

Budget Comparison

Period = Jul 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
Rent Revenue										
Tenant Rent										
4110-05-00	Apartment Rents	0.00	26,110.00	-26,110.00	-100.00	0.00	182,770.00	-182,770.00	-100.00	313,320.00
4960-20-00	Dues - Homeowners	-9,838.00	0.00	9,838.00	N/A	-65,700.91	0.00	65,700.91	N/A	0.00
4960-30-00	Dues - Affordable Homeowners	-990.00	0.00	990.00	N/A	-7,650.00	0.00	7,650.00	N/A	0.00
4610-10-00	Dues - Partnership	-13,900.00	0.00	13,900.00	N/A	-97,300.00	0.00	97,300.00	N/A	0.00
4960-60-00	Dues - Trenton Terrace	-1,650.00	0.00	1,650.00	N/A	-11,550.00	0.00	11,550.00	N/A	0.00
	Total Tenant Rent	26,378.00	26,110.00	268.00	1.02	182,200.91	182,770.00	-569.09	-0.31	313,320.00
	Total Rent Revenue	26,378.00	26,110.00	268.00	1.02	182,200.91	182,770.00	-569.09	-0.31	313,320.00
	Total Net Rent Revenue	26,378.00	26,110.00	268.00	1.02	182,200.91	182,770.00	-569.09	-0.31	313,320.00
Other Revenue										
4945-00-00	NSF & Late Charges	0.00	500.00	-500.00	-100.00	4,540.30	3,500.00	1,040.30	29.72	6,000.00
	Total Other Revenue	0.00	500.00	-500.00	-100.00	4,540.30	3,500.00	1,040.30	29.72	6,000.00
	Total Income	26,378.00	26,610.00	-232.00	-0.87	186,741.21	186,270.00	471.21	0.25	319,320.00
Expenses										
Administrative Expense										
Office Expense										
6093-00-00	Office Supplies/Postage/Printing	439.60	135.00	-304.60	-225.62	707.29	945.00	237.71	25.15	1,620.00
6120-03-00	Telephone\Answering Service\Pagers	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
6120-03-00	Long Distance Service	0.00	0.00	0.00	N/A	12.45	0.00	-12.45	N/A	0.00
	Total Office Expense	439.60	145.00	-294.60	-203.17	719.74	1,015.00	295.26	29.08	1,740.00
Management Fee										
6105-00-00	Outside Management Fee	2,320.00	1,331.00	-989.00	-74.30	10,313.00	9,317.00	-996.00	-10.69	15,972.00
	Total Management Fee	2,320.00	1,331.00	-989.00	-74.30	10,313.00	9,317.00	-996.00	-10.69	15,972.00
Management Payroll										
5601-10-00	Manager Salary & Wages	559.96	596.00	36.04	6.04	4,431.09	4,398.00	-33.09	-0.75	7,676.00
5601-20-00	Asst. Manager Salary & Wages	321.84	1,981.00	1,659.16	83.75	8,221.87	14,857.00	6,635.13	44.66	25,752.00
5610-10-00	All Admin Payroll Taxes	94.18	324.00	229.82	70.93	1,621.79	2,407.00	785.21	32.62	4,173.00
5611-10-00	All Admin Employee Benefits	15.25	0.00	-15.25	N/A	1,175.31	0.00	-1,175.31	N/A	0.00
5755-00-00	Bonus	300.00	0.00	-300.00	N/A	300.00	0.00	-300.00	N/A	0.00
5612-10-00	All Admin Workers Comp	38.97	122.00	83.03	68.05	122.80	911.00	788.20	86.52	1,582.00
	Total Management Payroll	1,330.20	3,023.00	1,692.80	55.99	15,872.86	22,573.00	6,700.14	29.68	39,183.00
Professional Services										
6087-00-00	Legal Expense	0.00	0.00	0.00	N/A	404.25	250.00	-154.25	-61.70	500.00
6030-20-00	Audit Fees - Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,900.00
	Total Professional Services	0.00	0.00	0.00	N/A	404.25	250.00	-154.25	-61.70	2,400.00
Bad Debt Write-offs										
6620-00-00	Bad Debt Rent	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00

