Budget Comparison

Property: Forest Park Estates Condo HOA

Comparison Periods: 09/01/26 - 09/30/26 and 01/01/26 - 09/30/26 (accrual basis)

	Actual 09/01/26 - 09/30/26	Budget 09/26 - 09/26	$ Change	% Change	Actual YTD 01/01/26 - 09/30/26	Budget YTD 01/26 - 09/26	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4107 Association Dues	6,409.50	6,409.50	0.00	0.0 %	57,685.50	57,685.50	0.00	0.0 %
4111 Late Fees	33.00	0.00	33.00		153.25	0.00	153.25	
4100 Total Rental Income (non-posting)	6,442.50	6,409.50	33.00	0.5 %	57,838.75	57,685.50	153.25	0.3 %
4500 Misc Income (non-posting)								
4501 Interest Income	1.48	1.00	0.48	48.0 %	9.84	9.00	0.84	9.3 %
4502 Home Sales	0.00	0.00	0.00		50.00	0.00	50.00	
4500 Total Misc Income (non-posting)	1.48	1.00	0.48	48.0 %	59.84	9.00	50.84	564.9 %
TOTAL INCOME	**6,443.98**	**6,410.50**	**33.48**	**0.5 %**	**57,898.59**	**57,694.50**	**204.09**	**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		2,268.31	500.00	1,768.31	353.7 %
5170 Extermination	0.00	375.00	-375.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5100 Total Repairs & Maintenance Expe	0.00	375.00	-375.00	-100.0 %	2,565.83	1,600.00	965.83	60.4 %
5350 Licenses and Fees	0.00	25.00	-25.00	-100.0 %	0.00	25.00	-25.00	-100.0 %
5600 Administrative (non-posting)								
5602 Internet Services	0.00	0.00	0.00		0.00	20.00	-20.00	-100.0 %
5605 Postage	10.92	12.50	-1.58	-12.6 %	73.48	112.50	-39.02	-34.7 %
5606 HOA Management Fee	375.00	375.00	0.00	0.0 %	3,375.00	3,375.00	0.00	0.0 %
5607 Copies/Printing	0.00	0.00	0.00		30.80	70.00	-39.20	-56.0 %
5608 Administrative	58.45	50.00	8.45	16.9 %	390.15	350.00	40.15	11.5 %
5611 HOA Legal Fees	0.00	50.00	-50.00	-100.0 %	0.00	400.00	-400.00	-100.0 %
5614 Accounting	0.00	0.00	0.00		2,500.00	2,500.00	0.00	0.0 %
5617 HOA Insurance	3,445.60	1,670.00	1,775.60	106.3 %	13,056.40	11,692.00	1,364.40	11.7 %
5621 Paylease On Line Payment Fees	14.00	25.00	-11.00	-44.0 %	131.00	225.00	-94.00	-41.8 %
5600 Total Administrative (non-posting)	3,903.97	2,182.50	1,721.47	78.9 %	19,556.83	18,744.50	812.33	4.3 %
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	400.00	-400.00	-100.0 %

	Actual 09/01/26 - 09/30/26	Budget 09/26 - 09/26	$ Change	% Change	Actual YTD 01/01/26 - 09/30/26	Budget YTD 01/26 - 09/26	$ Change	% Change
6102 Roof/Gutter Maintenance	0.00	0.00	0.00		0.00	500.00	-500.00	-100.0 %
6104 Light Maintenance	0.00	25.00	-25.00	-100.0 %	740.12	150.00	590.12	393.4 %
6105 Plumbing Repairs	0.00	100.00	-100.00	-100.0 %	312.50	500.00	-187.50	-37.5 %
6106 Keys	0.00	0.00	0.00		-100.00	0.00	-100.00	
6109 HVAC/Boiler	0.00	250.00	-250.00	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
6100 Total Building Maintenance (non-pc	0.00	425.00	-425.00	-100.0 %	952.62	2,550.00	-1,597.38	-62.6 %
7000 Grounds & Landscaping (non-posting)								
7001 Landscape Maint. Contract	882.75	975.00	-92.25	-9.5 %	7,944.75	8,775.00	-830.25	-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	500.00	-255.00	-51.0 %
7004 Tree.Shrub Maint.	0.00	0.00	0.00		370.00	2,500.00	-2,130.00	-85.2 %
7006 General Maintenance	0.00	50.00	-50.00	-100.0 %	-50.00	400.00	-450.00	-112.5 %
7030 General Grounds Misc	0.00	50.00	-50.00	-100.0 %	112.50	350.00	-237.50	-67.9 %
7000 Total Grounds & Landscaping (non	882.75	1,075.00	-192.25	-17.9 %	8,697.25	12,775.00	-4,077.75	-31.9 %
8300 HOA Utilities (non-posting)								
8302 Electricity	203.87	212.00	-8.13	-3.8 %	1,869.65	1,909.00	-39.35	-2.1 %
8303 Water/Sewer	621.40	774.17	-152.77	-19.7 %	7,964.91	6,967.49	997.42	14.3 %
8304 Trash	397.39	306.83	90.56	29.5 %	3,146.86	2,761.51	385.35	14.0 %
8306 Gas	309.21	780.25	-471.04	-60.4 %	4,293.86	7,022.25	-2,728.39	-38.9 %
8300 Total HOA Utilities (non-posting)	1,531.87	2,073.25	-541.38	-26.1 %	17,275.28	18,660.25	-1,384.97	-7.4 %
TOTAL EXPENSE	**6,318.59**	**6,155.75**	**162.84**	**2.6 %**	**49,047.81**	**54,404.75**	**-5,356.94**	**-9.8 %**
NOI	**125.39**	**254.75**	**-129.36**	**-50.8 %**	**8,850.78**	**3,289.75**	**5,561.03**	**169.0 %**
NON OPERATING EXPENSE								
9200 Reserve Expenses								
9202 Decks	100.63	0.00	100.63		2,113.13	0.00	2,113.13	
9231 Parking Lot/Concrete	232.00	0.00	232.00		4,872.00	4,650.00	222.00	4.8 %
9200 Total Reserve Expenses	332.63	0.00	332.63		6,985.13	4,650.00	2,335.13	50.2 %
TOTAL NON OPERATING EXPENSE	**332.63**	**0.00**	**332.63**		**6,985.13**	**4,650.00**	**2,335.13**	**50.2 %**
NET INCOME	**-207.24**	**254.75**	**-461.99**	**-181.4 %**	**1,865.65**	**-1,360.25**	**3,225.90**	**237.2 %**
NET INCOME SUMMARY								
Income	6,443.98	6,410.50	33.48	0.5 %	57,898.59	57,694.50	204.09	0.4 %
Expense	-6,318.59	-6,155.75	-162.84	2.6 %	-49,047.81	-54,404.75	5,356.94	9.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-332.63	0.00	-332.63		-6,985.13	-4,650.00	-2,335.13	-50.2 %
NET INCOME	**-207.24**	**254.75**	**-461.99**	**-181.4 %**	**1,865.65**	**-1,360.25**	**3,225.90**	**237.2 %**

	Actual 09/01/26 - 09/30/26	Budget 09/26 - 09/26	$ Change	% Change	Actual YTD 01/01/26 - 09/30/26	Budget YTD 01/26 - 09/26	$ Change	% Change