

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 08/01/23 - 08/31/23 and 01/01/23 - 08/31/23 (accrual basis)

	Actual 08/01/23 - 08/31/23	Budget 08/23 - 08/23	\$ Change	% Change	Actual YTD 01/01/23 - 08/31/23	Budget YTD 01/23 - 08/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	48,915.00	48,520.00	395.00	0.8 %
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	48,915.00	48,520.00	395.00	0.8 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.66	0.67	2.99	446.3 %	29.32	5.32	24.00	451.1 %
4500 Total Misc Income (non-posting)	3.66	0.67	2.99	446.3 %	29.32	5.32	24.00	451.1 %
<b>TOTAL INCOME</b>	<b>6,068.66</b>	<b>6,065.67</b>	<b>2.99</b>	<b>0.0 %</b>	<b>48,944.32</b>	<b>48,525.32</b>	<b>419.00</b>	<b>0.9 %</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	267.00	0.00	267.00		267.00	400.00	-133.00	-33.2 %
5170 Extermination	0.00	0.00	0.00		118.00	0.00	118.00	
5100 Total Repairs & Maintenance Expense	267.00	0.00	267.00		385.00	500.00	-115.00	-23.0 %
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	120.00	-120.00	-100.0 %
5605 Postage	4.41	5.00	-0.59	-11.8 %	31.86	40.00	-8.14	-20.4 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	2,640.00	2,640.00	0.00	0.0 %
5607 Copies/Printing	0.00	12.50	-12.50	-100.0 %	0.00	75.00	-75.00	-100.0 %
5608 Administrative	0.00	12.50	-12.50	-100.0 %	87.00	75.00	12.00	16.0 %
5611 HOA Legal Fees	678.50	100.00	578.50	578.5 %	1,630.00	800.00	830.00	103.8 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	0.00	1,518.40	-1,518.40	-100.0 %	5,762.40	9,110.40	-3,348.00	-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	3,584.00	1,416.00	39.5 %
5621 Paylease On Line Payment Fees	28.00	40.00	-12.00	-30.0 %	226.00	320.00	-94.00	-29.4 %
5600 Total Administrative (non-posting)	1,040.91	2,486.40	-1,445.49	-58.1 %	17,752.26	20,164.40	-2,412.14	-12.0 %
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	0.00	0.00		620.93	500.00	120.93	24.2 %
6102 Roof/Gutter Maintenance	265.00	0.00	265.00		265.00	250.00	15.00	6.0 %
6104 Light Maintenance	0.00	0.00	0.00		0.00	150.00	-150.00	-100.0 %
6105 Plumbing Repairs	311.25	100.00	211.25	211.2 %	493.65	800.00	-306.35	-38.3 %
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	1,174.25	900.00	274.25	30.5 %

	Actual 08/01/23 - 08/31/23	Budget 08/23 - 08/23	\$ Change	% Change	Actual YTD 01/01/23 - 08/31/23	Budget YTD 01/23 - 08/23	\$ Change	% Change
6100 Total Building Maintenance (non-pc)	576.25	250.00	326.25	130.5 %	2,553.83	2,600.00	-46.17	-1.8 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	687.50	115.00	16.7 %	6,345.00	2,750.00	3,595.00	130.7 %
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	500.00	-500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		475.00	1,500.00	-1,025.00	-68.3 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
7030 General Grounds Misc	137.50	0.00	137.50		383.65	250.00	133.65	53.5 %
7000 Total Grounds & Landscaping (non)	940.00	837.50	102.50	12.2 %	7,516.37	7,800.00	-283.63	-3.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	158.50	187.08	-28.58	-15.3 %	1,520.22	1,496.64	23.58	1.6 %
8303 Water/Sewer	362.24	690.41	-328.17	-47.5 %	5,448.41	5,523.28	-74.87	-1.4 %
8304 Trash	314.92	285.00	29.92	10.5 %	2,517.37	2,280.00	237.37	10.4 %
8306 Gas	295.89	599.16	-303.27	-50.6 %	5,624.38	4,793.28	831.10	17.3 %
8300 Total HOA Utilities (non-posting)	1,131.55	1,761.65	-630.10	-35.8 %	15,110.38	14,093.20	1,017.18	7.2 %
<b>TOTAL EXPENSE</b>	<b>3,955.71</b>	<b>5,335.55</b>	<b>-1,379.84</b>	<b>-25.9 %</b>	<b>43,802.84</b>	<b>45,267.60</b>	<b>-1,464.76</b>	<b>-3.2 %</b>
<b>NOI</b>	<b>2,112.95</b>	<b>730.12</b>	<b>1,382.83</b>	<b>189.4 %</b>	<b>5,141.48</b>	<b>3,257.72</b>	<b>1,883.76</b>	<b>57.8 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	448.00	-448.00	-100.0 %	5,000.00	3,584.00	1,416.00	39.5 %
9000 Total Reserve Income	0.00	448.00	-448.00	-100.0 %	5,000.00	3,584.00	1,416.00	39.5 %
<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>3,584.00</b>	<b>1,416.00</b>	<b>39.5 %</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	
9245 Boiler Replacement	-10,591.21	0.00	-10,591.21		-10,591.21	0.00	-10,591.21	
9200 Total Reserve Expenses	-10,591.21	0.00	-10,591.21		-8,711.21	0.00	-8,711.21	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>-10,591.21</b>	<b>0.00</b>	<b>-10,591.21</b>		<b>-8,711.21</b>	<b>0.00</b>	<b>-8,711.21</b>	
<b>NET INCOME</b>	<b>12,704.16</b>	<b>1,178.12</b>	<b>11,526.04</b>	<b>978.3 %</b>	<b>18,852.69</b>	<b>6,841.72</b>	<b>12,010.97</b>	<b>175.6 %</b>

	<b>Actual</b> <b>08/01/23 - 08/31/23</b>	<b>Budget</b> <b>08/23 - 08/23</b>	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> <b>01/01/23 - 08/31/23</b>	<b>Budget YTD</b> <b>01/23 - 08/23</b>	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	6,068.66	6,065.67	2.99	0.0 %	48,944.32	48,525.32	419.00	0.9 %
Expense	-3,955.71	-5,335.55	1,379.84	25.9 %	-43,802.84	-45,267.60	1,464.76	3.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,112.95	730.12	1,382.83	189.4 %	5,141.48	3,257.72	1,883.76	57.8 %
Non Operating Income	0.00	448.00	-448.00	-100.0 %	5,000.00	3,584.00	1,416.00	39.5 %
Non Operating Expense	10,591.21	0.00	10,591.21		8,711.21	0.00	8,711.21	
<b>NET INCOME</b>	<b>12,704.16</b>	<b>1,178.12</b>	<b>11,526.04</b>	<b>978.3 %</b>	<b>18,852.69</b>	<b>6,841.72</b>	<b>12,010.97</b>	<b>175.6 %</b>