

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/24 - 02/29/24 and 01/01/24 - 02/29/24 (accrual basis)

	Actual 02/01/24 - 02/29/24	Budget 02/24 - 02/24	\$ Change	% Change	Actual YTD 01/01/24 - 02/29/24	Budget YTD 01/24 - 02/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,397.50	6,422.00	-24.50	-0.4 %	12,819.00	12,844.00	-25.00	-0.2 %
4100 Total Rental Income (non-posting)	6,397.50	6,422.00	-24.50	-0.4 %	12,819.00	12,844.00	-25.00	-0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	2.69	0.67	2.02	301.5 %	5.48	1.30	4.18	321.5 %
4500 Total Misc Income (non-posting)	2.69	0.67	2.02	301.5 %	5.48	1.30	4.18	321.5 %
4106 HOA Special Assessments	5,000.00	0.00	5,000.00		5,000.00	0.00	5,000.00	
TOTAL INCOME	11,400.19	6,422.67	4,977.52	77.5 %	17,824.48	12,845.30	4,979.18	38.8 %
EXPENSE								
5600 Administrative (non-posting)								
5605 Postage	6.40	5.00	1.40	28.0 %	9.55	10.00	-0.45	-4.5 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	660.00	660.00	0.00	0.0 %
5608 Administrative	0.00	12.50	-12.50	-100.0 %	0.00	25.00	-25.00	-100.0 %
5611 HOA Legal Fees	0.00	292.00	-292.00	-100.0 %	0.00	584.00	-584.00	-100.0 %
5617 HOA Insurance	1,017.50	1,518.40	-500.90	-33.0 %	2,035.00	3,036.80	-1,001.80	-33.0 %
5621 Paylease On Line Payment Fees	36.00	40.00	-4.00	-10.0 %	66.00	80.00	-14.00	-17.5 %
5600 Total Administrative (non-posting)	1,389.90	2,197.90	-808.00	-36.8 %	2,770.55	4,395.80	-1,625.25	-37.0 %
5650 Bank Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
6100 Building Maintenance (non-posting)								
6102 Roof/Gutter Maintenance	1,185.00	0.00	1,185.00		1,185.00	0.00	1,185.00	
6104 Light Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
6100 Total Building Maintenance (non-pc)	1,185.00	300.00	885.00	295.0 %	1,185.00	550.00	635.00	115.5 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	802.50	843.67	-41.17	-4.9 %	2,407.50	1,687.30	720.20	42.7 %
7002 Snow Removal	156.24	0.00	156.24		156.24	0.00	156.24	
7006 General Maintenance	0.00	25.00	-25.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7000 Total Grounds & Landscaping (non)	958.74	868.67	90.07	10.4 %	2,563.74	1,737.30	826.44	47.6 %
8300 HOA Utilities (non-posting)								
8302 Electricity	219.07	212.08	6.99	3.3 %	424.56	424.20	0.36	0.1 %
8303 Water/Sewer	229.42	811.50	-582.08	-71.7 %	458.84	1,623.00	-1,164.16	-71.7 %
8304 Trash	158.00	329.83	-171.83	-52.1 %	316.00	659.70	-343.70	-52.1 %
8306 Gas	707.99	791.42	-83.43	-10.5 %	1,732.92	1,582.84	150.08	9.5 %

	Actual 02/01/24 - 02/29/24	Budget 02/24 - 02/24	\$ Change	% Change	Actual YTD 01/01/24 - 02/29/24	Budget YTD 01/24 - 02/24	\$ Change	% Change
8300 Total HOA Utilities (non-posting)	1,314.48	2,144.83	-830.35	-38.7 %	2,932.32	4,289.74	-1,357.42	-31.6 %
TOTAL EXPENSE	4,848.12	5,511.40	-663.28	-12.0 %	9,451.61	10,997.84	-1,546.23	-14.1 %
NOI	6,552.07	911.27	5,640.80	619.0 %	8,372.87	1,847.46	6,525.41	353.2 %
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		1,100.00	0.00	1,100.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		8,000.00	0.00	8,000.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		9,100.00	0.00	9,100.00	
9500 Capital Items								
9510 Concrete Replacement	1,300.00	0.00	1,300.00		1,300.00	0.00	1,300.00	
9500 Total Capital Items	1,300.00	0.00	1,300.00		1,300.00	0.00	1,300.00	
TOTAL NON OPERATING EXPENSE	1,300.00	0.00	1,300.00		10,400.00	0.00	10,400.00	
NET INCOME	5,252.07	911.27	4,340.80	476.3 %	-2,027.13	1,847.46	-3,874.59	-209.7 %
NET INCOME SUMMARY								
Income	11,400.19	6,422.67	4,977.52	77.5 %	17,824.48	12,845.30	4,979.18	38.8 %
Expense	-4,848.12	-5,511.40	663.28	12.0 %	-9,451.61	-10,997.84	1,546.23	14.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-1,300.00	0.00	-1,300.00		-10,400.00	0.00	-10,400.00	
NET INCOME	5,252.07	911.27	4,340.80	476.3 %	-2,027.13	1,847.46	-3,874.59	-209.7 %