

Affordalbe (Mixed Finance)  
 Consolidated Budget  
 FY 2024

	106	110	120	108	107	111	129	113	116	123	131	
	Calculated total	Becher Court	Holton Terrace	Merrill Park	Townhomes @ Carver	Highland Park	Cherry Court	Convent Hill Condo Assoc	Convent Hill	VA Surgeons Quarters	SCATTERED SITES I	SCATTERED SITES II
<b>AVAILABLE UNITS</b>	<b>1,878</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>122</b>	<b>114</b>	<b>120</b>		<b>80</b>	<b>13</b>	<b>24</b>	<b>24</b>
<b>RENTAL INCOME</b>												
RENTAL INCOME - MARKET	17,230,420	1,005,088	1,104,540	1,016,410	1,399,277	1,045,871	882,600		716,260	77,326	236,208	247,358
RENTAL INCOME - COMMERCIAL	357,188	41,587	37,956	110,487	0	38,324	29,665		0			
PUBLIC HOUSING UTILITIES	950	200			0	650	100		0			
VACANCIES - RESIDENTIAL	-866,768	-50,254	-25,664	-50,821	-69,964	-261,468	-44,130		-35,111	-3,190	-11,810	-12,368
<b>TOTAL RENTAL INCOME</b>	<b>16,721,790</b>	<b>996,621</b>	<b>1,116,832</b>	<b>1,076,077</b>	<b>1,329,313</b>	<b>823,377</b>	<b>868,235</b>		<b>681,149</b>	<b>74,136</b>	<b>224,398</b>	<b>234,990</b>
<b>OTHER INCOME</b>												
SALES AND SERVICE TENANTS	32,917	4,100	11,970	1,000	250	6,000	750		400	200	750	0
OTHER INCOME	119,518	3,000	8,000	6,000	0	8,560	3,000		0	0		0
CONDO DUES	841,709							554,544				
LATE FEES	50,408	1,000	0	8,000	4,500	3,000	7,000		600	468	1,000	1,000
<b>TOTAL OTHER INCOME</b>	<b>1,044,552</b>	<b>8,100</b>	<b>19,970</b>	<b>15,000</b>	<b>4,750</b>	<b>17,560</b>	<b>10,750</b>	<b>559,744</b>	<b>1,000</b>	<b>668</b>	<b>1,750</b>	<b>1,000</b>
<b>TOTAL INCOME</b>	<b>17,766,342</b>	<b>1,004,721</b>	<b>1,136,802</b>	<b>1,091,077</b>	<b>1,334,063</b>	<b>840,937</b>	<b>878,985</b>	<b>559,744</b>	<b>682,149</b>	<b>74,804</b>	<b>226,148</b>	<b>235,990</b>
<b>ADMINISTRATIVE EXPENSE</b>												
CONDOMINIUM DUES	626,724	0	0	0	0	0	0	0	352,910	0	0	0
TENANT SERVICES	20,805	3,290	2,000	2,000	925	925	925	890	0	925	925	925
MARKETING	0	0	0	0	0	0	0	0	0	0	0	0
SEMINARS AND TRAINING	2,000	0	0	0	0	0	0	0	2,000	0	0	0
CREDIT AND CRIMINAL	21,740	800	200	0	2,000	1,500	1,000	900	0	0	0	100
OFFICE EXPENSE	49,111	2,000	5,150	4,400	2,200	1,500	3,500	1,800	1,800	100	750	0
ADMINISTRATIVE PAYROLL	925,215	62,806	62,833	68,316	54,247	67,710	62,120	0	64,427	1,391	6,922	6,922
ADMINISTRATIVE BENEFITS	345,068	25,122	25,133	27,326	21,699	27,084	24,847	0	25,771	323	2,769	2,769
MANAGEMENT FEE	1,229,579	60,807	59,793	60,366	71,363	47,212	45,013	4,950	46,278	3,828	19,788	18,341
ACCTG AND BOOKKEEPING FEES	183,886	12,960	12,000	12,000	11,612	10,300	11,000	2,733	7,200	1,000	2,200	2,461
AUDIT FEES	199,407	16,700	11,531	18,050	10,836	10,836	10,836	3,000	10,836	0	11,531	11,531
