

Total Units : 124
For the Budget Year Beginning January 2021

Account Description	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Sep-2021	Oct-2021	Nov-2021	Dec-2021	Total
INCOME													
POTENTIAL REVENUE													
4010-0000 Rental Income	98,781	98,781	98,781	98,781	98,781	98,781	98,781	98,781	98,781	98,781	98,781	98,781	1,185,372
4017-0000 Tenant Voucher Subsidy Income	29,841	29,841	29,841	29,841	29,841	29,841	29,841	29,841	29,841	29,841	29,841	29,841	358,092
4018-0000 PBRA Rent	17,988	17,988	17,988	17,988	17,988	17,988	17,988	17,988	17,988	17,988	17,988	17,988	215,856
POTENTIAL REVENUE	146,610	146,610	146,610	146,610	146,610	146,610	146,610	146,610	146,610	146,610	146,610	146,610	1,759,320
ADJUSTMENTS TO POTENTIAL REVENUE													
4030-0000 Loss to Lease	-5,715	-4,902	-3,852	-3,435	-3,204	-2,915	-1,440	-1,212	-1,037	-900	-750	-520	-29,882
4035-0000 Vacancy	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-7,094	-85,128
4042-0000 Concessions	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500	-6,000
4045-0000 Employee Concession	-401	-401	-401	-401	-401	-401	-401	-401	-401	-401	-401	-401	-4,812
ADJUSTMENTS TO POTENTIAL REVENUE	-13,710	-12,897	-11,847	-11,430	-11,199	-10,910	-9,435	-9,207	-9,032	-8,895	-8,745	-8,515	-125,822
OTHER REVENUE													
4105-0000 Application Fee	114	114	114	114	114	114	114	114	114	114	114	114	1,368
4110-0000 Cable TV Fee	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	0	4,000
4115-0000 Damages & Cleaning Fees	150	150	150	150	150	150	150	150	150	150	150	150	1,800
4120-0000 Warrant/Dispo Fee	1,100	1,100	500	500	500	500	500	500	500	500	500	500	7,200
4140-0000 Late Fee	1,125	1,125	900	900	800	900	900	900	900	900	900	1,125	11,375
4145-0000 NSF Check Charge	35	0	0	35	0	35	0	35	0	35	35	35	245
4160-0000 Water & Sewer Charges	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	9,776	117,312
4188-0000 Utility Reimbursement	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400	-4,800
OTHER REVENUE	11,900	12,865	11,040	11,075	11,940	11,075	11,040	12,075	11,040	11,075	12,075	11,300	138,500
TOTAL INCOME	144,800	146,578	145,803	146,255	147,351	146,775	148,215	149,478	148,618	148,790	149,940	149,395	1,771,998

EXPENSE													
ADMINISTRATIVE EXPENSES													
5005-0000 Office Supplies	312	312	312	312	312	312	312	312	312	312	312	312	3,744
5007-0000 Postage	25	25	25	25	25	25	25	25	25	325	25	25	600
5010-0000 Bank Service Charges	105	105	105	105	105	105	105	105	105	105	105	105	1,260
5011-0000 Bad Debt Expense	3,657	3,657	3,657	3,657	3,657	3,657	3,657	3,657	3,657	3,657	3,657	3,657	43,884
5012-0000 Equipment Rental	172	172	172	172	172	172	172	172	172	172	172	172	2,064
5020-0000 Travel Expenses	62	62	62	62	62	62	62	62	62	62	62	62	744
5035-0000 Uniforms	0	0	1,475	0	0	0	0	0	1,475	0	0	0	2,950
5040-0000 Employee Education/Training	185	185	929	185	185	185	560	185	185	185	929	185	4,083

Detail - Budget

Total Units : 124

For the Budget Year Beginning January 2021

Account Description	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Sep-2021	Oct-2021	Nov-2021	Dec-2021	Total
5044-0000 Cable/Internet Expense	140	140	140	140	140	140	140	140	140	140	140	140	1,680
5045-0000 Telephone / Answering Svc	670	400	400	670	400	400	400	670	400	400	400	400	5,610
5047-0000 Cell Phones	120	120	120	120	120	120	120	120	120	120	120	120	1,440
5055-0000 Forms & Printing	696	0	0	0	0	0	0	0	0	0	0	0	696
5065-0000 Credit Reports/Screening	800	800	1,000	1,000	1,000	1,000	1,282	1,000	1,000	800	800	800	11,282
5070-0000 Dispo Fee	2,500	2,500	970	970	970	970	970	970	970	970	1,050	1,050	14,860
5075-0000 Social Entertainment	50	150	50	50	300	50	300	50	300	50	250	150	1,750
5077-0000 Resident/Client Services	450	600	300	700	500	1,175	974	350	650	450	400	400	6,949
ADMINISTRATIVE EXPENSES	9,944	9,228	9,717	8,168	7,948	8,373	9,079	7,818	9,573	7,748	8,422	7,578	103,596

