

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	140,706.00	137,430.00	3,276.00	140,706.00	549,720.00	(409,014.00)
1 Bedroom w/Den	65,995.00	53,514.00	12,481.00	65,995.00	214,056.00	(148,061.00)
2 Bedroom	209,970.00	187,002.00	22,968.00	209,970.00	748,008.00	(538,038.00)
Total Income	<u>416,671.00</u>	<u>377,946.00</u>	<u>38,725.00</u>	<u>416,671.00</u>	<u>1,511,784.00</u>	<u>(1,095,113.00)</u>
Expenses						
Direct Expenses						
Management Fee	20,955.00	18,898.00	(2,057.00)	20,955.00	75,590.00	54,635.00
Reimbursements Payable	-	300.00	300.00	-	1,000.00	1,000.00
Insurance	321.00	375.00	54.00	321.00	1,500.00	1,179.00
Electrical & Lighting	768.00	3,000.00	2,232.00	768.00	12,000.00	11,232.00
Floor Coverings	2,480.00	9,000.00	6,520.00	2,480.00	36,000.00	33,520.00
General	8,905.00	9,000.00	95.00	8,905.00	36,000.00	27,095.00
HVAC	-	7,500.00	7,500.00	-	30,000.00	30,000.00
Landscaping	3,720.00	9,000.00	5,280.00	3,720.00	36,000.00	32,280.00
Locksmith	-	1,000.00	1,000.00	-	4,000.00	4,000.00
Maintenance & Janitorial	960.00	2,400.00	1,440.00	960.00	9,600.00	8,640.00
Painting	1,440.00	4,500.00	3,060.00	1,440.00	18,000.00	16,560.00
Pest Control	2,094.00	2,250.00	156.00	2,094.00	9,000.00	6,906.00
Plumbing	485.00	12,000.00	11,515.00	485.00	48,000.00	47,515.00
Roof & Gutters	-	900.00	900.00	-	3,600.00	3,600.00
Windows & Screens	240.00	300.00	60.00	240.00	1,200.00	960.00
Appliances	1,634.00	3,750.00	2,116.00	1,634.00	15,000.00	13,366.00
Fire Monitoring	-	225.00	225.00	-	900.00	900.00
Miscellaneous Repair	18,777.00	15,000.00	(3,777.00)	18,777.00	60,000.00	41,223.00
Cable (Rec Room)	159.00	150.00	(9.00)	159.00	600.00	441.00
Electric, Gas, Sewer, Water	32,460.00	33,000.00	540.00	32,460.00	132,000.00	99,540.00
Total Direct Expenses	<u>74,443.00</u>	<u>113,650.00</u>	<u>39,207.00</u>	<u>74,443.00</u>	<u>454,400.00</u>	<u>379,957.00</u>
Gen. & Admin. Exp.						
Accounting	-	3,000.00	3,000.00	-	12,000.00	12,000.00
Bank Fees	12.00	24.00	12.00	12.00	100.00	88.00
Commissions	4,350.00	9,000.00	4,650.00	4,350.00	36,000.00	31,650.00
Consultants	-	250.00	250.00	-	1,000.00	1,000.00
Donation	3,000.00	3,000.00	-	3,000.00	12,000.00	9,000.00
Legal	-	300.00	300.00	-	1,200.00	1,200.00
Payroll Taxes	167.00	500.00	333.00	167.00	2,000.00	1,833.00
Miscellaneous Expenses	167.00	500.00	333.00	167.00	2,000.00	1,833.00
Telephone	6,571.00	5,000.00	(1,571.00)	6,571.00	20,000.00	13,429.00
Total G & A Expenses	<u>14,726.00</u>	<u>21,574.00</u>	<u>7,307.00</u>	<u>14,267.00</u>	<u>86,300.00</u>	<u>72,033.00</u>
Debt Service						
Principal	84,000.00	84,000.00	-	84,000.00	336,000.00	252,000.00
Interest	71,241.00	71,241.00	-	71,241.00	284,964.00	213,723.00
Total Debt Service	<u>155,241.00</u>	<u>155,241.00</u>	<u>-</u>	<u>155,241.00</u>	<u>620,964.00</u>	<u>776,205.00</u>
Total Expenses	<u>244,410.00</u>	<u>290,465.00</u>	<u>46,514.00</u>	<u>243,951.00</u>	<u>1,161,664.00</u>	<u>1,228,195.00</u>
NET INCOME	<u>172,261.00</u>	<u>87,481.00</u>	<u>84,780.00</u>	<u>172,720.00</u>	<u>350,120.00</u>	<u>177,400.00</u>