Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 08/01/26 - 08/31/26 and 01/01/26 - 08/31/26 (accrual basis)

	Actual 08/01/26 - 08/31/26	Budget 08/26 - 08/26	$ Change	% Change	Actual YTD 01/01/26 - 08/31/26	Budget YTD 01/26 - 08/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	51,276.00	51,276.00	0.00	0.0 %
4111 Late Fees	0.00	0.00	0.00		120.25	0.00	120.25	
4100 Total Rental Income (non-posting)	6,409.50	6,409.50	0.00	0.0 %	51,396.25	51,276.00	120.25	0.2 %
4500 Misc Income (non-posting)								
4501 Interest Income	0.57	1.00	-0.43	-43.0 %	8.36	8.00	0.36	4.5 %
4502 Home Sales	0.00	0.00	0.00		50.00	0.00	50.00	
4500 Total Misc Income (non-posting)	0.57	1.00	-0.43	-43.0 %	58.36	8.00	50.36	629.5 %
TOTAL INCOME	**6,410.07**	**6,410.50**	**-0.43**	**0.0 %**	**51,454.61**	**51,284.00**	**170.61**	**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	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	2,268.31	0.00	2,268.31		2,268.31	500.00	1,768.31	353.7 %
5170 Extermination	0.00	125.00	-125.00	-100.0 %	0.00	625.00	-625.00	-100.0 %
5100 Total Repairs & Maintenance Expe	2,268.31	125.00	2,143.31	1,714.6 %	2,565.83	1,225.00	1,340.83	109.5 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	5.00	-5.00	-100.0 %	0.00	20.00	-20.00	-100.0 %
5605 Postage	7.02	12.50	-5.48	-43.8 %	62.56	100.00	-37.44	-37.4 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	3,000.00	3,000.00	0.00	0.0 %
5607 Copies/Printing	0.00	10.00	-10.00	-100.0 %	30.80	70.00	-39.20	-56.0 %
5608 Administrative	56.50	0.00	56.50		331.70	300.00	31.70	10.6 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	350.00	-350.00	-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	0.00	1,601.80		11,212.60	10,022.00	1,190.60	11.9 %
5621 Paylease On Line Payment Fees	13.00	25.00	-12.00	-48.0 %	117.00	200.00	-83.00	-41.5 %
5600 Total Administrative (non-posting)	2,053.32	477.50	1,575.82	330.0 %	17,254.66	16,562.00	692.66	4.2 %
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	350.00	-350.00	-100.0 %
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %

	Actual 08/01/26 - 08/31/26	Budget 08/26 - 08/26	$ Change	% Change	Actual YTD 01/01/26 - 08/31/26	Budget YTD 01/26 - 08/26	$ Change	% Change
6104 Light Maintenance	0.00	0.00	0.00		740.12	125.00	615.12	492.1 %
6105 Plumbing Repairs	0.00	50.00	-50.00	-100.0 %	312.50	400.00	-87.50	-21.9 %
6106 Keys	0.00	0.00	0.00		-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	0.00	100.00	-100.00	-100.0 %	952.62	2,125.00	-1,172.38	-55.2 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	7,062.00	7,800.00	-738.00	-9.5 %
7002 Snow Removal	0.00	0.00	0.00		75.00	250.00	-175.00	-70.0 %
7003 Irrigation Maintenance	0.00	250.00	-250.00	-100.0 %	245.00	500.00	-255.00	-51.0 %
7004 Tree.Shrub Maint.	370.00	0.00	370.00		370.00	2,500.00	-2,130.00	-85.2 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	-50.00	350.00	-400.00	-114.3 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	112.50	300.00	-187.50	-62.5 %
7000 Total Grounds & Landscaping (non	1,252.75	1,325.00	-72.25	-5.5 %	7,814.50	11,700.00	-3,885.50	-33.2 %
8300 HOA Utilities (non-posting)								
8302 Electricity	190.43	212.00	-21.57	-10.2 %	1,665.78	1,697.00	-31.22	-1.8 %
8303 Water/Sewer	598.39	774.17	-175.78	-22.7 %	7,343.51	6,193.32	1,150.19	18.6 %
8304 Trash	385.89	306.83	79.06	25.8 %	2,749.47	2,454.68	294.79	12.0 %
8306 Gas	280.50	780.25	-499.75	-64.0 %	3,984.65	6,242.00	-2,257.35	-36.2 %
8300 Total HOA Utilities (non-posting)	1,455.21	2,073.25	-618.04	-29.8 %	15,743.41	16,587.00	-843.59	-5.1 %
TOTAL EXPENSE	**7,029.59**	**4,100.75**	**2,928.84**	**71.4 %**	**44,331.02**	**48,249.00**	**-3,917.98**	**-8.1 %**
NOI	**-619.52**	**2,309.75**	**-2,929.27**	**-126.8 %**	**7,123.59**	**3,035.00**	**4,088.59**	**134.7 %**
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	2,012.50	0.00	2,012.50		2,012.50	0.00	2,012.50	
9231 Parking Lot/Concrete	0.00	0.00	0.00		4,640.00	4,650.00	-10.00	-0.2 %
9200 Total Reserve Expenses	2,012.50	0.00	2,012.50		6,652.50	4,650.00	2,002.50	43.1 %
TOTAL NON OPERATING EXPENSE	**2,012.50**	**0.00**	**2,012.50**		**6,652.50**	**4,650.00**	**2,002.50**	**43.1 %**
NET INCOME	**-2,632.02**	**2,309.75**	**-4,941.77**	**-214.0 %**	**471.09**	**-1,615.00**	**2,086.09**	**129.2 %**
NET INCOME SUMMARY								
Income	6,410.07	6,410.50	-0.43	0.0 %	51,454.61	51,284.00	170.61	0.3 %
Expense	-7,029.59	-4,100.75	-2,928.84	71.4 %	-44,331.02	-48,249.00	3,917.98	8.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-2,012.50	0.00	-2,012.50		-6,652.50	-4,650.00	-2,002.50	-43.1 %
NET INCOME	**-2,632.02**	**2,309.75**	**-4,941.77**	**-214.0 %**	**471.09**	**-1,615.00**	**2,086.09**	**129.2 %**

	Actual 08/01/26 - 08/31/26	Budget 08/26 - 08/26	$ Change	% Change	Actual YTD 01/01/26 - 08/31/26	Budget YTD 01/26 - 08/26	$ Change	% Change