

**Budget Comparison**  
**Casa del Maestro**  
**Phase I & II July 21 - June 22**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Variable</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>\$ Variable</u>
<b>Income</b>						
Rent						
1 Bedroom	303,913.00	320,670.00	(16,757.00)	303,913.00	549,720.00	(245,807.00)
1 Bedroom w/Den	143,940.00	124,866.00	19,074.00	143,940.00	214,056.00	(70,116.00)
2 Bedroom	441,035.00	436,338.00	4,697.00	441,035.00	748,008.00	(306,973.00)
<b>Total Income</b>	<u>888,888.00</u>	<u>881,874.00</u>	<u>7,014.00</u>	<u>888,888.00</u>	<u>1,511,784.00</u>	<u>(622,896.00)</u>
<b>Expenses</b>						
<b>Direct Expenses</b>						
Management Fee	43,746.00	44,094.00	348.00	43,746.00	75,590.00	31,844.00
Reimbursements Payable	-	700.00	700.00	-	1,200.00	1,200.00
Insurance	1,099.00	875.00	(224.00)	1,099.00	1,500.00	401.00
Electrical & Lighting	2,908.00	17,500.00	14,592.00	2,908.00	30,000.00	27,092.00
Floor Coverings	17,292.00	14,000.00	(3,292.00)	17,292.00	24,000.00	6,708.00
General	19,276.00	7,000.00	(12,276.00)	19,276.00	12,000.00	(7,276.00)
HVAC	31,394.00	17,500.00	(13,894.00)	31,394.00	30,000.00	(1,394.00)
Landscaping	11,463.00	21,000.00	9,537.00	11,463.00	36,000.00	24,537.00
Locksmith	1,668.00	2,333.00	665.00	1,668.00	4,000.00	2,332.00
Maintenance & Janitorial	5,079.00	5,600.00	521.00	5,078.00	9,600.00	4,522.00
Painting	9,795.00	7,000.00	(2,795.00)	9,795.00	12,000.00	2,205.00
Pest Control	5,096.00	3,500.00	(1,596.00)	5,096.00	6,000.00	904.00
Plumbing	18,297.00	17,500.00	(797.00)	18,297.00	30,000.00	11,703.00
Roof & Gutters	1,085.00	2,100.00	1,015.00	1,085.00	3,600.00	2,515.00
Windows & Screens	-	350.00	350.00	-	600.00	600.00
Appliances	9,046.00	3,500.00	(5,546.00)	9,046.00	6,000.00	(3,046.00)
Fire Monitoring	2,240.00	525.00	(1,715.00)	2,240.00	900.00	(1,340.00)
Miscellaneous Repair	35,327.00	29,167.00	(6,160.00)	35,327.00	50,000.00	14,673.00
Cable (Rec Room)	331.00	350.00	19.00	281.00	600.00	319.00
Electric, Gas, Sewer, Water	72,444.00	75,833.00	3,389.00	72,444.00	130,000.00	57,556.00
<b>Total Direct Expenses</b>	<u>243,840.00</u>	<u>226,333.00</u>	<u>(17,507.00)</u>	<u>243,789.00</u>	<u>388,000.00</u>	<u>144,211.00</u>
<b>Gen. &amp; Admin. Exp.</b>						
Accounting	-	7,000.00	7,000.00	-	12,000.00	12,000.00
Bank Fees	26.00	58.00	32.00	26.00	100.00	74.00
Commissions	13,900.00	21,000.00	7,100.00	13,900.00	36,000.00	22,100.00
Consultants	-	583.00	583.00	-	1,000.00	1,000.00
Donation	7,000.00	7,000.00	-	7,000.00	12,000.00	5,000.00
Legal	-	600.00	600.00	-	1,200.00	1,200.00
Payroll Taxes	1,221.00	1,167.00	(54.00)	1,221.00	2,000.00	779.00
Miscellaneous Expenses	486.00	2,917.00	2,431.00	486.00	5,000.00	4,514.00
Telephone	6,685.00	8,750.00	2,065.00	6,685.00	15,000.00	8,315.00
<b>Total G &amp; A Expenses</b>	<u>29,318.00</u>	<u>49,075.00</u>	<u>19,757.00</u>	<u>29,318.00</u>	<u>84,300.00</u>	<u>54,982.00</u>
<b>Debt Service</b>						
Principal	75,833.00	75,833.00	-	75,833.00	130,000.00	54,167.00
Interest	286,351.00	286,351.00	-	286,351.00	490,888.00	204,537.00
<b>Total Debt Service</b>	<u>362,184.00</u>	<u>362,184.00</u>	<u>-</u>	<u>362,184.00</u>	<u>620,888.00</u>	<u>983,072.00</u>
<b>Total Expenses</b>	<u>635,342.00</u>	<u>637,592.00</u>	<u>2,250.00</u>	<u>635,291.00</u>	<u>1,093,188.00</u>	<u>1,182,265.00</u>
<b>NET INCOME</b>	<u>253,546.00</u>	<u>244,282.00</u>	<u>9,264.00</u>	<u>253,597.00</u>	<u>418,596.00</u>	<u>164,999.00</u>