

# Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 12/01/23 - 12/31/23 and 01/01/23 - 12/31/23 (accrual basis)

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
<b>INCOME</b>								
4100 Rental Income (non-posting)								
4107 Association Dues	6,065.00	6,065.00	0.00	0.0 %	73,175.00	72,780.00	395.00	0.5 %
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 %	73,233.56	72,780.00	453.56	0.6 %
4500 Misc Income (non-posting)								
4501 Interest Income	3.10	0.67	2.43	362.7 %	42.77	8.00	34.77	434.6 %
4500 Total Misc Income (non-posting)	3.10	0.67	2.43	362.7 %	42.77	8.00	34.77	434.6 %
4106 HOA Special Assessments	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
<b>TOTAL INCOME</b>	<b>6,068.10</b>	<b>6,065.67</b>	<b>2.43</b>	<b>0.0 %</b>	<b>78,276.33</b>	<b>72,788.00</b>	<b>5,488.33</b>	<b>7.5 %</b>
<b>EXPENSE</b>								
5030 Cleaning & Maintenance Expense (non-posting)								
5033 Landscaping	50.00	0.00	50.00		50.00	0.00	50.00	
5030 Total Cleaning & Maintenance Expense	50.00	0.00	50.00		50.00	0.00	50.00	
5100 Repairs & Maintenance Expense (non-posting)								
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		-50.00	50.00	-100.00	-200.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		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	0.00	0.00	0.00		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	200.00	-200.00	-100.0 %
5605 Postage	3.78	5.00	-1.22	-24.4 %	127.08	100.00	27.08	27.1 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	3,960.00	3,960.00	0.00	0.0 %
5607 Copies/Printing	0.00	12.50	-12.50	-100.0 %	109.50	125.00	-15.50	-12.4 %
5608 Administrative	100.00	12.50	87.50	700.0 %	387.00	125.00	262.00	209.6 %
5609 Meeting Expense	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	100.00	-100.00	-100.0 %	7,636.86	1,200.00	6,436.86	536.4 %
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 %	9,832.40	15,184.00	-5,351.60	-35.2 %
5618 D & O Insurance	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5623 Reserve Transfer	-8,000.00	448.00	-8,448.00	-1,885.7 %	-3,000.00	5,376.00	-8,376.00	-155.8 %
5621 Paylease On Line Payment Fees	28.00	40.00	-12.00	-30.0 %	336.00	480.00	-144.00	-30.0 %
5600 Total Administrative (non-posting)	-6,520.72	2,586.40	-9,107.12	-352.1 %	21,763.84	30,250.00	-8,486.16	-28.1 %

