

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	283,012.00	229,050.00	53,962.00	283,012.00	549,720.00	(266,708.00)
1 Bedroom w/Den	112,150.00	89,190.00	22,960.00	112,150.00	214,056.00	(101,906.00)
2 Bedroom	349,375.00	311,670.00	37,705.00	349,375.00	748,008.00	(398,633.00)
Total Income	<u>744,537.00</u>	<u>629,910.00</u>	<u>114,627.00</u>	<u>744,537.00</u>	<u>1,511,784.00</u>	<u>(767,247.00)</u>
Expenses						
Direct Expenses						
Management Fee	37,344.00	31,496.00	(5,848.00)	37,344.00	75,590.00	38,246.00
Reimbursements Payable	-	417.00	417.00	-	1,000.00	1,000.00
Insurance	784.00	625.00	(159.00)	784.00	1,500.00	716.00
Electrical & Lighting	2,471.00	5,000.00	2,529.00	2,471.00	12,000.00	9,529.00
Floor Coverings	3,846.00	15,000.00	11,154.00	3,846.00	36,000.00	32,154.00
General	8,641.00	15,000.00	6,359.00	8,641.00	36,000.00	27,359.00
HVAC	9,601.00	12,500.00	2,899.00	9,601.00	30,000.00	20,399.00
Landscaping	11,875.00	15,000.00	3,125.00	11,875.00	36,000.00	24,125.00
Locksmith	1,085.00	1,667.00	582.00	1,085.00	4,000.00	2,915.00
Maintenance & Janitorial	2,948.00	4,000.00	1,052.00	2,948.00	9,600.00	6,652.00
Painting	5,555.00	7,500.00	1,945.00	5,555.00	18,000.00	12,445.00
Pest Control	3,590.00	3,750.00	160.00	3,590.00	9,000.00	5,410.00
Plumbing	-	16,670.00	16,670.00	-	40,000.00	40,000.00
Roof & Gutters	-	4,170.00	4,170.00	-	10,000.00	10,000.00
Windows & Screens	-	500.00	500.00	-	1,200.00	1,200.00
Appliances	6,855.00	6,250.00	(605.00)	6,855.00	15,000.00	8,145.00
Fire Monitoring	420.00	375.00	(45.00)	420.00	900.00	480.00
Miscellaneous Repair	30,025.00	29,167.00	(858.00)	30,025.00	70,000.00	39,975.00
Cable (Rec Room)	286.00	250.00	(36.00)	286.00	600.00	314.00
Electric, Gas, Sewer, Water	51,835.00	55,000.00	3,165.00	51,835.00	132,000.00	80,165.00
Total Direct Expenses	<u>139,817.00</u>	<u>192,841.00</u>	<u>53,024.00</u>	<u>139,817.00</u>	<u>462,800.00</u>	<u>322,983.00</u>
Gen. & Admin. Exp.						
Accounting	-	8,333.00	8,333.00	-	20,000.00	20,000.00
Bank Fees	-	42.00	42.00	-	100.00	100.00
Commissions	5,395.00	15,000.00	9,605.00	5,395.00	36,000.00	30,605.00
Consultants	-	417.00	417.00	-	1,000.00	1,000.00
Donation	5,000.00	5,000.00	-	5,000.00	12,000.00	7,000.00
Legal	-	500.00	500.00	-	1,200.00	1,200.00
Payroll Taxes	-	833.00	833.00	-	2,000.00	2,000.00
Miscellaneous Expenses	480.00	833.00	353.00	480.00	2,000.00	1,520.00
Telephone	9,573.00	10,000.00	427.00	9,573.00	24,000.00	14,427.00
Total G & A Expenses	<u>20,448.00</u>	<u>40,958.00</u>	<u>20,510.00</u>	<u>20,448.00</u>	<u>98,300.00</u>	<u>77,852.00</u>
Debt Service						
Principal	142,917.00	142,917.00	-	142,917.00	343,000.00	200,083.00
Interest	118,743.00	118,743.00	-	118,743.00	284,964.00	166,221.00
Total Debt Service	<u>261,660.00</u>	<u>261,660.00</u>	<u>-</u>	<u>261,660.00</u>	<u>627,964.00</u>	<u>889,624.00</u>
Total Expenses						
	<u>421,925.00</u>	<u>495,459.00</u>	<u>73,534.00</u>	<u>421,925.00</u>	<u>1,189,064.00</u>	<u>1,290,459.00</u>
NET INCOME						
	<u>322,612.00</u>	<u>134,451.00</u>	<u>188,161.00</u>	<u>322,612.00</u>	<u>322,720.00</u>	<u>108.00</u>