Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 06/01/26 - 06/30/26 and 01/01/26 - 06/30/26 (accrual basis)

	Actual 06/01/26 - 06/30/26	Budget 06/26 - 06/26	$ Change	% Change	Actual YTD 01/01/26 - 06/30/26	Budget YTD 01/26 - 06/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	38,457.00	38,457.00	0.00	0.0 %
4111 Late Fees	-33.00	0.00	-33.00		76.48	0.00	76.48	
4100 Total Rental Income (non-posting)	6,376.50	6,409.50	-33.00	-0.5 %	38,533.48	38,457.00	76.48	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	1.20	1.00	0.20	20.0 %	6.81	6.00	0.81	13.5 %
4502 Home Sales	50.00	0.00	50.00		50.00	0.00	50.00	
4500 Total Misc Income (non-posting)	51.20	1.00	50.20	5,020.0 %	56.81	6.00	50.81	846.8 %
TOTAL INCOME	**6,427.70**	**6,410.50**	**17.20**	**0.3 %**	**38,590.29**	**38,463.00**	**127.29**	**0.3 %**
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	
5115 Electrical Supplies/Repairs	0.00	50.00	-50.00	-100.0 %	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	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5170 Extermination	0.00	125.00	-125.00	-100.0 %	0.00	375.00	-375.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	675.00	-675.00	-100.0 %	297.52	975.00	-677.48	-69.5 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	5.00	-5.00	-100.0 %	0.00	15.00	-15.00	-100.0 %
5605 Postage	2.22	12.50	-10.28	-82.2 %	38.60	75.00	-36.40	-48.5 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	2,250.00	2,250.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	27.90	50.00	-22.10	-44.2 %
5608 Administrative	89.45	50.00	39.45	78.9 %	243.70	250.00	-6.30	-2.5 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
5614 Accounting	0.00	0.00	0.00		2,500.00	2,500.00	0.00	0.0 %
5617 HOA Insurance	3,203.60	1,672.00	1,531.60	91.6 %	9,610.80	10,022.00	-411.20	-4.1 %
5621 Paylease On Line Payment Fees	13.00	25.00	-12.00	-48.0 %	89.00	150.00	-61.00	-40.7 %
5600 Total Administrative (non-posting)	3,683.27	2,199.50	1,483.77	67.5 %	14,760.00	15,562.00	-802.00	-5.2 %
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	250.00	-250.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %

	Actual 06/01/26 - 06/30/26	Budget 06/26 - 06/26	$ Change	% Change	Actual YTD 01/01/26 - 06/30/26	Budget YTD 01/26 - 06/26	$ Change	% Change
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	740.12	100.00	640.12	640.1 %
6105 Plumbing Repairs	100.00	50.00	50.00	100.0 %	312.50	300.00	12.50	4.2 %
6106 Keys	-50.00	0.00	-50.00		-50.00	0.00	-50.00	
6109 HVAC/Boiler	0.00	0.00	0.00		0.00	750.00	-750.00	-100.0 %
6100 Total Building Maintenance (non-pc	50.00	125.00	-75.00	-60.0 %	1,002.62	1,900.00	-897.38	-47.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	5,296.50	5,850.00	-553.50	-9.5 %
7002 Snow Removal	0.00	0.00	0.00		75.00	250.00	-175.00	-70.0 %
7003 Irrigation Maintenance	245.00	0.00	245.00		245.00	250.00	-5.00	-2.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
7006 General Maintenance	-50.00	50.00	-100.00	-200.0 %	-50.00	250.00	-300.00	-120.0 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	112.50	200.00	-87.50	-43.8 %
7000 Total Grounds & Landscaping (non	1,077.75	1,075.00	2.75	0.3 %	5,679.00	9,300.00	-3,621.00	-38.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	197.19	212.00	-14.81	-7.0 %	1,271.35	1,273.00	-1.65	-0.1 %
8303 Water/Sewer	506.35	774.17	-267.82	-34.6 %	6,231.10	4,644.98	1,586.12	34.1 %
8304 Trash	335.26	306.83	28.43	9.3 %	2,011.56	1,841.02	170.54	9.3 %
8306 Gas	281.59	780.25	-498.66	-63.9 %	3,411.22	4,681.50	-1,270.28	-27.1 %
8300 Total HOA Utilities (non-posting)	1,320.39	2,073.25	-752.86	-36.3 %	12,925.23	12,440.50	484.73	3.9 %
TOTAL EXPENSE	**6,131.41**	**6,147.75**	**-16.34**	**-0.3 %**	**34,664.37**	**40,227.50**	**-5,563.13**	**-13.8 %**
NOI	**296.29**	**262.75**	**33.54**	**12.8 %**	**3,925.92**	**-1,764.50**	**5,690.42**	**322.5 %**
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9231 Parking Lot/Concrete	4,640.00	0.00	4,640.00		4,640.00	4,650.00	-10.00	-0.2 %
9200 Total Reserve Expenses	4,640.00	0.00	4,640.00		4,640.00	4,650.00	-10.00	-0.2 %
TOTAL NON OPERATING EXPENSE	**4,640.00**	**0.00**	**4,640.00**		**4,640.00**	**4,650.00**	**-10.00**	**-0.2 %**
NET INCOME	**-4,343.71**	**262.75**	**-4,606.46**	**-1,753.2 %**	**-714.08**	**-6,414.50**	**5,700.42**	**88.9 %**
NET INCOME SUMMARY								
Income	6,427.70	6,410.50	17.20	0.3 %	38,590.29	38,463.00	127.29	0.3 %
Expense	-6,131.41	-6,147.75	16.34	0.3 %	-34,664.37	-40,227.50	5,563.13	13.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-4,640.00	0.00	-4,640.00		-4,640.00	-4,650.00	10.00	0.2 %
NET INCOME	**-4,343.71**	**262.75**	**-4,606.46**	**-1,753.2 %**	**-714.08**	**-6,414.50**	**5,700.42**	**88.9 %**

Actual 06/01/26 - 06/30/26	Budget 06/26 - 06/26	$ Change	% Change	Actual YTD 01/01/26 - 06/30/26	Budget YTD 01/26 - 06/26	$ Change	% Change