LEGAL EXPENSE	25,918	1,050	5,400	3,200	3,000	1,500	3,500	0	500	0	0	0
TELEPHONE AND INTERNET EXPENSE	51,433	3,600	1,450	1,100	0	500	150	2,500	0	750	0	0
BANK FEES	11,681	1,400	700	200	100	0	800	0	300	0	100	50
BAD DEBTS	22,000	5,000	2,000	15,000	0	0	0	0	0	0	0	0
TAX CREDIT FEES	59,565	3,600	3,600	0	5,490	4,560	4,800	0	3,600	0	1,080	1,080
MISC ADMIN EXPENSES	110,457	24,122	12,425	18,820	11,075	1,300	1,800	215	1,375	0	400	16,640
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>3,884,588</b>	<b>223,257</b>	<b>204,215</b>	<b>230,778</b>	<b>194,547</b>	<b>174,927</b>	<b>170,291</b>	<b>16,988</b>	<b>516,997</b>	<b>8,317</b>	<b>46,465</b>	<b>60,819</b>
<b>UTILITIES</b>												
WATER AND SEWER	1,144,158	50,000	49,142	73,929	76,321	25,000	34,659	50,000			17,840	44,631
ELECTRICITY	1,074,901	60,000	82,653	86,665	21,000	114,323	137,107	100,000		8,000	0	250
GAS	435,286	48,000	52,346	32,295	12,200	81,981	25,836	23,000		2,700	0	750
<b>TOTAL UTILITIES</b>	<b>2,654,345</b>	<b>158,000</b>	<b>184,141</b>	<b>192,889</b>	<b>109,521</b>	<b>221,304</b>	<b>197,602</b>	<b>173,000</b>	<b>221,304</b>	<b>10,700</b>	<b>17,840</b>	<b>45,631</b>
<b>MAINTENANCE EXPENSE</b>												
MAINTENANCE PAYROLL	762,773	23,234	23,234	79,269	58,346	47,133	47,133	0	46,297	0	5,581	5,581
MAINTENANCE BENEFITS	290,839	9,294	9,294	31,708	23,338	18,853	18,853	0	18,519	0	2,232	2,232
WASTE AND RECYCLE	301,139	9,000	9,000	8,000	1,000	58,588	57,128	46,184	0	0	0	0
EXTERMINATING	314,850	25,400	25,200	28,000	30,000	26,000	20,000	1,200	5,000	1,500	8,000	8,150
SECURITY EXPENSE	430,405	46,000	30,000	26,000	23,004	22,000	9,531	18,000	11,000	2,600	5,400	4,770
JANITORIAL	671,840	28,000	45,000	43,000	3,000	54,557	43,000	75,400	18,690	0	500	0
EQUIPMENT EXPENSE	29,100	200	0	2,500	2,100	1,000	400	0	0	0	0	0
FACILITY MAINTENANCE	804,666	39,700	45,800	44,050	32,116	43,420	41,500	4,000	44,360	2,000	35,000	37,400
GENERAL MAINTENANCE	708,571	20,160	23,620	24,620	15,000	38,810	49,920	96,200	6,000	1,500	2,100	3,350
LANDSCAPING	5,600	200	700	1,200	500	500	0	500	0	0	0	0
ELECTRICAL MAINTENANCE AND REPAIR	70,075	4,000	6,000	3,000	1,000	4,000	5,500	1,500	1,000	0	100	100
PLUMBING MAINTENANCE AND REPAIR	174,500	9,200	20,000	13,000	7,000	15,500	12,000	9,000	1,200	2,000	3,500	2,000
HVAC MAINTENANCE AND REPAIR	348,846	14,200	26,500	21,000	5,000	40,000	32,000	54,000	8,000	1,700	10,950	8,950
APPLIANCE MAINTENANCE	40,750	0	250	500	2,000	5,000	1,000	0	2,000	0	1,000	1,000
EXTRAORDINARY EXPENDITURES	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>4,953,954</b>	<b>228,588</b>	<b>264,598</b>	<b>325,847</b>	<b>203,404</b>	<b>375,361</b>	<b>337,964</b>	<b>305,984</b>	<b>162,066</b>	<b>11,300</b>	<b>74,363</b>	<b>73,533</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>11,492,888</b>	<b>609,845</b>	<b>652,954</b>	<b>749,514</b>	<b>507,473</b>	<b>771,592</b>	<b>705,857</b>	<b>495,972</b>	<b>679,064</b>	<b>30,317</b>	<b>138,668</b>	<b>179,983</b>
