Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 09/01/25 - 09/30/25 and 01/01/25 - 09/30/25 (accrual basis)

	Actual 09/01/25 - 09/30/25	Budget 09/25 - 09/25	$ Change	% Change	Actual YTD 01/01/25 - 09/30/25	Budget YTD 01/25 - 09/25	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,422.00	-12.50	-0.2 %	57,685.50	57,798.00	-112.50	-0.2 %
4111 Late Fees	0.00	0.00	0.00		39.68	0.00	39.68	
4100 Total Rental Income (non-posting)	6,409.50	6,422.00	-12.50	-0.2 %	57,725.18	57,798.00	-72.82	-0.1 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.99	1.00	-0.01	-1.0 %	9.32	9.00	0.32	3.6 %
4502 Home Sales	0.00	0.00	0.00		300.00	0.00	300.00	
4500 Total Misc Income (non-posting)	0.99	1.00	-0.01	-1.0 %	309.32	9.00	300.32	3,336.9 %
TOTAL INCOME	**6,410.49**	**6,423.00**	**-12.51**	**-0.2 %**	**58,034.50**	**57,807.00**	**227.50**	**0.4 %**
EXPENSE								
5100 Repairs & Maintenance Expense (non								
5114 Inspections	0.00	0.00	0.00		664.38	0.00	664.38	
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	375.00	0.00	375.00		595.95	1,000.00	-404.05	-40.4 %
5170 Extermination	188.00	0.00	188.00		1,177.00	125.00	1,052.00	841.6 %
5100 Total Repairs & Maintenance Expe	563.00	0.00	563.00		2,437.33	1,225.00	1,212.33	99.0 %
5350 Licenses and Fees	0.00	15.00	-15.00	-100.0 %	25.00	15.00	10.00	66.7 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	5.00	-5.00	-100.0 %	0.00	45.00	-45.00	-100.0 %
5605 Postage	4.44	12.50	-8.06	-64.5 %	39.24	112.50	-73.26	-65.1 %
5606 HOA Management Fee	330.00	330.00	0.00	0.0 %	2,970.00	2,970.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	0.00	90.00	-90.00	-100.0 %
5608 Administrative	3.90	50.00	-46.10	-92.2 %	38.85	450.00	-411.15	-91.4 %
5611 HOA Legal Fees	0.00	80.00	-80.00	-100.0 %	0.00	760.00	-760.00	-100.0 %
5614 Accounting	0.00	0.00	0.00		2,500.00	2,500.00	0.00	0.0 %
5617 HOA Insurance	1,601.80	1,670.00	-68.20	-4.1 %	9,398.80	11,692.00	-2,293.20	-19.6 %
5621 Paylease On Line Payment Fees	14.00	33.33	-19.33	-58.0 %	132.00	300.01	-168.01	-56.0 %
5600 Total Administrative (non-posting)	1,954.14	2,190.83	-236.69	-10.8 %	15,078.89	18,919.51	-3,840.62	-20.3 %
5650 Bank Fees	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
6100 Building Maintenance (non-posting)								
6101 Exterior Bldg Maintenance	0.00	50.00	-50.00	-100.0 %	262.78	400.00	-137.22	-34.3 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
6105 Plumbing Repairs	0.00	150.00	-150.00	-100.0 %	87.50	750.00	-662.50	-88.3 %

	Actual 09/01/25 - 09/30/25	Budget 09/25 - 09/25	$ Change	% Change	Actual YTD 01/01/25 - 09/30/25	Budget YTD 01/25 - 09/25	$ Change	% Change
6106 Keys	0.00	0.00	0.00		-50.00	0.00	-50.00	
6109 HVAC/Boiler	80.00	250.00	-170.00	-68.0 %	80.00	1,000.00	-920.00	-92.0 %
6100 Total Building Maintenance (non-pc	80.00	475.00	-395.00	-83.2 %	380.28	2,800.00	-2,419.72	-86.4 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	7,944.75	8,775.00	-830.25	-9.5 %
7002 Snow Removal	0.00	0.00	0.00		543.40	250.00	293.40	117.4 %
7003 Irrigation Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	236.00	400.00	-164.00	-41.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	245.00	350.00	-105.00	-30.0 %
7000 Total Grounds & Landscaping (non	882.75	1,075.00	-192.25	-17.9 %	8,969.15	12,775.00	-3,805.85	-29.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	187.87	212.00	-24.13	-11.4 %	1,694.47	1,909.00	-214.53	-11.2 %
8303 Water/Sewer	474.40	749.83	-275.43	-36.7 %	6,598.53	6,748.51	-149.98	-2.2 %
8304 Trash	335.26	306.83	28.43	9.3 %	2,821.30	2,761.51	59.79	2.2 %
8306 Gas	293.89	780.25	-486.36	-62.3 %	4,569.01	7,022.25	-2,453.24	-34.9 %
8300 Total HOA Utilities (non-posting)	1,291.42	2,048.91	-757.49	-37.0 %	15,683.31	18,441.27	-2,757.96	-15.0 %
TOTAL EXPENSE	**4,771.31**	**5,854.74**	**-1,083.43**	**-18.5 %**	**42,573.96**	**54,225.78**	**-11,651.82**	**-21.5 %**
NOI	**1,639.18**	**568.26**	**1,070.92**	**188.5 %**	**15,460.54**	**3,581.22**	**11,879.32**	**331.7 %**
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	0.00	0.00	0.00		6,700.00	0.00	6,700.00	
9200 Total Reserve Expenses	0.00	0.00	0.00		6,700.00	0.00	6,700.00	
9250 Community Mail Boxes	0.00	0.00	0.00		0.00	4,500.00	-4,500.00	-100.0 %
TOTAL NON OPERATING EXPENSE	**0.00**	**0.00**	**0.00**		**6,700.00**	**4,500.00**	**2,200.00**	**48.9 %**
NET INCOME	**1,639.18**	**568.26**	**1,070.92**	**188.5 %**	**8,760.54**	**-918.78**	**9,679.32**	**1,053.5 %**
NET INCOME SUMMARY								
Income	6,410.49	6,423.00	-12.51	-0.2 %	58,034.50	57,807.00	227.50	0.4 %
Expense	-4,771.31	-5,854.74	1,083.43	18.5 %	-42,573.96	-54,225.78	11,651.82	21.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-6,700.00	-4,500.00	-2,200.00	-48.9 %
NET INCOME	**1,639.18**	**568.26**	**1,070.92**	**188.5 %**	**8,760.54**	**-918.78**	**9,679.32**	**1,053.5 %**

Actual 09/01/25 - 09/30/25	Budget 09/25 - 09/25	$ Change	% Change	Actual YTD 01/01/25 - 09/30/25	Budget YTD 01/25 - 09/25	$ Change	% Change