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Total Bad Debt Write-offs	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00
Site Training and Evaluation									
6128-00-00 Employee Training	0.00	51.54	51.54	100.00	0.00	364.20	364.20	100.00	647.36
Total Site Training and Evaluation	0.00	51.54	51.54	100.00	0.00	364.20	364.20	100.00	647.36
Total Administrative Expense	4,089.80	4,550.54	460.74	10.12	27,309.85	34,269.20	6,959.35	20.30	61,442.36
Operating and Maintenance									
Utilities									
6310-00-00 Water	1,800.00	4,208.33	2,408.33	57.22	12,599.96	29,458.31	16,858.35	57.22	50,499.96
Total Utilities	1,800.00	4,208.33	2,408.33	57.22	12,599.96	29,458.31	16,858.35	57.22	50,499.96
Trash Removal									
6320-00-00 Garbage	0.00	0.00	0.00	N/A	-1,800.00	0.00	1,800.00	N/A	0.00
Total Trash Removal	0.00	0.00	0.00	N/A	-1,800.00	0.00	1,800.00	N/A	0.00
Repairs and Maintenance									
Repair Parts and Supplies									
6420-43-00 Maint Mtrls - Heating & Air Cond	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
6420-25-00 Maint Mtrls - Electrical	0.00	20.00	20.00	100.00	0.00	140.00	140.00	100.00	240.00
6420-40-00 Maint Mtrls - Hardware	0.00	5.00	5.00	100.00	0.00	35.00	35.00	100.00	60.00
Total Repair Parts and Supplies	0.00	35.00	35.00	100.00	0.00	245.00	245.00	100.00	420.00
Total Repairs and Maintenance	0.00	35.00	35.00	100.00	0.00	245.00	245.00	100.00	420.00
Landscaping									
6430-55-00 Maint Contracts - Landscape	14,000.00	14,414.00	414.00	2.87	100,293.49	100,898.00	604.51	0.59	172,968.00
Total Landscaping	14,000.00	14,414.00	414.00	2.87	100,293.49	100,898.00	604.51	0.59	172,968.00
Security									
6062-00-00 Courtesy Patrol/Protective Services	2,650.00	2,607.00	-43.00	-1.64	6,443.55	3,747.00	-2,696.55	-71.96	11,568.00
Total Security	2,650.00	2,607.00	-43.00	-1.64	6,443.55	3,747.00	-2,696.55	-71.96	11,568.00
Maintenance Payroll									
06811 Manager Wages - Maintenance	0.00	2,577.00	2,577.00	100.00	0.00	17,165.00	17,165.00	100.00	31,308.00
5630-40-00 All Maint Payroll Taxes	264.90	289.00	24.10	8.33	792.84	2,023.00	1,230.16	60.80	3,468.00
5631-10-00 All Maint Employee Benefits	420.29	459.00	38.71	8.43	683.15	3,213.00	2,529.85	78.73	5,508.00
5621-10-00 Maintenance Wages	1,792.54	0.00	-1,792.54	N/A	5,367.81	0.00	-5,367.81	N/A	0.00
5632-10-00 All Maint Workers Compensation	111.19	25.00	-86.19	-344.76	209.65	253.00	43.35	17.13	379.00
Total Maintenance Payroll	2,588.92	3,350.00	761.08	22.71	7,053.45	22,654.00	15,600.55	68.86	40,663.00
Total Operating and Maintenance	21,038.92	24,614.33	3,575.41	14.52	124,590.45	157,002.31	32,411.86	20.64	276,118.96
Nonrecurring Expenses									
Grounds Nonrecurring									
6910-10-00 Land Improvements	200.00	0.00	-200.00	N/A	1,378.17	0.00	-1,378.17	N/A	0.00
Total Grounds Nonrecurring	200.00	0.00	-200.00	N/A	1,378.17	0.00	-1,378.17	N/A	0.00

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Total Nonrecurring Expenses	200.00	0.00	-200.00	N/A	1,378.17	0.00	-1,378.17	N/A	0.00
RD Replacement Reserve Expenses									
07348 Other Exterior - RD Replacement Res	0.00	1,083.33	1,083.33	100.00	0.00	7,583.31	7,583.31	100.00	12,999.96
Total RD Replacement Reserve Expenses	0.00	1,083.33	1,083.33	100.00	0.00	7,583.31	7,583.31	100.00	12,999.96
Taxes and Insurance									
Taxes									
6622-00-00 Payments in Lieu Of Taxes	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
Total Taxes	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
Insurance									
6610-10-00 Insurance - General Liability & Partner	800.00	250.00	-550.00	-220.00	5,527.90	1,750.00	-3,777.90	-215.88	3,000.00
Total Insurance	800.00	250.00	-550.00	-220.00	5,527.90	1,750.00	-3,777.90	-215.88	3,000.00
Total Taxes and Insurance	800.00	250.00	-550.00	-220.00	5,627.90	1,750.00	-3,877.90	-221.59	3,000.00
Total Expenses	26,128.72	30,498.20	4,369.48	14.32	158,906.37	200,604.82	41,698.45	20.78	353,561.28
Net Operating Income	249.28	-3,888.20	4,137.48	106.41	27,834.84	-14,334.82	42,169.66	294.17	-34,241.28
Net Income (Loss)	249.28	-3,888.20	4,137.48	106.41	27,834.84	-14,334.82	42,169.66	294.17	-34,241.28
Total Income	249.28	-3,888.20	4,137.48	106.41	27,834.84	-14,334.82	42,169.66	294.17	-34,241.28
Net Income (Loss)	249.28	-3,888.20	4,137.48	106.41	27,834.84	-14,334.82	42,169.66	294.17	-34,241.28