MARKETING EXPENSES

5090-0000 Advertising - Newspaper/Internet	550	550	550	550	550	550	550	550	550	550	550	550	6,600
5092-0000 Brochures/Print Ad's	0	0	0	950	0	0	0	0	0	0	0	0	950
5093-0000 Promotional/Other Marketing	350	350	350	350	350	670	350	350	350	350	350	350	4,520
MARKETING EXPENSES	900	900	900	1,850	900	1,220	900	900	900	900	900	900	12,070

PAYROLL EXPENSES

5105-0000 Manager	2,102	2,123	2,123	3,185	2,123	2,123	2,123	2,123	3,185	2,123	2,123	2,123	27,579
5115-0000 Asst Manager	3,935	3,984	3,984	5,976	3,984	3,984	3,984	3,984	5,976	3,984	3,984	3,984	51,743
5116-0000 Leasing Consultant	5,307	5,350	5,350	8,024	5,350	5,350	5,350	5,350	8,024	5,350	5,350	5,350	69,505
5122-0000 Compliance Specialist	873	887	887	1,331	887	887	887	887	1,331	887	887	887	11,518
5125-0000 Leasing Commissions	1,050	1,200	900	950	950	750	2,200	1,150	950	900	1,000	1,050	13,050
5135-0000 Manager's Bonus	1,780	0	0	775	0	0	775	0	0	775	0	0	4,105
5145-0000 Maintenance/Grounds/Porter	7,609	7,626	7,626	11,437	7,626	7,626	7,626	7,626	11,437	7,626	7,626	7,626	99,117
5150-0000 Maintenance/Grounds/Porter - Overtime	550	550	550	550	550	550	550	550	550	550	550	550	6,600
5155-0000 Payroll Taxes	2,785	2,606	2,570	3,867	2,576	2,552	2,819	2,600	3,774	2,663	2,582	2,588	33,982
5160-0000 Payroll Expense	402	402	402	402	402	402	402	402	402	402	402	402	4,824
5165-0000 Workman's Comp	498	498	498	498	498	498	498	498	498	498	498	498	5,976
5175-0000 Health Insurance	3,365	3,149	3,106	4,673	3,113	3,084	3,407	3,142	4,561	3,218	3,120	3,128	41,066
5178-0000 401k Benefits	188	188	188	188	188	188	188	188	188	188	188	188	2,256
PAYROLL EXPENSES	30,444	28,563	28,184	41,856	28,247	27,994	30,809	28,500	40,876	29,164	28,310	28,374	371,321

INTERIOR SUPPLIES & REPAIRS

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Total Units : 124

For the Budget Year Beginning January 2021

Account Description	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Sep-2021	Oct-2021	Nov-2021	Dec-2021	Total
5235-0000 Carpet/Vinyl Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2,496
5240-0000 Common/Vacant Carpet Cleaning	265	265	265	265	265	265	265	265	265	265	265	265	3,180
5250-0000 Occupied Carpet Cleaning	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5260-0000 Wet Vac (flood related)	300	300	300	300	300	300	300	300	300	300	300	300	3,600
5270-0000 Interior Plumbing	683	683	683	683	683	683	683	683	683	683	683	683	8,196
5290-0000 Hardware/Maint Supplies	133	133	133	133	133	133	133	133	133	133	133	133	1,596
5295-0000 Interior Lights	176	176	176	176	176	176	176	176	176	176	176	176	2,112
5302-0000 Interior Paint & Supplies	0	0	80	0	0	0	0	0	80	0	0	0	160
5307-0000 Cleaning Supplies	212	212	212	212	212	212	212	212	212	212	212	212	2,544
5310-0000 Electrical Supplies	0	129	0	129	0	129	129	0	129	0	0	129	774
5320-0000 Fire Safety/Security	0	500	0	0	0	500	0	0	600	0	0	0	1,600
5320-0100 Fire Sprinkler Inspections/Repairs	0	0	0	0	0	0	0	1,750	0	0	0	0	1,750
5320-0200 Fire Extinguishers Inspections/Replacements	0	0	0	0	0	0	0	0	0	1,100	550	0	1,650
5325-0000 Blinds	166	166	166	166	166	166	166	166	166	166	166	166	1,992
5330-0000 Appliance Repairs and Parts	108	208	208	208	208	208	208	208	208	208	208	0	2,188
5330-0100 Disposals	115	115	115	115	115	115	115	115	115	115	115	115	1,380
5330-0200 Dryer Vent Cleaning	0	0	0	2,356	0	0	0	0	0	0	0	0	2,356
5420-0000 Glass/Screens	166	0	166	166	0	280	0	166	0	166	0	166	1,276
5425-0000 Doors	100	0	0	0	100	0	0	0	100	0	0	100	400
5480-0000 HVAC Parts/Repairs	800	800	1,800	1,800	1,800	1,800	1,800	800	800	600	600	600	14,000
5485-0000 Locks & Keys	88	88	88	88	88	88	88	88	88	88	88	88	1,056
5488-0000 Sub-Floor Repairs	0	0	400	0	0	0	0	400	0	0	0	400	1,200
INTERIOR SUPPLIES & REPAIRS	7,269	7,776	9,293	13,754	8,747	9,556	8,832	9,963	8,856	8,169	7,497	7,234	106,946

