

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 11/01/23 - 11/30/23 and 01/01/23 - 11/30/23 (accrual basis)

	Actual 11/01/23 - 11/30/23	Budget 11/23 - 11/23	\$ Change	% Change	Actual YTD 01/01/23 - 11/30/23	Budget YTD 01/23 - 11/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	67,110.00	66,715.00	395.00	0.6 %
4111 Late Fees	0.00	0.00	0.00		58.56	0.00	58.56	
4100 Total Rental Income (non-posting)	6,065.00	6,065.00	0.00	0.0 %	67,168.56	66,715.00	453.56	0.7 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.15	0.67	2.48	370.1 %	39.67	7.33	32.34	441.2 %
4500 Total Misc Income (non-posting)	3.15	0.67	2.48	370.1 %	39.67	7.33	32.34	441.2 %
4106 HOA Special Assessments	5,000.00	0.00	5,000.00		5,000.00	0.00	5,000.00	
<b>TOTAL INCOME</b>	<b>11,068.15</b>	<b>6,065.67</b>	<b>5,002.48</b>	<b>82.5 %</b>	<b>72,208.23</b>	<b>66,722.33</b>	<b>5,485.90</b>	<b>8.2 %</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	-50.00	0.00	-50.00		-50.00	50.00	-100.00	-200.0 %
5125 Fire & Life Safety	48.25	0.00	48.25		1,859.28	400.00	1,459.28	364.8 %
5170 Extermination	0.00	0.00	0.00		118.00	0.00	118.00	
5100 Total Repairs & Maintenance Expense	-1.75	0.00	-1.75		1,927.28	500.00	1,427.28	285.5 %
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	180.00	-180.00	-100.0 %
5605 Postage	62.47	45.00	17.47	38.8 %	123.30	95.00	28.30	29.8 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	3,630.00	3,630.00	0.00	0.0 %
5607 Copies/Printing	109.50	12.50	97.00	776.0 %	109.50	112.50	-3.00	-2.7 %
5608 Administrative	200.00	12.50	187.50	1,500.0 %	287.00	112.50	174.50	155.1 %
5611 HOA Legal Fees	4,097.86	100.00	3,997.86	3,997.9 %	7,636.86	1,100.00	6,536.86	594.3 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	1,017.50	1,518.40	-500.90	-33.0 %	8,814.90	13,665.60	-4,850.70	-35.5 %
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	4,928.00	72.00	1.5 %
5621 Paylease On Line Payment Fees	28.00	40.00	-12.00	-30.0 %	308.00	440.00	-132.00	-30.0 %
5600 Total Administrative (non-posting)	5,845.33	2,526.40	3,318.93	131.4 %	28,284.56	27,663.60	620.96	2.2 %
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	0.00	250.00	-250.00	-100.0 %	265.00	500.00	-235.00	-47.0 %
6104 Light Maintenance	0.00	0.00	0.00		0.00	175.00	-175.00	-100.0 %

