Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 03/01/26 - 03/31/26 and 01/01/26 - 03/31/26 (accrual basis)

	Actual 03/01/26 - 03/31/26	Budget 03/26 - 03/26	$ Change	% Change	Actual YTD 01/01/26 - 03/31/26	Budget YTD 01/26 - 03/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	19,228.50	19,228.50	0.00	0.0 %
4111 Late Fees	43.48	0.00	43.48		43.48	0.00	43.48	
4100 Total Rental Income (non-posting)	6,452.98	6,409.50	43.48	0.7 %	19,271.98	19,228.50	43.48	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	1.12	1.00	0.12	12.0 %	3.33	3.00	0.33	11.0 %
4500 Total Misc Income (non-posting)	1.12	1.00	0.12	12.0 %	3.33	3.00	0.33	11.0 %
TOTAL INCOME	**6,454.10**	**6,410.50**	**43.60**	**0.7 %**	**19,275.31**	**19,231.50**	**43.81**	**0.2 %**
EXPENSE								
5100 Repairs & Maintenance Expense (non								
5108 Plumbing								
51081000 Sewer Drain Clean Out	297.52	0.00	297.52		297.52	0.00	297.52	
5108 Total Plumbing	297.52	0.00	297.52		297.52	0.00	297.52	
5100 Total Repairs & Maintenance Expe	297.52	0.00	297.52		297.52	0.00	297.52	
5600 Administrative (non-posting)								
5602 Internet Services	0.00	0.00	0.00		0.00	5.00	-5.00	-100.0 %
5605 Postage	14.92	12.50	2.42	19.4 %	26.02	37.50	-11.48	-30.6 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	1,125.00	1,125.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
5608 Administrative	55.20	0.00	55.20		66.90	100.00	-33.10	-33.1 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5614 Accounting	300.00	0.00	300.00		300.00	0.00	300.00	
5617 HOA Insurance	1,601.80	1,670.00	-68.20	-4.1 %	4,805.40	5,010.00	-204.60	-4.1 %
5621 Paylease On Line Payment Fees	15.00	25.00	-10.00	-40.0 %	46.00	75.00	-29.00	-38.7 %
5600 Total Administrative (non-posting)	2,361.92	2,142.50	219.42	10.2 %	6,369.32	6,482.50	-113.18	-1.7 %
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	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	740.12	50.00	690.12	1,380.2 %
6105 Plumbing Repairs	62.50	50.00	12.50	25.0 %	212.50	150.00	62.50	41.7 %
6109 HVAC/Boiler	0.00	100.00	-100.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
6100 Total Building Maintenance (non-pc	62.50	225.00	-162.50	-72.2 %	952.62	700.00	252.62	36.1 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	2,648.25	2,925.00	-276.75	-9.5 %

	Actual 03/01/26 - 03/31/26	Budget 03/26 - 03/26	$ Change	% Change	Actual YTD 01/01/26 - 03/31/26	Budget YTD 01/26 - 03/26	$ Change	% Change
7002 Snow Removal	0.00	50.00	-50.00	-100.0 %	75.00	250.00	-175.00	-70.0 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
7030 General Grounds Misc	0.00	0.00	0.00		12.50	50.00	-37.50	-75.0 %
7000 Total Grounds & Landscaping (non	882.75	1,075.00	-192.25	-17.9 %	2,735.75	3,325.00	-589.25	-17.7 %
8300 HOA Utilities (non-posting)								
8302 Electricity	422.90	212.00	210.90	99.5 %	680.21	637.00	43.21	6.8 %
8303 Water/Sewer	377.66	774.17	-396.51	-51.2 %	4,946.42	2,322.47	2,623.95	113.0 %
8304 Trash	335.26	306.83	28.43	9.3 %	1,005.78	920.53	85.25	9.3 %
8306 Gas	1,288.20	780.25	507.95	65.1 %	2,381.56	2,340.75	40.81	1.7 %
8300 Total HOA Utilities (non-posting)	2,424.02	2,073.25	350.77	16.9 %	9,013.97	6,220.75	2,793.22	44.9 %
TOTAL EXPENSE	**6,028.71**	**5,515.75**	**512.96**	**9.3 %**	**19,369.18**	**16,778.25**	**2,590.93**	**15.4 %**
NET INCOME	**425.39**	**894.75**	**-469.36**	**-52.5 %**	**-93.87**	**2,453.25**	**-2,547.12**	**-103.8 %**

NET INCOME SUMMARY

Income	6,454.10	6,410.50	43.60	0.7 %	19,275.31	19,231.50	43.81	0.2 %
Expense	-6,028.71	-5,515.75	-512.96	9.3 %	-19,369.18	-16,778.25	-2,590.93	15.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	**425.39**	**894.75**	**-469.36**	**-52.5 %**	**-93.87**	**2,453.25**	**-2,547.12**	**-103.8 %**