Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 04/01/26 - 04/30/26 and 01/01/26 - 04/30/26 (accrual basis)

	Actual 04/01/26 - 04/30/26	Budget 04/26 - 04/26	$ Change	% Change	Actual YTD 01/01/26 - 04/30/26	Budget YTD 01/26 - 04/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	25,638.00	25,638.00	0.00	0.0 %
4111 Late Fees	0.00	0.00	0.00		43.48	0.00	43.48	
4100 Total Rental Income (non-posting)	6,409.50	6,409.50	0.00	0.0 %	25,681.48	25,638.00	43.48	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	1.12	1.00	0.12	12.0 %	4.45	4.00	0.45	11.2 %
4500 Total Misc Income (non-posting)	1.12	1.00	0.12	12.0 %	4.45	4.00	0.45	11.2 %
TOTAL INCOME	**6,410.62**	**6,410.50**	**0.12**	**0.0 %**	**25,685.93**	**25,642.00**	**43.93**	**0.2 %**
EXPENSE								
5100 Repairs & Maintenance Expense (non								
5108 Plumbing								
51081000 Sewer Drain Clean Out	0.00	0.00	0.00		297.52	0.00	297.52	
5108 Total Plumbing	0.00	0.00	0.00		297.52	0.00	297.52	
5122 Keys and Locks	0.00	50.00	-50.00	-100.0 %	0.00	50.00	-50.00	-100.0 %
5170 Extermination	0.00	125.00	-125.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	175.00	-175.00	-100.0 %	297.52	175.00	122.52	70.0 %
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	5.18	12.50	-7.32	-58.6 %	31.20	50.00	-18.80	-37.6 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	1,500.00	1,500.00	0.00	0.0 %
5607 Copies/Printing	27.90	0.00	27.90		27.90	30.00	-2.10	-7.0 %
5608 Administrative	81.50	50.00	31.50	63.0 %	148.40	150.00	-1.60	-1.1 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5614 Accounting	0.00	2,500.00	-2,500.00	-100.0 %	300.00	2,500.00	-2,200.00	-88.0 %
5617 HOA Insurance	1,601.80	1,670.00	-68.20	-4.1 %	6,407.20	6,680.00	-272.80	-4.1 %
5621 Paylease On Line Payment Fees	15.00	25.00	-10.00	-40.0 %	61.00	100.00	-39.00	-39.0 %
5600 Total Administrative (non-posting)	2,106.38	4,687.50	-2,581.12	-55.1 %	8,475.70	11,170.00	-2,694.30	-24.1 %
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	150.00	-150.00	-100.0 %
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	740.12	75.00	665.12	886.8 %
6105 Plumbing Repairs	0.00	50.00	-50.00	-100.0 %	212.50	200.00	12.50	6.2 %
6109 HVAC/Boiler	0.00	100.00	-100.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
6100 Total Building Maintenance (non-pc	0.00	225.00	-225.00	-100.0 %	952.62	925.00	27.62	3.0 %

	Actual 04/01/26 - 04/30/26	Budget 04/26 - 04/26	$ Change	% Change	Actual YTD 01/01/26 - 04/30/26	Budget YTD 01/26 - 04/26	$ Change	% Change
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	3,531.00	3,900.00	-369.00	-9.5 %
7002 Snow Removal	0.00	0.00	0.00		75.00	250.00	-175.00	-70.0 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
7030 General Grounds Misc	100.00	50.00	50.00	100.0 %	112.50	100.00	12.50	12.5 %
7000 Total Grounds & Landscaping (non	982.75	1,075.00	-92.25	-8.6 %	3,718.50	4,400.00	-681.50	-15.5 %
8300 HOA Utilities (non-posting)								
8302 Electricity	200.25	212.00	-11.75	-5.5 %	880.46	849.00	31.46	3.7 %
8303 Water/Sewer	385.33	774.17	-388.84	-50.2 %	5,331.75	3,096.64	2,235.11	72.2 %
8304 Trash	335.26	306.83	28.43	9.3 %	1,341.04	1,227.36	113.68	9.3 %
8306 Gas	383.34	780.25	-396.91	-50.9 %	2,764.90	3,121.00	-356.10	-11.4 %
8300 Total HOA Utilities (non-posting)	1,304.18	2,073.25	-769.07	-37.1 %	10,318.15	8,294.00	2,024.15	24.4 %
TOTAL EXPENSE	**4,393.31**	**8,235.75**	**-3,842.44**	**-46.7 %**	**23,762.49**	**25,014.00**	**-1,251.51**	**-5.0 %**
NET INCOME	**2,017.31**	**-1,825.25**	**3,842.56**	**210.5 %**	**1,923.44**	**628.00**	**1,295.44**	**206.3 %**
NET INCOME SUMMARY								
Income	6,410.62	6,410.50	0.12	0.0 %	25,685.93	25,642.00	43.93	0.2 %
Expense	-4,393.31	-8,235.75	3,842.44	46.7 %	-23,762.49	-25,014.00	1,251.51	5.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	**2,017.31**	**-1,825.25**	**3,842.56**	**210.5 %**	**1,923.44**	**628.00**	**1,295.44**	**206.3 %**