

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	360,664.00	412,500.00	(51,836.00)	360,664.00	450,000.00	(89,336.00)
1 Bedroom w/Den	244,543.00	223,667.00	20,876.00	244,543.00	244,000.00	543.00
2 Bedroom	734,445.00	726,000.00	8,445.00	734,445.00	792,000.00	(57,555.00)
Total Income	<u>1,339,652.00</u>	<u>1,362,167.00</u>	<u>(22,515.00)</u>	<u>1,339,652.00</u>	<u>1,486,000.00</u>	<u>(146,348.00)</u>
Expenses						
Direct Expenses						
Management Fee	66,934.00	68,695.00	1,761.00	66,934.00	74,940.00	8,006.00
Reimbursements Payable	-	1,100.00	1,100.00	-	1,200.00	1,200.00
Insurance	906.00	1,650.00	744.00	906.00	1,800.00	894.00
Electrical & Lighting	6,594.00	11,000.00	4,406.00	6,594.00	12,000.00	5,406.00
Floor Coverings	17,414.00	33,000.00	15,586.00	17,414.00	36,000.00	18,586.00
General	6,738.00	33,000.00	26,262.00	6,738.00	36,000.00	29,262.00
HVAC	8,568.00	27,500.00	18,932.00	8,568.00	30,000.00	21,432.00
Landscaping	16,757.00	33,000.00	16,243.00	16,757.00	36,000.00	19,243.00
Locksmith	3,921.00	5,500.00	1,579.00	3,921.00	6,000.00	2,079.00
Maintenance & Janitorial	7,868.00	8,800.00	932.00	7,868.00	9,600.00	1,732.00
Painting	9,682.00	16,500.00	6,818.00	9,682.00	18,000.00	8,318.00
Pest Control	7,444.00	8,250.00	806.00	7,444.00	9,000.00	1,556.00
Plumbing	37,465.00	44,000.00	6,535.00	37,465.00	48,000.00	10,535.00
Roof & Gutters	-	3,300.00	3,300.00	-	3,600.00	3,600.00
Windows & Screens	-	1,100.00	1,100.00	-	1,200.00	1,200.00
Appliances	13,970.00	11,000.00	(2,970.00)	13,970.00	12,000.00	(1,970.00)
Fire Monitoring	910.00	825.00	(85.00)	910.00	900.00	(10.00)
Miscellaneous Repair	49,920.00	55,000.00	5,080.00	49,920.00	60,000.00	10,080.00
Cable (Rec Room)	565.00	550.00	(15.00)	565.00	600.00	35.00
Electric, Gas, Sewer, Water	94,902.00	121,000.00	26,098.00	94,902.00	132,000.00	37,098.00
Total Direct Expenses	<u>283,624.00</u>	<u>416,075.00</u>	<u>132,451.00</u>	<u>283,624.00</u>	<u>453,900.00</u>	<u>170,276.00</u>
Gen. & Admin. Exp.						
Accounting	7,490.00	11,000.00	3,510.00	7,490.00	12,000.00	4,510.00
Bank Fees	50.00	110.00	60.00	50.00	120.00	70.00
Commissions	29,410.00	33,000.00	3,590.00	29,410.00	36,000.00	6,590.00
Consultants	-	1,100.00	1,100.00	-	1,200.00	1,200.00
Donation	11,000.00	11,000.00	-	11,000.00	12,000.00	1,000.00
Legal	-	1,100.00	1,100.00	-	1,200.00	1,200.00
Payroll Taxes	154.00	2,200.00	2,046.00	154.00	2,400.00	2,246.00
Miscellaneous Expenses	-	2,200.00	2,200.00	-	2,400.00	2,400.00
Telephone	20,927.00	13,750.00	(7,177.00)	20,927.00	15,000.00	(5,927.00)
Total G & A Expenses	<u>69,031.00</u>	<u>75,460.00</u>	<u>6,429.00</u>	<u>69,031.00</u>	<u>82,320.00</u>	<u>13,289.00</u>
Debt Service						
Principal	119,167.00	119,167.00	-	119,167.00	130,000.00	10,833.00
Interest	449,981.00	449,981.00	-	449,981.00	490,888.00	40,907.00
Total Debt Service	<u>569,148.00</u>	<u>569,148.00</u>	<u>-</u>	<u>569,148.00</u>	<u>620,888.00</u>	<u>1,190,036.00</u>
Total Expenses	<u>921,803.00</u>	<u>1,060,683.00</u>	<u>138,880.00</u>	<u>921,803.00</u>	<u>1,157,108.00</u>	<u>1,373,601.00</u>
NET INCOME	<u>417,849.00</u>	<u>301,484.00</u>	<u>116,365.00</u>	<u>417,849.00</u>	<u>328,892.00</u>	<u>(88,957.00)</u>