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
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	0.00	0.00		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 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	1,611.19	1,200.00	411.19	34.3 %
6107 Signs	0.00	0.00	0.00		98.90	0.00	98.90	
6109 HVAC/Boiler	75.00	150.00	-75.00	-50.0 %	1,614.25	1,500.00	114.25	7.6 %
6170 Heating and AC	0.00	0.00	0.00		100.00	0.00	100.00	
6100 Total Building Maintenance (non-pc	75.00	250.00	-175.00	-70.0 %	4,310.27	3,875.00	435.27	11.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	687.50	115.00	16.7 %	8,100.00	5,500.00	2,600.00	47.3 %
7002 Snow Removal	0.00	1,500.00	-1,500.00	-100.0 %	439.99	4,500.00	-4,060.01	-90.2 %
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	500.00	-500.00	-100.0 %
7030 General Grounds Misc	200.00	0.00	200.00		633.65	500.00	133.65	26.7 %
7000 Total Grounds & Landscaping (non	1,002.50	2,237.50	-1,235.00	-55.2 %	9,648.64	14,000.00	-4,351.36	-31.1 %
8300 HOA Utilities (non-posting)								
8302 Electricity	209.69	187.12	22.57	12.1 %	2,182.24	2,245.00	-62.76	-2.8 %
8303 Water/Sewer	209.75	690.49	-480.74	-69.6 %	6,638.80	8,285.00	-1,646.20	-19.9 %
8304 Trash	158.00	285.00	-127.00	-44.6 %	3,490.79	3,420.00	70.79	2.1 %
8305 Storm Water	0.00	3,000.00	-3,000.00	-100.0 %	0.00	3,000.00	-3,000.00	-100.0 %
8306 Gas	874.65	599.20	275.45	46.0 %	7,741.35	7,190.00	551.35	7.7 %
8300 Total HOA Utilities (non-posting)	1,452.09	4,761.81	-3,309.72	-69.5 %	20,053.18	24,140.00	-4,086.82	-16.9 %
<b>TOTAL EXPENSE</b>	<b>-3,941.13</b>	<b>9,835.71</b>	<b>-13,776.84</b>	<b>-140.1 %</b>	<b>58,238.21</b>	<b>72,875.00</b>	<b>-14,636.79</b>	<b>-20.1 %</b>
<b>NOI</b>	<b>10,009.23</b>	<b>-3,770.04</b>	<b>13,779.27</b>	<b>365.5 %</b>	<b>20,038.12</b>	<b>-87.00</b>	<b>20,125.12</b>	<b>23,132.3 %</b>
<b>NON OPERATING INCOME</b>								
9000 Reserve Income								
9001 Reserve Contribution	-8,000.00	448.00	-8,448.00	-1,885.7 %	-3,000.00	5,376.00	-8,376.00	-155.8 %
9000 Total Reserve Income	-8,000.00	448.00	-8,448.00	-1,885.7 %	-3,000.00	5,376.00	-8,376.00	-155.8 %
<b>TOTAL NON OPERATING INCOME</b>	<b>-8,000.00</b>	<b>448.00</b>	<b>-8,448.00</b>	<b>-1,885.7 %</b>	<b>-3,000.00</b>	<b>5,376.00</b>	<b>-8,376.00</b>	<b>-155.8 %</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								

	<b>Actual</b> 12/01/23 - 12/31/23	<b>Budget</b> 12/23 - 12/23	<b>\$ Change</b>	<b>% Change</b>	<b>Actual YTD</b> 01/01/23 - 12/31/23	<b>Budget YTD</b> 01/23 - 12/23	<b>\$ Change</b>	<b>% Change</b>
9580 Landscaping Capital	13,000.00	0.00	13,000.00		13,000.00	0.00	13,000.00	
9540 Capital Exterior	0.00	0.00	0.00		15,000.00	0.00	15,000.00	
9500 Total Capital Items	13,000.00	0.00	13,000.00		28,000.00	0.00	28,000.00	
<b>TOTAL NON OPERATING EXPENSE</b>	<b>13,000.00</b>	<b>0.00</b>	<b>13,000.00</b>		<b>33,390.48</b>	<b>0.00</b>	<b>33,390.48</b>	
<b>NET INCOME</b>	<b>-10,990.77</b>	<b>-3,322.04</b>	<b>-7,668.73</b>	<b>-230.8 %</b>	<b>-16,352.36</b>	<b>5,289.00</b>	<b>-21,641.36</b>	<b>-409.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	6,068.10	6,065.67	2.43	0.0 %	78,276.33	72,788.00	5,488.33	7.5 %
Expense	3,941.13	-9,835.71	13,776.84	140.1 %	-58,238.21	-72,875.00	14,636.79	20.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	10,009.23	-3,770.04	13,779.27	365.5 %	20,038.12	-87.00	20,125.12	23,132.3 %
Non Operating Income	-8,000.00	448.00	-8,448.00	-1,885.7 %	-3,000.00	5,376.00	-8,376.00	-155.8 %
Non Operating Expense	-13,000.00	0.00	-13,000.00		-33,390.48	0.00	-33,390.48	
<b>NET INCOME</b>	<b>-10,990.77</b>	<b>-3,322.04</b>	<b>-7,668.73</b>	<b>-230.8 %</b>	<b>-16,352.36</b>	<b>5,289.00</b>	<b>-21,641.36</b>	<b>-409.2 %</b>