	Actual 11/01/23 - 11/30/23	Budget 11/23 - 11/23	\$ Change	% Change	Actual YTD 01/01/23 - 11/30/23	Budget YTD 01/23 - 11/23	\$ Change	% Change
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	1,611.19	1,100.00	511.19	46.5 %
6107 Signs	0.00	0.00	0.00		98.90	0.00	98.90	
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	1,539.25	1,350.00	189.25	14.0 %
6170 Heating and AC	100.00	0.00	100.00		100.00	0.00	100.00	
6100 Total Building Maintenance (non-pc)	100.00	500.00	-400.00	-80.0 %	4,235.27	3,625.00	610.27	16.8 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	687.50	-687.50	-100.0 %	7,297.50	4,812.50	2,485.00	51.6 %
7002 Snow Removal	127.27	500.00	-372.73	-74.5 %	439.99	3,000.00	-2,560.01	-85.3 %
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		475.00	2,500.00	-2,025.00	-81.0 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	450.00	-450.00	-100.0 %
7030 General Grounds Misc	0.00	0.00	0.00		433.65	500.00	-66.35	-13.3 %
7000 Total Grounds & Landscaping (non)	127.27	1,237.50	-1,110.23	-89.7 %	8,646.14	11,762.50	-3,116.36	-26.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	102.94	187.08	-84.14	-45.0 %	1,972.55	2,057.88	-85.33	-4.1 %
8303 Water/Sewer	229.64	690.41	-460.77	-66.7 %	6,429.05	7,594.51	-1,165.46	-15.3 %
8304 Trash	624.00	285.00	339.00	118.9 %	3,332.79	3,135.00	197.79	6.3 %
8306 Gas	631.45	599.20	32.25	5.4 %	6,866.70	6,590.80	275.90	4.2 %
8300 Total HOA Utilities (non-posting)	1,588.03	1,761.69	-173.66	-9.9 %	18,601.09	19,378.19	-777.10	-4.0 %
<b>TOTAL EXPENSE</b>	<b>7,658.88</b>	<b>6,025.59</b>	<b>1,633.29</b>	<b>27.1 %</b>	<b>62,179.34</b>	<b>63,039.29</b>	<b>-859.95</b>	<b>-1.4 %</b>
<b>NOI</b>	<b>3,409.27</b>	<b>40.08</b>	<b>3,369.19</b>	<b>8,406.2 %</b>	<b>10,028.89</b>	<b>3,683.04</b>	<b>6,345.85</b>	<b>172.3 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	0.00	448.00	-448.00	-100.0 %	5,000.00	4,928.00	72.00	1.5 %
9000 Total Reserve Income	0.00	448.00	-448.00	-100.0 %	5,000.00	4,928.00	72.00	1.5 %
<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>4,928.00</b>	<b>72.00</b>	<b>1.5 %</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	0.00	0.00	0.00		3,510.48	0.00	3,510.48	
9200 Total Reserve Expenses	0.00	0.00	0.00		5,390.48	0.00	5,390.48	
9500 Capital Items								
9540 Capital Exterior	15,000.00	0.00	15,000.00		15,000.00	0.00	15,000.00	
9500 Total Capital Items	15,000.00	0.00	15,000.00		15,000.00	0.00	15,000.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,000.00</b>		<b>20,390.48</b>	<b>0.00</b>	<b>20,390.48</b>	
<b>NET INCOME</b>	<b>-11,590.73</b>	<b>488.08</b>	<b>-12,078.81</b>	<b>-2,474.8 %</b>	<b>-5,361.59</b>	<b>8,611.04</b>	<b>-13,972.63</b>	<b>-162.3 %</b>

	<b>Actual</b> 11/01/23 - 11/30/23	<b>Budget</b> 11/23 - 11/23	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/23 - 11/30/23	<b>Budget YTD</b> 01/23 - 11/23	<b>\$ Change</b>	<b>% Change</b>
<b>NET INCOME SUMMARY</b>								
Income	11,068.15	6,065.67	5,002.48	82.5 %	72,208.23	66,722.33	5,485.90	8.2 %
Expense	-7,658.88	-6,025.59	-1,633.29	27.1 %	-62,179.34	-63,039.29	859.95	1.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	3,409.27	40.08	3,369.19	8,406.2 %	10,028.89	3,683.04	6,345.85	172.3 %
Non Operating Income	0.00	448.00	-448.00	-100.0 %	5,000.00	4,928.00	72.00	1.5 %
Non Operating Expense	-15,000.00	0.00	-15,000.00		-20,390.48	0.00	-20,390.48	
<b>NET INCOME</b>	<b>-11,590.73</b>	<b>488.08</b>	<b>-12,078.81</b>	<b>-2,474.8 %</b>	<b>-5,361.59</b>	<b>8,611.04</b>	<b>-13,972.63</b>	<b>-162.3 %</b>