<b>NET OPERATING INCOME</b>	<b>6,273,454</b>	<b>394,876</b>	<b>483,848</b>	<b>341,563</b>	<b>826,591</b>	<b>69,345</b>	<b>173,128</b>	<b>63,772</b>	<b>3,086</b>	<b>44,487</b>	<b>87,479</b>	<b>56,007</b>
<b>TAX AND INSURANCE EXPENSE</b>												
REAL ESTATE TAXES	515,103	29,245.00	30,348.00	23,560.00	89,896.00	6,287.00	23,487.00		24,195.00	2,560.00	6,483.00	6,321.00
PROPERTY INSURANCE	1,128,056	61,404.00	56,978.00	55,766.00	89,132.00	59,562.31	56,871.00	63,772.00	801.00	787.00	24,662.30	21,068.90
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>1,643,159</b>	<b>90,649.00</b>	<b>87,326.00</b>	<b>79,326.00</b>	<b>179,028.00</b>	<b>65,849.31</b>	<b>80,358.00</b>	<b>63,772.00</b>	<b>24,996.00</b>	<b>3,347.00</b>	<b>31,145.30</b>	<b>27,389.90</b>
<b>NET INCOME(LOSS)</b>	<b>4,630,296</b>	<b>304,227.08</b>	<b>396,521.88</b>	<b>262,236.56</b>	<b>647,562.60</b>	<b>3,495.75</b>	<b>92,769.97</b>	<b>0.00</b>	<b>-21,910.32</b>	<b>41,140.35</b>	<b>56,333.92</b>	<b>28,617.43</b>
<b>RESERVE DEPOSITS &amp; DEBT SERVICE:</b>												
REPLACEMENT RESERVE	759,827	44,276	63,654	38,192	48,536	35,051	36,896		24,597		15,967	18,048
UNIT TURNOVER RESERVE	33,248	33,248										
DEBT SERVICE (PRINCIPAL & INTEREST)	1,301,283	101,228	81,144	75,924	201,606		69,216		7,558			
<b>NET CASH FLOW</b>	<b>2,535,937.59</b>	<b>125,475.12</b>	<b>251,723.88</b>	<b>148,120.56</b>	<b>397,420.60</b>	<b>-31,555.25</b>	<b>-13,342.03</b>	<b>0.00</b>	<b>-54,065.00</b>	<b>41,140.35</b>	<b>40,366.92</b>	<b>10,569.43</b>

	132	135	149	134	150	151	152	154	155	153	157	133
	2nd Street	LAPHAM PARK	Westlawn Renaissance Owners Assoc	Westlawn Renaissance	WG Scattered Sites	Victory Manor	Westlawn Renaissance III	Westlawn Renaissance IV	Westlawn Renaissance V	Westlawn Renaissance VI	Westlawn Renaissance VII	Olga Village
<b>AVAILABLE UNITS</b>	<b>8</b>	<b>203</b>		<b>250</b>	<b>30</b>	<b>60</b>	<b>94</b>	<b>60</b>	<b>44</b>	<b>138</b>	<b>97</b>	<b>37</b>
RENTAL INCOME												
RENTAL INCOME - MARKET	84,150	1,659,952		2,544,831	367,873	504,117	749,614	519,564	395,784	1,366,008	974,856	332,733
RENTAL INCOME - COMMERCIAL		77,569				21,600						
PUBLIC HOUSING UTILITIES												
VACANCIES - RESIDENTIAL	-4,238	82,998		-127,242	-18,394	-25,206	-37,481	-25,978	-19,789	-68,300	-48,743	-9,616
<b>TOTAL RENTAL INCOME</b>	<b>79,912</b>	<b>1,820,519</b>		<b>2,417,589</b>	<b>349,479</b>	<b>500,511</b>	<b>712,133</b>	<b>493,586</b>	<b>375,995</b>	<b>1,297,708</b>	<b>926,113</b>	<b>323,117</b>
