

Budget Comparison
Casa del Maestro
Phase I & II July 24 - June 25

	<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	56,707.00	45,810.00	10,897.00	56,707.00	549,720.00	(493,013.00)
1 Bedroom w/Den	22,430.00	17,838.00	4,592.00	22,430.00	214,056.00	(191,626.00)
2 Bedroom	66,850.00	62,334.00	4,516.00	66,850.00	748,008.00	(681,158.00)
Total Income	<u>145,987.00</u>	<u>125,982.00</u>	<u>20,005.00</u>	<u>145,987.00</u>	<u>1,511,784.00</u>	<u>(1,365,797.00)</u>
Expenses						
Direct Expenses						
Management Fee	7,299.00	6,299.00	(1,000.00)	7,299.00	75,590.00	68,291.00
Reimbursements Payable	-	83.00	83.00	-	1,000.00	1,000.00
Insurance	238.00	125.00	(113.00)	238.00	1,500.00	1,262.00
Electrical & Lighting	394.00	1,000.00	606.00	394.00	12,000.00	11,606.00
Floor Coverings	1,923.00	3,000.00	1,077.00	1,923.00	36,000.00	34,077.00
General	-	3,000.00	3,000.00	-	36,000.00	36,000.00
HVAC	550.00	2,500.00	1,950.00	550.00	30,000.00	29,450.00
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	1,010.00	800.00	(210.00)	1,010.00	9,600.00	8,590.00
Painting	2,500.00	1,500.00	(1,000.00)	2,500.00	18,000.00	15,500.00
Pest Control	285.00	750.00	465.00	285.00	9,000.00	8,715.00
Plumbing	-	3,333.00	3,333.00	-	40,000.00	40,000.00
Roof & Gutters	-	833.00	833.00	-	10,000.00	10,000.00
Windows & Screens	-	100.00	100.00	-	1,200.00	1,200.00
Appliances	845.00	1,250.00	405.00	845.00	15,000.00	14,155.00
Fire Monitoring	-	75.00	75.00	-	900.00	900.00
Miscellaneous Repair	7,771.00	5,833.00	(1,938.00)	7,771.00	70,000.00	62,229.00
Cable (Rec Room)	57.00	50.00	(7.00)	57.00	600.00	543.00
Electric, Gas, Sewer, Water	931.00	11,000.00	10,069.00	931.00	132,000.00	131,069.00
Total Direct Expenses	<u>17,744.00</u>	<u>38,565.00</u>	<u>20,821.00</u>	<u>17,744.00</u>	<u>462,800.00</u>	<u>445,056.00</u>
Gen. & Admin. Exp.						
Accounting	-	1,667.00	1,667.00	-	20,000.00	20,000.00
Bank Fees	-	8.00	8.00	-	100.00	100.00
Commissions	1,045.00	3,000.00	1,955.00	1,045.00	36,000.00	34,955.00
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	-	2,000.00	2,000.00
Miscellaneous Expenses	-	167.00	167.00	-	2,000.00	2,000.00
Telephone	1,722.00	2,000.00	278.00	1,722.00	24,000.00	22,278.00
Total G & A Expenses	<u>-</u>	<u>8,192.00</u>	<u>4,425.00</u>	<u>3,767.00</u>	<u>98,300.00</u>	<u>94,533.00</u>
Debt Service						
Principal	28,583.33	28,583.33	-	28,583.33	343,000.00	314,416.67
Interest	23,194.42	23,194.42	-	23,194.42	284,964.00	261,769.58
Total Debt Service	<u>51,777.75</u>	<u>51,777.75</u>	<u>-</u>	<u>51,777.75</u>	<u>627,964.00</u>	<u>679,741.75</u>
Total Expenses	<u>69,521.75</u>	<u>98,534.75</u>	<u>25,246.00</u>	<u>73,288.75</u>	<u>1,189,064.00</u>	<u>1,219,330.75</u>
NET INCOME	<u>76,465.25</u>	<u>27,447.25</u>	<u>49,018.00</u>	<u>72,698.25</u>	<u>322,720.00</u>	<u>250,021.75</u>