

Budget Comparison
Casa del Maestro
Phase I & II July 23 - June 24

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Variable</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>\$ Variable</u>
Income						
Rent						
1 Bedroom	43,830.00	45,810.00	(1,980.00)	43,830.00	549,720.00	(505,890.00)
1 Bedroom w /Den	21,990.00	17,838.00	4,152.00	21,990.00	214,056.00	(192,066.00)
2 Bedroom	69,180.00	62,334.00	6,846.00	69,180.00	748,008.00	(678,828.00)
Total Income	<u>135,000.00</u>	<u>125,982.00</u>	<u>9,018.00</u>	<u>135,000.00</u>	<u>1,511,784.00</u>	<u>(1,376,784.00)</u>
Expenses						
Direct Expenses						
Management Fee	6,750.00	6,299.00	(451.00)	6,750.00	75,590.00	68,840.00
Reimbursements Payable	-	83.00	83.00	-	1,000.00	1,000.00
Insurance	-	125.00	125.00	-	1,500.00	1,500.00
Electrical & Lighting	-	1,000.00	1,000.00	-	12,000.00	12,000.00
Floor Coverings	2,480.00	3,000.00	520.00	2,480.00	36,000.00	33,520.00
General	807.00	3,000.00	2,193.00	807.00	36,000.00	35,193.00
HVAC	-	2,500.00	2,500.00	-	30,000.00	30,000.00
Landscaping	1,240.00	3,000.00	1,760.00	1,240.00	36,000.00	34,760.00
Locksmith	-	333.00	333.00	-	4,000.00	4,000.00
Maintenance & Janitorial	-	800.00	800.00	-	9,600.00	9,600.00
Painting	-	1,500.00	1,500.00	-	18,000.00	18,000.00
Pest Control	983.00	750.00	(233.00)	983.00	9,000.00	8,017.00
Plumbing	-	4,000.00	4,000.00	-	48,000.00	48,000.00
Roof & Gutters	-	300.00	300.00	-	3,600.00	3,600.00
Windows & Screens	240.00	100.00	(140.00)	240.00	1,200.00	960.00
Appliances	823.00	1,250.00	427.00	823.00	15,000.00	14,177.00
Fire Monitoring	-	75.00	75.00	-	900.00	900.00
Miscellaneous Repair	6,523.00	5,000.00	(1,523.00)	6,523.00	60,000.00	53,477.00
Cable (Rec Room)	53.00	50.00	(3.00)	53.00	600.00	547.00
Electric, Gas, Sewer, Water	9,931.00	11,000.00	1,069.00	9,931.00	132,000.00	122,069.00
Total Direct Expenses	<u>29,830.00</u>	<u>44,165.00</u>	<u>14,335.00</u>	<u>29,830.00</u>	<u>529,990.00</u>	<u>500,160.00</u>
Gen. & Admin. Exp.						
Accounting	-	1,000.00	1,000.00	-	12,000.00	12,000.00
Bank Fees	12.00	8.00	(4.00)	12.00	100.00	88.00
Commissions	-	3,000.00	3,000.00	-	36,000.00	36,000.00
Consultants	-	83.00	83.00	-	1,000.00	1,000.00
Donation	1,000.00	1,000.00	-	1,000.00	12,000.00	11,000.00
Legal	-	100.00	100.00	-	1,200.00	1,200.00
Payroll Taxes	167.00	167.00	-	167.00	2,000.00	1,833.00
Miscellaneous Expenses	167.00	167.00	-	167.00	2,000.00	1,833.00
Telephone	779.00	1,667.00	888.00	779.00	20,000.00	19,221.00
Total G & A Expenses	<u>2,125.00</u>	<u>7,192.00</u>	<u>5,067.00</u>	<u>2,125.00</u>	<u>86,300.00</u>	<u>84,175.00</u>
Debt Service						
Principal	28,000.00	28,000.00	-	28,000.00	336,000.00	308,000.00
Interest	23,747.00	23,747.00	-	23,747.00	284,964.00	261,217.00
Total Debt Service	<u>51,747.00</u>	<u>51,747.00</u>	<u>-</u>	<u>51,747.00</u>	<u>620,964.00</u>	<u>569,217.00</u>
Total Expenses	<u>83,702.00</u>	<u>103,104.00</u>	<u>19,402.00</u>	<u>83,702.00</u>	<u>1,237,254.00</u>	<u>1,153,552.00</u>
NET INCOME	<u>51,298.00</u>	<u>22,878.00</u>	<u>28,420.00</u>	<u>51,298.00</u>	<u>274,530.00</u>	<u>223,232.00</u>