

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 04/01/24 - 04/30/24 and 01/01/24 - 04/30/24 (accrual basis)

	Actual 04/01/24 - 04/30/24	Budget 04/24 - 04/24	\$ Change	% Change	Actual YTD 01/01/24 - 04/30/24	Budget YTD 01/24 - 04/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,422.00	-12.50	-0.2 %	25,638.00	25,688.00	-50.00	-0.2 %
4111 Late Fees	70.18	0.00	70.18		136.91	0.00	136.91	
4100 Total Rental Income (non-posting)	6,479.68	6,422.00	57.68	0.9 %	25,774.91	25,688.00	86.91	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	2.95	0.67	2.28	340.3 %	11.44	2.64	8.80	333.3 %
4500 Total Misc Income (non-posting)	2.95	0.67	2.28	340.3 %	11.44	2.64	8.80	333.3 %
4106 HOA Special Assessments	15,000.00	0.00	15,000.00		25,000.00	0.00	25,000.00	
TOTAL INCOME	21,482.63	6,422.67	15,059.96	234.5 %	50,786.35	25,690.64	25,095.71	97.7 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5122 Keys and Locks	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5350 Licenses and Fees	10.00	0.00	10.00		10.00	60.00	-50.00	-83.3 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	20.00	-20.00	-100.0 %	0.00	40.00	-40.00	-100.0 %
5605 Postage	13.21	5.00	8.21	164.2 %	36.61	20.00	16.61	83.0 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	1,320.00	1,320.00	0.00	0.0 %
5607 Copies/Printing	0.00	12.50	-12.50	-100.0 %	0.00	25.00	-25.00	-100.0 %
5608 Administrative	75.00	12.50	62.50	500.0 %	300.00	50.00	250.00	500.0 %
5611 HOA Legal Fees	0.00	292.00	-292.00	-100.0 %	0.00	1,168.00	-1,168.00	-100.0 %
5617 HOA Insurance	1,017.50	1,518.40	-500.90	-33.0 %	4,070.00	6,073.60	-2,003.60	-33.0 %
5623 Reserve Transfer	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
5621 Paylease On Line Payment Fees	14.00	40.00	-26.00	-65.0 %	108.00	160.00	-52.00	-32.5 %
5600 Total Administrative (non-posting)	1,449.71	2,230.40	-780.69	-35.0 %	10,834.61	8,856.60	1,978.01	22.3 %
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	325.00	0.00	325.00		1,510.00	250.00	1,260.00	504.0 %
6104 Light Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	0.00	600.00	-600.00	-100.0 %
6100 Total Building Maintenance (non-posting)	325.00	300.00	25.00	8.3 %	1,510.00	1,350.00	160.00	11.9 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	843.67	39.08	4.6 %	4,092.75	3,374.64	718.11	21.3 %

	Actual 04/01/24 - 04/30/24	Budget 04/24 - 04/24	\$ Change	% Change	Actual YTD 01/01/24 - 04/30/24	Budget YTD 01/24 - 04/24	\$ Change	% Change
7002 Snow Removal	0.00	0.00	0.00		381.49	250.00	131.49	52.6 %
7004 Tree.Shrub Maint.	0.00	1,500.00	-1,500.00	-100.0 %	0.00	1,500.00	-1,500.00	-100.0 %
7006 General Maintenance	75.00	25.00	50.00	200.0 %	75.00	100.00	-25.00	-25.0 %
7030 General Grounds Misc	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
7000 Total Grounds & Landscaping (non	957.75	2,618.67	-1,660.92	-63.4 %	4,549.24	5,474.64	-925.40	-16.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	186.17	212.08	-25.91	-12.2 %	802.67	848.36	-45.69	-5.4 %
8303 Water/Sewer	215.36	811.50	-596.14	-73.5 %	875.50	3,246.00	-2,370.50	-73.0 %
8304 Trash	158.00	329.83	-171.83	-52.1 %	632.00	1,319.36	-687.36	-52.1 %
8306 Gas	468.93	791.42	-322.49	-40.7 %	2,836.80	3,165.68	-328.88	-10.4 %
8300 Total HOA Utilities (non-posting)	1,028.46	2,144.83	-1,116.37	-52.0 %	5,146.97	8,579.40	-3,432.43	-40.0 %
TOTAL EXPENSE	3,770.92	7,293.90	-3,522.98	-48.3 %	22,050.82	24,395.64	-2,344.82	-9.6 %
NOI	17,711.71	-871.23	18,582.94	2,133.0 %	28,735.53	1,295.00	27,440.53	2,119.0 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
9000 Total Reserve Income	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
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	2,500.00	0.00	2,500.00		14,500.00	0.00	14,500.00	
9232 Trees	7,803.92	0.00	7,803.92		7,803.92	0.00	7,803.92	
9200 Total Reserve Expenses	10,303.92	0.00	10,303.92		23,403.92	0.00	23,403.92	
9500 Capital Items								
9510 Concrete Replacement	0.00	0.00	0.00		1,300.00	0.00	1,300.00	
9500 Total Capital Items	0.00	0.00	0.00		1,300.00	0.00	1,300.00	
TOTAL NON OPERATING EXPENSE	10,303.92	0.00	10,303.92		24,703.92	0.00	24,703.92	
NET INCOME	7,407.79	-871.23	8,279.02	950.3 %	9,031.61	1,295.00	7,736.61	597.4 %

	Actual 04/01/24 - 04/30/24	Budget 04/24 - 04/24	\$ Change	% Change	Actual YTD 01/01/24 - 04/30/24	Budget YTD 01/24 - 04/24	\$ Change	% Change
NET INCOME SUMMARY								
Income	21,482.63	6,422.67	15,059.96	234.5 %	50,786.35	25,690.64	25,095.71	97.7 %
Expense	-3,770.92	-7,293.90	3,522.98	48.3 %	-22,050.82	-24,395.64	2,344.82	9.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	17,711.71	-871.23	18,582.94	2,133.0 %	28,735.53	1,295.00	27,440.53	2,119.0 %
Non Operating Income	0.00	0.00	0.00		5,000.00	0.00	5,000.00	
Non Operating Expense	-10,303.92	0.00	-10,303.92		-24,703.92	0.00	-24,703.92	
NET INCOME	7,407.79	-871.23	8,279.02	950.3 %	9,031.61	1,295.00	7,736.61	597.4 %