OTHER INCOME												
SALES AND SERVICE TENANTS	612	2,500		1,000	0	1,000	400	400		200		1,385
OTHER INCOME	0	13,000		5,000	0	4,500	0	1,500	2,000		4,500	55,258
CONDO DUES			287,165									
LATE FEES	840	4,000		10,000	2,000	3,000	4,000					
<b>TOTAL OTHER INCOME</b>	<b>1,452</b>	<b>19,500</b>	<b>287,165</b>	<b>16,000</b>	<b>2,000</b>	<b>8,500</b>	<b>4,400</b>	<b>1,900</b>	<b>2,000</b>	<b>200</b>	<b>4,500</b>	<b>56,643</b>
<b>TOTAL INCOME</b>	<b>81,364</b>	<b>1,840,019</b>	<b>287,165</b>	<b>2,433,589</b>	<b>351,479</b>	<b>509,011</b>	<b>716,533</b>	<b>495,486</b>	<b>377,995</b>	<b>1,297,908</b>	<b>930,613</b>	<b>379,760</b>
ADMINISTRATIVE EXPENSE												
CONDOMINIUM DUES	0	0	0	92,225	8,342	59,414	11,991	8,166	6,413	59,414	27,848	0
TENANT SERVICES	925	1,500	0	1,425	925	300	2,000	0	0	0	0	0
MARKETING	0	0	0	0	0	0	0	0	0	0	0	0
SEMINARS AND TRAINING	0	0	0	0	0	0	0	0	0	0	0	0
CREDIT AND CRIMINAL	0	2,500	0	3,000	140	600	5,000	1,000	0	3,000	0	0
OFFICE EXPENSE	0	4,600	1,200	3,000	200	500	200	2,000	2,500	1,100	5,625	4,986
ADMINISTRATIVE PAYROLL	11,397	86,220	0	107,549	12,959	25,914	40,600	25,914	12,959	59,604	41,893	42,512
ADMINISTRATIVE BENEFITS	1,877	34,488	0	43,019	5,183	10,366	16,240	10,366	5,183	23,841	11,662	0
MANAGEMENT FEE	5,086	165,780	0	279,786	18,762	25,710	44,977	33,698	35,028	80,642	82,901	19,470
ACCTG AND BOOKKEEPING FEES	800	18,300	0	22,500	2,700	5,400	8,460	5,400	4,050	12,793	9,113	8,904
AUDIT FEES	0	10,836	0	10,836	7,159	7,159	11,531	11,531	0	11,531	5,000	8,137
LEGAL EXPENSE	18	2,750	0	3,500	100	100	100	0	0	0	0	0
TELEPHONE AND INTERNET EXPE	0	2,500	1,300	15,800	0	1,500	1,500	50	2,000	3,000	4,500	9,233
BANK FEES	0	1,500	0	3,000	0	0	1,000	1,000	0	500	0	1,031
BAD DEBTS	0	0	0	0	0	0	0	0	0	0	0	0
TAX CREDIT FEES	0	9,045	0	11,250	900	1,800	2,820	1,800	0	4,140	0	0
MISC ADMIN EXPENSES	835	6,600	7,000	250	100	100	500	100	2,000	300	4,500	0
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>20,938</b>	<b>346,619</b>	<b>9,500</b>	<b>597,140</b>	<b>57,870</b>	<b>138,863</b>	<b>147,719</b>	<b>101,025</b>	<b>70,133</b>	<b>259,865</b>	<b>193,042</b>	<b>94,273</b>
UTILITIES												
WATER AND SEWER	11,620	97,465	850	222,339	34,512	12,057	29,131	19,612	21,500	180,658	74,800	18,092
ELECTRICITY	0	185,424	3,000	99,814	200	50,243	50,451	3,600	11,937	5,040	7,299	47,895
GAS	0	46,418	1,500	43,776	200	21,792	12,694	3,600	5,177	2,100	4,201	14,720
<b>TOTAL UTILITIES</b>	<b>11,620</b>	<b>329,307</b>	<b>5,350</b>	<b>365,929</b>	<b>34,912</b>	<b>84,092</b>	<b>26,812</b>	<b>38,614</b>	<b>38,614</b>	<b>187,798</b>	<b>86,300</b>	<b>80,707</b>
MAINTENANCE EXPENSE												
MAINTENANCE PAYROLL	7,403	91,622	0	96,868	11,671	23,341	36,568	23,341	11,671	53,685	37,735	33,062
