

Budget Comparison
Casa del Maestro
Phase I & II July 22 - June 23

	<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	204,200.00	262,500.00	(58,300.00)	204,200.00	450,000.00	(245,800.00)
1 Bedroom w/Den	163,465.00	142,333.00	21,132.00	163,465.00	244,000.00	(80,535.00)
2 Bedroom	459,354.00	452,000.00	7,354.00	459,354.00	792,000.00	(332,646.00)
Total Income	<u>827,019.00</u>	<u>856,833.00</u>	<u>(29,814.00)</u>	<u>827,019.00</u>	<u>1,486,000.00</u>	<u>(658,981.00)</u>
Expenses						
Direct Expenses						
Management Fee	41,580.00	43,715.00	2,135.00	41,580.00	74,940.00	33,360.00
Reimbursements Payable	-	700.00	700.00	-	1,200.00	1,200.00
Insurance	453.00	10,500.00	10,047.00	453.00	1,800.00	1,347.00
Electrical & Lighting	5,175.00	7,000.00	1,825.00	5,175.00	12,000.00	6,825.00
Floor Coverings	8,773.00	21,000.00	12,227.00	8,773.00	36,000.00	27,227.00
General	360.00	21,000.00	20,640.00	360.00	36,000.00	35,640.00
HVAC	8,175.00	17,500.00	9,325.00	8,175.00	30,000.00	21,825.00
Landscaping	8,980.00	21,000.00	12,020.00	8,980.00	36,000.00	27,020.00
Locksmith	2,722.00	3,500.00	778.00	2,722.00	6,000.00	3,278.00
Maintenance & Janitorial	5,378.00	5,600.00	222.00	5,378.00	9,600.00	4,222.00
Painting	6,075.00	10,500.00	4,425.00	6,075.00	18,000.00	11,925.00
Pest Control	4,239.00	5,250.00	1,011.00	4,239.00	9,000.00	4,761.00
Plumbing	8,442.00	28,000.00	19,558.00	8,442.00	48,000.00	39,558.00
Roof & Gutters	-	2,100.00	2,100.00	-	3,600.00	3,600.00
Windows & Screens	-	700.00	700.00	-	1,200.00	1,200.00
Appliances	6,734.00	7,000.00	266.00	6,734.00	12,000.00	5,266.00
Fire Monitoring	560.00	525.00	(35.00)	560.00	900.00	340.00
Miscellaneous Repair	26,991.00	35,000.00	8,009.00	26,991.00	60,000.00	33,009.00
Cable (Rec Room)	353.00	350.00	(3.00)	353.00	600.00	247.00
Electric, Gas, Sewer, Water	66,929.00	77,000.00	10,071.00	66,929.00	132,000.00	65,071.00
Total Direct Expenses	<u>160,339.00</u>	<u>274,225.00</u>	<u>113,886.00</u>	<u>160,339.00</u>	<u>453,900.00</u>	<u>293,561.00</u>
Gen. & Admin. Exp.						
Accounting	7,490.00	7,000.00	(490.00)	7,490.00	12,000.00	4,510.00
Bank Fees	24.00	70.00	46.00	24.00	120.00	96.00
Commissions	16,190.00	21,000.00	4,810.00	16,190.00	36,000.00	19,810.00
Consultants	-	700.00	700.00	-	1,200.00	1,200.00
Donation	7,000.00	7,000.00	-	7,000.00	12,000.00	5,000.00
Legal	-	700.00	700.00	-	1,200.00	1,200.00
Payroll Taxes	154.00	1,400.00	1,246.00	154.00	2,400.00	2,246.00
Miscellaneous Expenses	-	1,400.00	1,400.00	-	2,400.00	2,400.00
Telephone	12,693.00	8,750.00	(3,943.00)	12,693.00	15,000.00	2,307.00
Total G & A Expenses	<u>43,551.00</u>	<u>48,020.00</u>	<u>4,469.00</u>	<u>43,551.00</u>	<u>82,320.00</u>	<u>38,769.00</u>
Debt Service						
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
Total Debt Service	<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>
Total Expenses						
	<u>566,074.00</u>	<u>684,429.00</u>	<u>118,355.00</u>	<u>566,074.00</u>	<u>1,157,108.00</u>	<u>1,315,402.00</u>
NET INCOME						
	<u>260,945.00</u>	<u>172,404.00</u>	<u>88,541.00</u>	<u>260,945.00</u>	<u>328,892.00</u>	<u>67,947.00</u>