

**Budget Comparison  
Casa del Maestro  
Phase I & II July 20 - June 21**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Variable</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>\$ Variable</u>
<b>Income</b>						
Rent	980,224.00	1,064,000.00	(83,776.00)	980,224.00	1,596,000.00	(615,776.00)
Commission Receivable	-	-	-	-	-	-
Reimbursements Receivable	375.00	240.00	135.00	375.00	360.00	15.00
<b>Total Income</b>	<u>980,599.00</u>	<u>1,064,240.00</u>	<u>(83,641.00)</u>	<u>980,599.00</u>	<u>1,596,360.00</u>	<u>(615,761.00)</u>
<b>Expenses</b>						
<b>Direct Expenses</b>						
Management Fee	49,011.00	53,200.00	4,189.00	49,011.00	79,800.00	30,789.00
Reimbursements Payable	783.00	800.00	17.00	783.00	1,200.00	417.00
Insurance	1,260.00	1,000.00	(260.00)	1,260.00	1,500.00	240.00
Periodic Maintenance	5,540.00	10,000.00	4,460.00	5,540.00	15,000.00	9,460.00
Floor Coverings	24,654.00	16,000.00	(8,654.00)	24,654.00	24,000.00	(654.00)
Pest Control	3,944.00	6,000.00	2,056.00	3,944.00	9,000.00	5,056.00
Maintenance & Janitorial	6,625.00	6,000.00	(625.00)	6,625.00	9,000.00	2,375.00
Roofing & Gutters	-	2,400.00	2,400.00	-	3,600.00	3,600.00
Painting	3,870.00	7,000.00	3,130.00	3,870.00	12,000.00	8,130.00
Plumbing/Electrical/HVAC	25,203.00	60,000.00	34,797.00	25,203.00	90,000.00	64,797.00
Landscaping	12,751.00	24,000.00	11,249.00	12,751.00	36,000.00	23,249.00
Appliances	11,501.00	5,000.00	(6,501.00)	11,501.00	7,500.00	(4,001.00)
Window Coverings	-	400.00	400.00	-	600.00	600.00
Miscellaneous Repair	31,205.00	40,000.00	8,795.00	31,205.00	60,000.00	28,795.00
Fire Monitoring	-	560.00	560.00	-	840.00	840.00
Lighting Services	3,423.00	8,000.00	4,577.00	3,423.00	12,000.00	8,577.00
Utilities	81,896.00	88,000.00	6,104.00	81,896.00	132,000.00	50,104.00
Windows & Screens	-	400.00	400.00	-	600.00	600.00
Locksmith	1,268.00	2,800.00	1,532.00	1,268.00	4,200.00	2,932.00
<b>Total Direct Expenses</b>	<u>213,923.00</u>	<u>278,360.00</u>	<u>64,437.00</u>	<u>213,923.00</u>	<u>419,040.00</u>	<u>205,117.00</u>
<b>Gen. &amp; Admin. Exp.</b>						
Telephone	9,597.00	16,000.00	6,403.00	9,597.00	24,000.00	14,403.00
General Fees	-	2,000.00	2,000.00	-	3,000.00	3,000.00
Legal	-	800.00	800.00	-	1,200.00	1,200.00
Accounting	-	8,000.00	8,000.00	-	12,000.00	12,000.00
Bank Account Fees	16.00	120.00	104.00	16.00	180.00	164.00
Miscellaneous Expenses	2,207.00	2,000.00	(207.00)	2,207.00	3,000.00	793.00
Administrative Expenses	8,000.00	8,000.00	-	8,000.00	12,000.00	4,000.00
Real Estate Commissions	16,805.00	24,000.00	7,195.00	16,805.00	36,000.00	19,195.00
Contract Labor	5,550.00	6,384.00	834.00	5,550.00	9,576.00	4,026.00
<b>Total G &amp; A Expenses</b>	<u>42,175.00</u>	<u>67,304.00</u>	<u>25,129.00</u>	<u>42,175.00</u>	<u>100,956.00</u>	<u>58,781.00</u>
<b>Total Expenses</b>	<u>256,098.00</u>	<u>345,664.00</u>	<u>89,566.00</u>	<u>256,098.00</u>	<u>519,996.00</u>	<u>263,898.00</u>
<b>NET INCOME</b>	<u>724,501.00</u>	<u>718,576.00</u>	<u>5,925.00</u>	<u>724,501.00</u>	<u>1,076,364.00</u>	<u>351,863.00</u>