

Budget Comparison

Period = Dec 2023

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	Income									
4010	Rent / Dues									
4102	Rent/Dues	11,127.63	11,138.00	-10.37	-0.09	133,531.56	133,656.00	-124.44	-0.09	133,656.00
4117	Move In Fees	0.00	0.00	0.00	N/A	150.00	300.00	-150.00	-50.00	300.00
4250	Total gross income	11,127.63	11,138.00	-10.37	-0.09	133,681.56	133,956.00	-274.44	-0.20	133,956.00
4270	Other Income									
4275	Misc Resident Charges	0.00	0.00	0.00	N/A	132.20	0.00	132.20	N/A	0.00
4400	Late Fees	250.00	0.00	250.00	N/A	1,400.00	0.00	1,400.00	N/A	0.00
4405	Insurance Settle. Gain(Loss)	0.00	0.00	0.00	N/A	5,433.13	0.00	5,433.13	N/A	0.00
4970	Reimbursed Expenses	0.00	0.00	0.00	N/A	380.00	0.00	380.00	N/A	0.00
4980	Total Other Income	250.00	0.00	250.00	N/A	7,345.33	0.00	7,345.33	N/A	0.00
4990	Total Income	11,377.63	11,138.00	239.63	2.15	141,026.89	133,956.00	7,070.89	5.28	133,956.00
5000	Expenses									
5010	Administrative expenses									
5040	Computer/Security Sys Exp	0.00	0.00	0.00	N/A	725.00	0.00	-725.00	N/A	0.00
5105	Postage Expense	0.00	10.00	10.00	100.00	42.48	120.00	77.52	64.60	120.00
5140	Legal Expense	0.00	0.00	0.00	N/A	59.00	1,000.00	941.00	94.10	1,000.00
5150	Other Professional Expense	0.00	0.00	0.00	N/A	8,700.00	1,950.00	-6,750.00	-346.15	1,950.00
5200	Telephone And Cable Expense	269.92	232.00	-37.92	-16.34	3,131.65	2,784.00	-347.65	-12.49	2,784.00
5980	Total Administrative Expenses	269.92	242.00	-27.92	-11.54	12,658.13	5,854.00	-6,804.13	-116.23	5,854.00
7010	Operating Expenses									
7070	Major Repairs/Replacements	0.00	0.00	0.00	N/A	5,200.00	0.00	-5,200.00	N/A	0.00
7071	Major Repairs/Replacements - Roof	0.00	0.00	0.00	N/A	169,055.80	0.00	-169,055.80	N/A	0.00
7073	Major Repairs/Replacement - Basement	0.00	0.00	0.00	N/A	6,750.00	0.00	-6,750.00	N/A	0.00
7080	Exterior Repair/ Improvements	0.00	350.00	350.00	100.00	0.00	4,200.00	4,200.00	100.00	4,200.00
7090	Parking Lot/Gate Repairs	344.95	75.00	-269.95	-359.93	3,959.65	900.00	-3,059.65	-339.96	900.00
7100	Electrical Expense	0.00	25.00	25.00	100.00	42.98	300.00	257.02	85.67	300.00
7110	Fire System Expense	0.00	200.00	200.00	100.00	2,686.00	2,400.00	-286.00	-11.92	2,400.00
7120	Elevator Expense	259.40	260.00	0.60	0.23	2,274.00	3,120.00	846.00	27.12	3,120.00
7130	Interior Repair/ Improvements	0.00	300.00	300.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
7140	Exterminating Expense	59.40	60.00	0.60	1.00	928.80	720.00	-208.80	-29.00	720.00
7180	General Maintenance Expense	243.00	200.00	-43.00	-21.50	4,450.63	2,400.00	-2,050.63	-85.44	2,400.00
7200	Janitorial Service Expense	243.00	266.63	23.63	8.86	3,580.20	3,200.00	-380.20	-11.88	3,200.00
7220	Landscaping Expense	0.00	0.00	0.00	N/A	48.55	0.00	-48.55	N/A	0.00
7280	Plumbing Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7320	Snow Removal	0.00	300.00	300.00	100.00	135.00	3,000.00	2,865.00	95.50	3,000.00
7340	Maintenance Supplies Expense	79.57	16.63	-62.94	-378.47	355.94	200.00	-155.94	-77.97	200.00
7390	Trash Removal Expense	350.00	400.00	50.00	12.50	4,659.57	4,800.00	140.43	2.93	4,800.00
7400	Transfers To Reserves	1,364.00	1,364.00	0.00	0.00	16,368.00	16,368.00	0.00	0.00	16,368.00
7401	Special Add'l Reserve Transfer	285.60	0.00	-285.60	N/A	3,712.80	0.00	-3,712.80	N/A	0.00
7480	Total Operating Expenses	3,228.92	3,817.26	588.34	15.41	224,207.92	45,708.00	-178,499.92	-390.52	45,708.00
7910	Utilities									
7920	Electric Expense	423.90	350.00	-73.90	-21.11	5,610.55	4,200.00	-1,410.55	-33.58	4,200.00
7960	Water & Sewer Expense	638.18	750.00	111.82	14.91	7,421.86	9,000.00	1,578.14	17.53	9,000.00
7980	Total Utilities	1,062.08	1,100.00	37.92	3.45	13,032.41	13,200.00	167.59	1.27	13,200.00
8190	Other expenses									
8200	Insurance Expense	1,411.25	1,230.00	-181.25	-14.74	16,935.00	14,867.00	-2,068.00	-13.91	14,867.00
9200	Interest Expense	893.40	893.44	0.04	0.00	11,358.87	11,356.40	-2.47	-0.02	11,356.40
9600	Management Fee Expense	1,391.00	1,391.00	0.00	0.00	16,405.00	16,405.00	0.00	0.00	16,405.00
9780	Total Other Expenses	3,695.65	3,514.44	-181.21	-5.16	44,698.87	42,628.40	-2,070.47	-4.86	42,628.40

