

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 10/01/24 - 10/31/24 and 01/01/24 - 10/31/24 (accrual basis)

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,422.00	-12.50	-0.2 %	64,095.00	64,220.00	-125.00	-0.2 %
4111 Late Fees	63.88	0.00	63.88		466.83	0.00	466.83	
4100 Total Rental Income (non-posting)	6,473.38	6,422.00	51.38	0.8 %	64,561.83	64,220.00	341.83	0.5 %
4500 Misc Income (non-posting)								
4501 Interest Income	2.28	0.67	1.61	240.3 %	26.33	6.66	19.67	295.3 %
4500 Total Misc Income (non-posting)	2.28	0.67	1.61	240.3 %	26.33	6.66	19.67	295.3 %
4106 HOA Special Assessments	0.00	0.00	0.00		65,000.00	0.00	65,000.00	
TOTAL INCOME	6,475.66	6,422.67	52.99	0.8 %	129,588.16	64,226.66	65,361.50	101.8 %
EXPENSE								
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	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5125 Fire & Life Safety	0.00	0.00	0.00		755.95	400.00	355.95	89.0 %
5126 Common Area Exterior Repairs	0.00	0.00	0.00		665.85	0.00	665.85	
5170 Extermination	0.00	0.00	0.00		0.00	125.00	-125.00	-100.0 %
5100 Total Repairs & Maintenance Expense	0.00	0.00	0.00		1,421.80	625.00	796.80	127.5 %
5350 Licenses and Fees	0.00	0.00	0.00		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	160.00	-160.00	-100.0 %
5605 Postage	14.51	45.00	-30.49	-67.8 %	97.83	90.00	7.83	8.7 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	3,300.00	3,300.00	0.00	0.0 %
5607 Copies/Printing	84.50	12.50	72.00	576.0 %	174.70	100.00	74.70	74.7 %
5608 Administrative	225.00	12.50	212.50	1,700.0 %	842.04	150.00	692.04	461.4 %
5611 HOA Legal Fees	68.00	292.00	-224.00	-76.7 %	406.00	2,920.00	-2,514.00	-86.1 %
5614 Accounting	0.00	0.00	0.00		2,375.00	2,500.00	-125.00	-5.0 %
5617 HOA Insurance	1,299.50	1,518.40	-218.90	-14.4 %	8,704.00	12,147.20	-3,443.20	-28.3 %
5623 Reserve Transfer	0.00	0.00	0.00		565.00	0.00	565.00	
5621 Paylease On Line Payment Fees	13.00	40.00	-27.00	-67.5 %	194.00	400.00	-206.00	-51.5 %
5600 Total Administrative (non-posting)	2,034.51	2,270.40	-235.89	-10.4 %	16,658.57	21,767.20	-5,108.63	-23.5 %
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		0.00	500.00	-500.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		4,769.00	500.00	4,269.00	853.8 %
6104 Light Maintenance	0.00	0.00	0.00		0.00	175.00	-175.00	-100.0 %

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	75.00	1,000.00	-925.00	-92.5 %
6106 Keys	0.00	0.00	0.00		1,786.38	0.00	1,786.38	
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	0.00	1,200.00	-1,200.00	-100.0 %
6100 Total Building Maintenance (non-pc	0.00	250.00	-250.00	-100.0 %	6,630.38	3,375.00	3,255.38	96.5 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	0.00	843.67	-843.67	-100.0 %	10,269.52	8,436.66	1,832.86	21.7 %
7002 Snow Removal	75.00	0.00	75.00		456.49	250.00	206.49	82.6 %
7003 Irrigation Maintenance	0.00	0.00	0.00		930.00	500.00	430.00	86.0 %
7004 Tree.Shrub Maint.	0.00	1,000.00	-1,000.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	75.00	400.00	-325.00	-81.2 %
7030 General Grounds Misc	250.00	0.00	250.00		375.00	500.00	-125.00	-25.0 %
7000 Total Grounds & Landscaping (non	325.00	1,893.67	-1,568.67	-82.8 %	12,106.01	12,586.66	-480.65	-3.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	175.33	212.08	-36.75	-17.3 %	1,898.91	2,120.84	-221.93	-10.5 %
8303 Water/Sewer	433.29	811.50	-378.21	-46.6 %	3,151.86	8,115.00	-4,963.14	-61.2 %
8304 Trash	279.00	329.83	-50.83	-15.4 %	2,205.15	3,298.34	-1,093.19	-33.1 %
8306 Gas	294.26	791.42	-497.16	-62.8 %	4,739.05	7,914.16	-3,175.11	-40.1 %
8300 Total HOA Utilities (non-posting)	1,181.88	2,144.83	-962.95	-44.9 %	11,994.97	21,448.34	-9,453.37	-44.1 %
TOTAL EXPENSE	3,541.39	6,558.90	-3,017.51	-46.0 %	48,821.73	59,912.20	-11,090.47	-18.5 %
NOI	2,934.27	-136.23	3,070.50	2,253.9 %	80,766.43	4,314.46	76,451.97	1,772.0 %
NON OPERATING INCOME								
9000 Reserve Income								
9001 Reserve Contribution	0.00	0.00	0.00		565.00	0.00	565.00	
9000 Total Reserve Income	0.00	0.00	0.00		565.00	0.00	565.00	
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		565.00	0.00	565.00	
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9204 Reserve Study	0.00	0.00	0.00		2,200.00	0.00	2,200.00	
9208 Plumbing	5,350.00	0.00	5,350.00		12,200.00	0.00	12,200.00	
9231 Parking Lot/Concrete	0.00	0.00	0.00		71,248.00	0.00	71,248.00	
9232 Trees	0.00	0.00	0.00		7,803.92	0.00	7,803.92	
9200 Total Reserve Expenses	5,350.00	0.00	5,350.00		93,451.92	0.00	93,451.92	
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	5,350.00	0.00	5,350.00		94,751.92	0.00	94,751.92	

	Actual 10/01/24 - 10/31/24	Budget 10/24 - 10/24	\$ Change	% Change	Actual YTD 01/01/24 - 10/31/24	Budget YTD 01/24 - 10/24	\$ Change	% Change
NET INCOME	-2,415.73	-136.23	-2,279.50	-1,673.3 %	-13,420.49	4,314.46	-17,734.95	-411.1 %
NET INCOME SUMMARY								
Income	6,475.66	6,422.67	52.99	0.8 %	129,588.16	64,226.66	65,361.50	101.8 %
Expense	-3,541.39	-6,558.90	3,017.51	46.0 %	-48,821.73	-59,912.20	11,090.47	18.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	2,934.27	-136.23	3,070.50	2,253.9 %	80,766.43	4,314.46	76,451.97	1,772.0 %
Non Operating Income	0.00	0.00	0.00		565.00	0.00	565.00	
Non Operating Expense	-5,350.00	0.00	-5,350.00		-94,751.92	0.00	-94,751.92	
NET INCOME	-2,415.73	-136.23	-2,279.50	-1,673.3 %	-13,420.49	4,314.46	-17,734.95	-411.1 %