EXTERIOR SUPPLIES & REPAIRS

5305-0000 Grounds Supplies	0	0	150	0	0	0	0	150	0	0	0	0	300
5308-0000 Landscape/Drainage Supplies & Repairs	0	0	0	1,300	600	0	0	600	0	0	0	0	2,500
5308-0100 Tree Trimming	0	0	0	0	0	0	0	0	0	2,800	0	0	2,800
5308-0200 Landscape Supplies - Mulch	0	0	0	0	3,000	0	0	0	0	3,000	0	0	6,000
5400-0000 Gate/Fence Repairs	0	0	500	0	0	500	0	0	0	0	500	0	1,500
5410-0000 Pool Repairs/Supplies	0	125	500	0	0	600	0	600	125	125	125	125	2,325
5430-0000 Roof Repairs	550	550	550	600	0	0	0	600	500	0	0	0	3,350
5440-0000 Concrete/Asphalt Repairs	0	0	660	0	0	0	0	0	0	0	0	0	660
5450-0000 Exterior Plumbing	500	0	700	0	0	0	700	0	600	0	500	0	3,000
5450-0100 Backflow Testing	0	0	0	700	0	0	0	0	0	0	0	0	700
5460-0000 Exterior Lights	0	0	275	0	0	0	0	0	200	0	0	200	675
5475-0000 Exterior Painting Supplies	0	0	0	300	300	300	300	0	0	0	0	0	1,200
5490-0000 General Building Repairs	0	500	0	0	500	0	0	500	0	0	0	500	2,000
EXTERIOR SUPPLIES & REPAIRS	1,050	1,175	3,335	2,900	4,400	1,400	1,000	2,450	1,425	5,925	1,125	825	27,010

Detail - Budget

Total Units : 124

For the Budget Year Beginning January 2021

Account Description	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Sep-2021	Oct-2021	Nov-2021	Dec-2021	Total
INSPECTION SUPPLIES & REPAIRS													
5496-0000 Inspection Repairs - Supplies	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500
5497-0000 Inspection Repairs - Contractors	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500
5498-0000 COVID-19	100	100	100	100	100	100	100	100	100	100	100	100	1,200
INSPECTION SUPPLIES & REPAIRS	100	100	100	100	100	3,100	100	100	100	100	100	100	4,200

CONTRACT EXPENSES

5510-0000 Gardening & Landscaping	1,010	1,010	1,010	1,010	3,010	1,010	1,010	1,010	1,010	3,010	1,010	1,010	16,120
5520-0000 Pest Control	188	188	188	188	188	188	188	188	188	188	188	188	2,256
5522-0000 Termite Bond	0	0	0	0	0	0	0	3,500	0	0	0	0	3,500
5523-0000 Bed Bug Treatments	0	0	0	850	0	0	0	850	0	0	0	0	1,700
5530-0000 Sanitation	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	36,192
5550-0000 Monitoring Services	35	35	35	35	35	35	35	35	35	35	35	35	420
5645-0000 Security Services	8,289	13,222	8,289	8,289	8,289	8,289	8,289	8,289	8,289	8,289	8,289	8,289	104,401
CONTRACT EXPENSES	12,538	17,471	12,538	13,388	14,538	12,538	12,538	16,888	12,538	14,538	12,538	12,538	164,589

UTILITY EXPENSES

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MANAGEMENT & PROFESSIONAL EXP'S

6500-0000 Management Fees	8,688	8,795	8,748	8,775	8,841	8,806	8,893	8,969	8,917	8,927	8,996	8,964	106,319
6512-0000 HOA Fees	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
6525-0000 Computer Software/Network	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	2,069	24,828
6540-0000 Professional Fees	0	0	0	999	0	0	0	0	0	0	0	0	999
6552-0000 License & Registration Fees	205	0	3,200	0	350	0	0	0	0	0	0	0	3,755
6552-0100 Pool Permits	0	0	0	512	0	0	0	0	0	0	0	0	512
6555-0000 Accounting Fees	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	14,196
6560-0000 Compliance Audit	868	868	868	868	868	868	868	868	868	868	868	868	10,416
6565-0000 Social Services	744	744	744	744	744	744	744	744	744	744	744	744	8,928
6570-0000 Legal Fees	85	83	83	83	83	83	83	83	83	83	83	85	1,000
MANAGEMENT & PROFESSIONAL EXP'S	15,142	15,042	18,195	16,533	15,438	15,053	15,140	15,216	15,164	15,174	15,243	15,213	186,553

