Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 07/01/26 - 07/31/26 and 01/01/26 - 07/31/26 (accrual basis)

	Actual 07/01/26 - 07/31/26	Budget 07/26 - 07/26	$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget YTD 01/26 - 07/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	44,866.50	44,866.50	0.00	0.0 %
4111 Late Fees	43.77	0.00	43.77		120.25	0.00	120.25	
4100 Total Rental Income (non-posting)	6,453.27	6,409.50	43.77	0.7 %	44,986.75	44,866.50	120.25	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.98	1.00	-0.02	-2.0 %	7.79	7.00	0.79	11.3 %
4502 Home Sales	0.00	0.00	0.00		50.00	0.00	50.00	
4500 Total Misc Income (non-posting)	0.98	1.00	-0.02	-2.0 %	57.79	7.00	50.79	725.6 %
TOTAL INCOME	**6,454.25**	**6,410.50**	**43.75**	**0.7 %**	**45,044.54**	**44,873.50**	**171.04**	**0.4 %**
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	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	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
5170 Extermination	0.00	125.00	-125.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	125.00	-125.00	-100.0 %	297.52	1,100.00	-802.48	-73.0 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5605 Postage	16.94	12.50	4.44	35.5 %	55.54	87.50	-31.96	-36.5 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	2,625.00	2,625.00	0.00	0.0 %
5607 Copies/Printing	2.90	10.00	-7.10	-71.0 %	30.80	60.00	-29.20	-48.7 %
5608 Administrative	31.50	50.00	-18.50	-37.0 %	275.20	300.00	-24.80	-8.3 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5614 Accounting	0.00	0.00	0.00		2,500.00	2,500.00	0.00	0.0 %
5617 HOA Insurance	0.00	0.00	0.00		9,610.80	10,022.00	-411.20	-4.1 %
5621 Paylease On Line Payment Fees	15.00	25.00	-10.00	-40.0 %	104.00	175.00	-71.00	-40.6 %
5600 Total Administrative (non-posting)	441.34	522.50	-81.16	-15.5 %	15,201.34	16,084.50	-883.16	-5.5 %
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	300.00	-300.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %

	Actual 07/01/26 - 07/31/26	Budget 07/26 - 07/26	$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget YTD 01/26 - 07/26	$ Change	% Change
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	740.12	125.00	615.12	492.1 %
6105 Plumbing Repairs	0.00	50.00	-50.00	-100.0 %	312.50	350.00	-37.50	-10.7 %
6106 Keys	-50.00	0.00	-50.00		-100.00	0.00	-100.00	
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	-175.00	-140.0 %	952.62	2,025.00	-1,072.38	-53.0 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	6,179.25	6,825.00	-645.75	-9.5 %
7002 Snow Removal	0.00	0.00	0.00		75.00	250.00	-175.00	-70.0 %
7003 Irrigation Maintenance	0.00	0.00	0.00		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	0.00	50.00	-50.00	-100.0 %	-50.00	300.00	-350.00	-116.7 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	112.50	250.00	-137.50	-55.0 %
7000 Total Grounds & Landscaping (non	882.75	1,075.00	-192.25	-17.9 %	6,561.75	10,375.00	-3,813.25	-36.8 %
8300 HOA Utilities (non-posting)								
8302 Electricity	204.00	212.00	-8.00	-3.8 %	1,475.35	1,485.00	-9.65	-0.6 %
8303 Water/Sewer	514.02	774.17	-260.15	-33.6 %	6,745.12	5,419.15	1,325.97	24.5 %
8304 Trash	352.02	306.83	45.19	14.7 %	2,363.58	2,147.85	215.73	10.0 %
8306 Gas	292.93	780.25	-487.32	-62.5 %	3,704.15	5,461.75	-1,757.60	-32.2 %
8300 Total HOA Utilities (non-posting)	1,362.97	2,073.25	-710.28	-34.3 %	14,288.20	14,513.75	-225.55	-1.6 %
TOTAL EXPENSE	**2,637.06**	**3,920.75**	**-1,283.69**	**-32.7 %**	**37,301.43**	**44,148.25**	**-6,846.82**	**-15.5 %**
NOI	**3,817.19**	**2,489.75**	**1,327.44**	**53.3 %**	**7,743.11**	**725.25**	**7,017.86**	**967.6 %**
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9231 Parking Lot/Concrete	0.00	0.00	0.00		4,640.00	4,650.00	-10.00	-0.2 %
9200 Total Reserve Expenses	0.00	0.00	0.00		4,640.00	4,650.00	-10.00	-0.2 %
TOTAL NON OPERATING EXPENSE	**0.00**	**0.00**	**0.00**		**4,640.00**	**4,650.00**	**-10.00**	**-0.2 %**
NET INCOME	**3,817.19**	**2,489.75**	**1,327.44**	**53.3 %**	**3,103.11**	**-3,924.75**	**7,027.86**	**179.1 %**
NET INCOME SUMMARY								
Income	6,454.25	6,410.50	43.75	0.7 %	45,044.54	44,873.50	171.04	0.4 %
Expense	-2,637.06	-3,920.75	1,283.69	32.7 %	-37,301.43	-44,148.25	6,846.82	15.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-4,640.00	-4,650.00	10.00	0.2 %
NET INCOME	**3,817.19**	**2,489.75**	**1,327.44**	**53.3 %**	**3,103.11**	**-3,924.75**	**7,027.86**	**179.1 %**

Actual 07/01/26 - 07/31/26	Budget 07/26 - 07/26	$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget YTD 01/26 - 07/26	$ Change	% Change