

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 01/01/24 - 01/31/24 and 01/01/24 - 01/31/24 (accrual basis)

	Actual 01/01/24 - 01/31/24	Budget 01/24 - 01/24	\$ Change	% Change	Actual YTD 01/01/24 - 01/31/24	Budget YTD 01/24 - 01/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,421.50	6,422.00	-0.50	0.0 %	6,421.50	6,422.00	-0.50	0.0 %
4100 Total Rental Income (non-posting)	6,421.50	6,422.00	-0.50	0.0 %	6,421.50	6,422.00	-0.50	0.0 %
4500 Misc Income (non-posting)								
4501 Interest Income	2.79	0.63	2.16	342.9 %	2.79	0.63	2.16	342.9 %
4500 Total Misc Income (non-posting)	2.79	0.63	2.16	342.9 %	2.79	0.63	2.16	342.9 %
TOTAL INCOME	6,424.29	6,422.63	1.66	0.0 %	6,424.29	6,422.63	1.66	0.0 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	3.15	5.00	-1.85	-37.0 %	3.15	5.00	-1.85	-37.0 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	330.00	330.00	0.00	0.0 %
5608 Administrative	0.00	12.50	-12.50	-100.0 %	0.00	12.50	-12.50	-100.0 %
5611 HOA Legal Fees	0.00	292.00	-292.00	-100.0 %	0.00	292.00	-292.00	-100.0 %
5617 HOA Insurance	1,017.50	1,518.40	-500.90	-33.0 %	1,017.50	1,518.40	-500.90	-33.0 %
5621 Paylease On Line Payment Fees	30.00	40.00	-10.00	-25.0 %	30.00	40.00	-10.00	-25.0 %
5600 Total Administrative (non-posting)	1,380.65	2,197.90	-817.25	-37.2 %	1,380.65	2,197.90	-817.25	-37.2 %
5650 Bank Fees	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
6100 Building Maintenance (non-posting)								
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
6100 Total Building Maintenance (non-pc)	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	1,605.00	843.63	761.37	90.2 %	1,605.00	843.63	761.37	90.2 %
7006 General Maintenance	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
7000 Total Grounds & Landscaping (non)	1,605.00	868.63	736.37	84.8 %	1,605.00	868.63	736.37	84.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	205.49	212.12	-6.63	-3.1 %	205.49	212.12	-6.63	-3.1 %
8303 Water/Sewer	229.42	811.50	-582.08	-71.7 %	229.42	811.50	-582.08	-71.7 %
8304 Trash	158.00	329.87	-171.87	-52.1 %	158.00	329.87	-171.87	-52.1 %
8306 Gas	1,024.93	791.42	233.51	29.5 %	1,024.93	791.42	233.51	29.5 %
8300 Total HOA Utilities (non-posting)	1,617.84	2,144.91	-527.07	-24.6 %	1,617.84	2,144.91	-527.07	-24.6 %
TOTAL EXPENSE	4,603.49	5,486.44	-882.95	-16.1 %	4,603.49	5,486.44	-882.95	-16.1 %

	Actual 01/01/24 - 01/31/24	Budget 01/24 - 01/24	\$ Change	% Change	Actual YTD 01/01/24 - 01/31/24	Budget YTD 01/24 - 01/24	\$ Change	% Change
NOI	1,820.80	936.19	884.61	94.5 %	1,820.80	936.19	884.61	94.5 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	1,100.00	0.00	1,100.00		1,100.00	0.00	1,100.00	
9231 Parking Lot/Concrete	8,000.00	0.00	8,000.00		8,000.00	0.00	8,000.00	
9200 Total Reserve Expenses	9,100.00	0.00	9,100.00		9,100.00	0.00	9,100.00	
TOTAL NON OPERATING EXPENSE	9,100.00	0.00	9,100.00		9,100.00	0.00	9,100.00	
NET INCOME	-7,279.20	936.19	-8,215.39	-877.5 %	-7,279.20	936.19	-8,215.39	-877.5 %
NET INCOME SUMMARY								
Income	6,424.29	6,422.63	1.66	0.0 %	6,424.29	6,422.63	1.66	0.0 %
Expense	-4,603.49	-5,486.44	882.95	16.1 %	-4,603.49	-5,486.44	882.95	16.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-9,100.00	0.00	-9,100.00		-9,100.00	0.00	-9,100.00	
NET INCOME	-7,279.20	936.19	-8,215.39	-877.5 %	-7,279.20	936.19	-8,215.39	-877.5 %