TAX & INSURANCE EXPENSES

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Detail - Budget

Total Units : 124

For the Budget Year Beginning January 2021

Account Description	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Sep-2021	Oct-2021	Nov-2021	Dec-2021	Total
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NET INCOME	45,768	44,678	41,896	26,061	45,388	45,896	48,172	45,998	37,541	45,427	54,160	54,988	535,973
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PRINCIPAL/INTEREST/DEPRECIATION

7100-0000 Interest Expense	5,743	5,732	5,721	5,710	5,699	5,688	5,677	5,666	5,655	5,644	5,633	5,622	68,190
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7580-0000 Principal Reduction 1	4,256	4,267	4,278	4,289	4,300	4,311	4,322	4,333	4,344	4,355	4,366	4,377	51,798
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RECURRING REPLACEMENTS

7702-0000 Vinyl/Floor Tile Replacement	708	900	900	900	708	900	708	708	708	708	708	708	9,264
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7705-0100 Common Area Interior Carpet Repl	0	0	0	65,255	0	0	0	0	0	0	0	0
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7710-0000 HVAC Replacements	0	0	2,500	0	2,500	2,500	1,800	0	0	0	0	0	9,300
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7715-0100 Stove/Range Replacements	0	500	500	500	0	500	500	500	0	0	0	0	3,000
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7715-0300 Dishwasher Replacements	0	350	350	350	350	0	350	350	0	0	350	350	2,800
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7716-0000 Water Heater Replacement	0	420	0	420	0	420	0	420	420	0	420	420	2,940
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RECURRING REPLACEMENTS	3,194	26,836	6,736	69,091	6,044	5,986	5,844	3,644	3,614	2,374	3,964	3,144	140,471
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NON-RECURRING REPLACEMENTS

7725-0000 Exterior Painting	0	0	0	0	0	0	15,330	0	0	0	0	15,330
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7760-0525 Other Non-Recurring Replacements	0	0	3,000	3,000	3,000	3,000	3,000	3,000	0	0	0	0	18,000
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7760-0600 Parking - Resurface or Replace Pavement	0	0	0	0	0	0	31,200	0	0	0	0	0	31,200
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7760-0900 Site Improvements	0	0	19,000	-19,000	0	0	0	0	0	0	0	0
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NON-RECURRING REPLACEMENTS	0	0	22,000	-5,470	3,000	3,000	49,530	3,000	0	0	0	0	75,060
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NET CASH	27,925	3,193	-1,489	-52,209	21,695	22,261	-21,851	24,705	19,278	28,404	35,547	37,195	144,654
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DCR

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	2021 Budget	2020 Actual	\$ Change	% Change
INCOME				
POTENTIAL REVENUE	1,759,320	865,428	893,892	103.3%
ADJUSTMENTS TO POTENTIAL REVENUE	-125,822	-118,383	-7,439	-6.3%
OTHER REVENUE	138,500	50,002	88,498	177.0%
TOTAL INCOME	1,771,998	797,047	974,951	122.3%
EXPENSE				
ADMINISTRATIVE EXPENSES	103,596	43,721	59,875	136.9%
MARKETING EXPENSES	12,070	6,275	5,795	92.4%
PAYROLL EXPENSES	371,321	154,032	217,289	141.1%
INTERIOR SUPPLIES & REPAIRS	106,946	43,887	63,059	143.7%
EXTERIOR SUPPLIES & REPAIRS	27,010	14,976	12,034	80.4%
INSPECTION SUPPLIES & REPAIRS	4,200	10,102	-5,902	-58.4%
CONTRACT EXPENSES	164,589	51,699	112,890	218.4%
UTILITY EXPENSES	155,376	78,191	77,185	98.7%
MANAGEMENT & PROFESSIONAL EXP'S	186,553	71,681	114,872	160.3%
TAX & INSURANCE EXPENSES	104,364	41,148	63,216	153.6%
NET INCOME	535,973	281,335	254,638	90.5%
PRINCIPAL/INTEREST/DEPRECIATION	175,788	59,998	115,790	193.0%
RECURRING REPLACEMENTS	140,471	29,192	111,279	381.2%
NON-RECURRING REPLACEMENTS	75,060	0	75,060	0%
NET CASH	144,654	192,145	-47,491	-24.7%
DCR	0	0	0	0%