,875.66</b>	<b>42,459.65</b>	<b>416.01</b>	<b>1.0 %</b>
<b>EXPENSE</b>								
5100 Repairs & Maintenance Expense (non-								
5115 Electrical Supplies/Repairs	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5122 Keys and Locks	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5125 Fire & Life Safety	0.00	400.00	-400.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
5170 Extermination	0.00	0.00	0.00		118.00	0.00	118.00	
5100 Total Repairs & Maintenance Expense	0.00	400.00	-400.00	-100.0 %	118.00	500.00	-382.00	-76.4 %
5350 Licenses and Fees	0.00	0.00	0.00		485.00	60.00	425.00	708.3 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	20.00	-20.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5605 Postage	3.60	5.00	-1.40	-28.0 %	27.45	35.00	-7.55	-21.6 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	2,310.00	2,310.00	0.00	0.0 %
5607 Copies/Printing	0.00	12.50	-12.50	-100.0 %	0.00	62.50	-62.50	-100.0 %
5608 Administrative	0.00	12.50	-12.50	-100.0 %	87.00	62.50	24.50	39.2 %
5611 HOA Legal Fees	0.00	100.00	-100.00	-100.0 %	951.50	700.00	251.50	35.9 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	0.00	0.00	0.00		5,762.40	7,592.00	-1,829.60	-24.1 %
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	3,136.00	1,864.00	59.4 %
5621 Paylease On Line Payment Fees	28.00	40.00	-12.00	-30.0 %	198.00	280.00	-82.00	-29.3 %
5600 Total Administrative (non-posting)	361.60	968.00	-606.40	-62.6 %	16,711.35	17,678.00	-966.65	-5.5 %
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	620.93	250.00	370.93	148.4 %	620.93	500.00	120.93	24.2 %
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	150.00	-150.00	-100.0 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	182.40	700.00	-517.60	-73.9 %
6109 HVAC/Boiler	50.00	150.00	-100.00	-66.7 %	1,174.25	750.00	424.25	56.6 %

	Actual 07/01/23 - 07/31/23	Budget 07/23 - 07/23	\$ Change	% Change	Actual YTD 01/01/23 - 07/31/23	Budget YTD 01/23 - 07/23	\$ Change	% Change
6100 Total Building Maintenance (non-pc)	670.93	500.00	170.93	34.2 %	1,977.58	2,350.00	-372.42	-15.8 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	687.50	115.00	16.7 %	5,542.50	2,062.50	3,480.00	168.7 %
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	400.00	-400.00	-100.0 %
7004 Tree.Shrub Maint.	375.00	0.00	375.00		475.00	1,500.00	-1,025.00	-68.3 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	250.00	-250.00	-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)	1,177.50	837.50	340.00	40.6 %	6,576.37	6,962.50	-386.13	-5.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	170.27	187.08	-16.81	-9.0 %	1,361.72	1,309.56	52.16	4.0 %
8303 Water/Sewer	375.50	690.41	-314.91	-45.6 %	5,086.17	4,832.87	253.30	5.2 %
8304 Trash	314.92	285.00	29.92	10.5 %	2,202.45	1,995.00	207.45	10.4 %
8306 Gas	289.62	599.16	-309.54	-51.7 %	5,328.49	4,194.12	1,134.37	27.0 %
8300 Total HOA Utilities (non-posting)	1,150.31	1,761.65	-611.34	-34.7 %	13,978.83	12,331.55	1,647.28	13.4 %
<b>TOTAL EXPENSE</b>	<b>3,360.34</b>	<b>4,467.15</b>	<b>-1,106.81</b>	<b>-24.8 %</b>	<b>39,847.13</b>	<b>39,932.05</b>	<b>-84.92</b>	<b>-0.2 %</b>
<b>NOI</b>	<b>2,708.08</b>	<b>1,598.52</b>	<b>1,109.56</b>	<b>69.4 %</b>	<b>3,028.53</b>	<b>2,527.60</b>	<b>500.93</b>	<b>19.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	448.00	-448.00	-100.0 %	5,000.00	3,136.00	1,864.00	59.4 %
9000 Total Reserve Income	0.00	448.00	-448.00	-100.0 %	5,000.00	3,136.00	1,864.00	59.4 %
<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>3,136.00</b>	<b>1,864.00</b>	<b>59.4 %</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>2,708.08</b>	<b>2,046.52</b>	<b>661.56</b>	<b>32.3 %</b>	<b>6,148.53</b>	<b>5,663.60</b>	<b>484.93</b>	<b>8.6 %</b>

	<b>Actual</b> <b>07/01/23 - 07/31/23</b>	<b>Budget</b> <b>07/23 - 07/23</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/23 - 07/31/23</b>	<b>Budget YTD</b> <b>01/23 - 07/23</b>	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	6,068.42	6,065.67	2.75	0.0 %	42,875.66	42,459.65	416.01	1.0 %
Expense	-3,360.34	-4,467.15	1,106.81	24.8 %	-39,847.13	-39,932.05	84.92	0.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,708.08	1,598.52	1,109.56	69.4 %	3,028.53	2,527.60	500.93	19.8 %
Non Operating Income	0.00	448.00	-448.00	-100.0 %	5,000.00	3,136.00	1,864.00	59.4 %
Non Operating Expense	0.00	0.00	0.00		-1,880.00	0.00	-1,880.00	
<b>NET INCOME</b>	<b>2,708.08</b>	<b>2,046.52</b>	<b>661.56</b>	<b>32.3 %</b>	<b>6,148.53</b>	<b>5,663.60</b>	<b>484.93</b>	<b>8.6 %</b>