The Commons At New Street (com)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9790	Total Expenses	8,256.57	8,673.70	417.13	4.81	294,597.33	107,390.40	-187,206.93	-174.32	107,390.40
9795	Net Operating Income	3,121.06	2,464.30	656.76	26.65	-153,570.44	26,565.60	-180,136.04	-678.08	26,565.60
9805	Interfund Exchanges									
9810	Transfers (From) to reserves	0.00	0.00	0.00	N/A	-169,405.80	0.00	169,405.80	N/A	0.00
9815	Total Interfund Exchanges	0.00	0.00	0.00	N/A	-169,405.80	0.00	169,405.80	N/A	0.00
9950	Net Income	3,121.06	2,464.30	656.76	26.65	15,835.36	26,565.60	-10,730.24	-40.39	26,565.60

Balance Sheet

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		Current Balance
1000	Assets	
1001	Cash and Cash Equivalents	
1015	Cash - Operating	1,550.08
1016	Cash - Reserve Money Market	76,751.43
1060	Cash-Operating Firsttrust	5,145.10
1095	Total Cash and Cash Equivalents	83,446.61
1100	Other Assets	
1129	Suspense/Transfer Account	5,847.53
1159	Accounts Receivable-Residents	8,574.45
1320	Prepaid Insurance Premiums	76.50
1380	Total Other Assets	14,498.48
1990	Total Assets	97,945.09
2000	Liabilities and Capital	
2010	Liabilities	
2024	Accounts Payable	2,311.33
2126	Prepaid Rent/Dues	12,995.94
2700	Loan Payable	229,607.10
2980	Total Liabilities	244,914.37
3310	Equity	
3350	Reserve Funds	
3400	Reserve Funds	-82,921.56
3410	Transfers fr Op to Reserves	18,367.20
3420	Rsv Fund - Special Assessments	1,428.00
3430	Transfer Reserve to Op	-169,405.80
3450	Reserve Fund Interest Income	146.71
3495	Total Reserve Funds	-232,385.45
3499	Operating Equity	
3600	Operating fund	85,416.17
3790	Total Operating Equity	85,416.17
3795	Total Equity	-146,969.28
3890	Total Liabilities and Equity	97,945.09