

Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 02/01/25 - 02/28/25 and 01/01/25 - 02/28/25 (accrual basis)

	Actual 02/01/25 - 02/28/25	Budget 02/25 - 02/25	\$ Change	% Change	Actual YTD 01/01/25 - 02/28/25	Budget YTD 01/25 - 02/25	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,422.00	-12.50	-0.2 %	12,819.00	12,844.00	-25.00	-0.2 %
4100 Total Rental Income (non-posting)	6,409.50	6,422.00	-12.50	-0.2 %	12,819.00	12,844.00	-25.00	-0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.96	1.00	-0.04	-4.0 %	2.06	2.00	0.06	3.0 %
4500 Total Misc Income (non-posting)	0.96	1.00	-0.04	-4.0 %	2.06	2.00	0.06	3.0 %
TOTAL INCOME	6,410.46	6,423.00	-12.54	-0.2 %	12,821.06	12,846.00	-24.94	-0.2 %
EXPENSE								
5100 Repairs & Maintenance Expense (non-								
5114 Inspections	388.13	0.00	388.13		388.13	0.00	388.13	
5100 Total Repairs & Maintenance Expense	388.13	0.00	388.13		388.13	0.00	388.13	
5600 Administrative (non-posting)								
5602 Internet Services	0.00	5.00	-5.00	-100.0 %	0.00	10.00	-10.00	-100.0 %
5605 Postage	4.14	12.50	-8.36	-66.9 %	8.28	25.00	-16.72	-66.9 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	660.00	660.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5608 Administrative	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5611 HOA Legal Fees	0.00	80.00	-80.00	-100.0 %	0.00	160.00	-160.00	-100.0 %
5617 HOA Insurance	1,299.50	1,670.00	-370.50	-22.2 %	2,599.00	3,340.00	-741.00	-22.2 %
5621 Paylease On Line Payment Fees	14.00	33.33	-19.33	-58.0 %	29.00	66.70	-37.70	-56.5 %
5600 Total Administrative (non-posting)	1,647.64	2,190.83	-543.19	-24.8 %	3,296.28	4,381.70	-1,085.42	-24.8 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6104 Light Maintenance	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
6105 Plumbing Repairs	0.00	50.00	-50.00	-100.0 %	87.50	100.00	-12.50	-12.5 %
6109 HVAC/Boiler	0.00	150.00	-150.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
6100 Total Building Maintenance (non-posting)	0.00	250.00	-250.00	-100.0 %	87.50	475.00	-387.50	-81.6 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	1,765.50	1,950.00	-184.50	-9.5 %
7002 Snow Removal	293.40	100.00	193.40	193.4 %	543.40	200.00	343.40	171.7 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
7000 Total Grounds & Landscaping (non-posting)	1,176.15	1,175.00	1.15	0.1 %	2,308.90	2,250.00	58.90	2.6 %
8300 HOA Utilities (non-posting)								

	Actual 02/01/25 - 02/28/25	Budget 02/25 - 02/25	\$ Change	% Change	Actual YTD 01/01/25 - 02/28/25	Budget YTD 01/25 - 02/25	\$ Change	% Change
8302 Electricity	0.00	212.00	-212.00	-100.0 %	195.46	425.00	-229.54	-54.0 %
8303 Water/Sewer	307.88	749.83	-441.95	-58.9 %	4,016.21	1,499.70	2,516.51	167.8 %
8304 Trash	584.84	306.83	278.01	90.6 %	863.84	613.70	250.14	40.8 %
8306 Gas	0.00	780.25	-780.25	-100.0 %	899.97	1,560.50	-660.53	-42.3 %
8300 Total HOA Utilities (non-posting)	892.72	2,048.91	-1,156.19	-56.4 %	5,975.48	4,098.90	1,876.58	45.8 %
TOTAL EXPENSE	4,104.64	5,664.74	-1,560.10	-27.5 %	12,056.29	11,205.60	850.69	7.6 %
NET INCOME	2,305.82	758.26	1,547.56	204.1 %	764.77	1,640.40	-875.63	-53.4 %
NET INCOME SUMMARY								
Income	6,410.46	6,423.00	-12.54	-0.2 %	12,821.06	12,846.00	-24.94	-0.2 %
Expense	-4,104.64	-5,664.74	1,560.10	27.5 %	-12,056.29	-11,205.60	-850.69	7.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	2,305.82	758.26	1,547.56	204.1 %	764.77	1,640.40	-875.63	-53.4 %