MAINTENANCE BENEFITS	1,916	36,649	0	38,747	4,668	9,336	14,627	9,336	4,668	21,474	15,094	0
WASTE AND RECYCLE	0	26,356	115	16,548	0	16,164	25,994	11,201	6,365	0	6,400	3,096
EXTERMINATING	1,700	43,050	0	40,000	1,000	5,500	1,700	2,000	4,075	20,000	15,169	2,206
SECURITY EXPENSE	100	39,000	90,500	25,000	3,000	6,000	16,000	6,000	12,000	7,500	27,000	0
JANITORIAL	9,000	70,000	8,725	59,000	3,500	27,306	48,800	21,698	33,500	1,800	75,375	1,989
EQUIPMENT EXPENSE	0	4,500	50	15,500	0	100	150	100	0	2,500	0	0
FACILITY MAINTENANCE	9,550	84,120	0	124,000	23,000	20,200	22,000	21,200	15,180	61,500	28,825	25,745
GENERAL MAINTENANCE	5,825	70,030	169,200	90,120	7,000	19,720	18,870	14,822	4,900	4,600	11,025	11,179
LANDSCAPING	0	2,000	0	0	0	0	0	0	0	0	0	0
ELECTRICAL MAINTENANCE AND	200	8,000	1,700	8,000	1,000	1,400	700	250	6,500	1,500	14,625	0
PLUMBING MAINTENANCE AND	2,800	9,000	1,000	17,700	3,500	4,000	5,700	1,300	10,000	2,600	22,500	0
HVAC MAINTENANCE AND REPAI	2,500	50,996	375	22,500	3,500	10,000	6,000	3,750	9,500	800	16,625	0
APPLIANCE MAINTENANCE	1,000	3,000	650	15,000	0	600	0	250	2,000	1,000	4,500	0
EXTRAORDINARY EXPENDITURE	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>41,994</b>	<b>538,323</b>	<b>272,315</b>	<b>568,983</b>	<b>61,839</b>	<b>143,667</b>	<b>197,109</b>	<b>115,248</b>	<b>120,359</b>	<b>178,959</b>	<b>274,873</b>	<b>77,277</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>74,552</b>	<b>1,214,249</b>	<b>287,165</b>	<b>1,532,052</b>	<b>154,620</b>	<b>366,622</b>	<b>437,104</b>	<b>243,085</b>	<b>229,106</b>	<b>626,622</b>	<b>554,215</b>	<b>252,258</b>
<b>NET OPERATING INCOME</b>	<b>6,812</b>	<b>625,770</b>	<b>0</b>	<b>901,538</b>	<b>196,859</b>	<b>142,389</b>	<b>279,429</b>	<b>252,401</b>	<b>148,889</b>	<b>671,286</b>	<b>376,398</b>	<b>127,502</b>
TAX AND INSURANCE EXPENSE												
REAL ESTATE TAXES	6,803.00	46,204.17		82,692.00	11,200.00	17,301.00	23,868.00	20,149.00	7,745.00	26,724.00	23,513.00	6,522.00
PROPERTY INSURANCE	0.00	136,950.00		109,711.00	27,872.13	40,462.00	58,887.00	47,003.00	34,000.00	84,252.00	66,500.00	31,614.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>6,803.00</b>	<b>183,154.17</b>		<b>192,403.00</b>	<b>39,072.13</b>	<b>57,763.00</b>	<b>82,755.00</b>	<b>67,152.00</b>	<b>41,745.00</b>	<b>110,976.00</b>	<b>90,013.00</b>	<b>38,136.00</b>
<b>NET INCOME(LOSS)</b>	<b>9.26</b>	<b>442,616.09</b>	<b>0.00</b>	<b>709,134.50</b>	<b>157,786.92</b>	<b>84,626.23</b>	<b>196,674.01</b>	<b>185,248.66</b>	<b>107,143.94</b>	<b>560,309.99</b>	<b>286,384.57</b>	<b>89,366.24</b>
RESERVE DEPOSITS & DEBT SERVICE:												
REPLACEMENT RESERVE		134,420		117,593	11,069	22,138	29,918	19,669	13,596	45,239	29,973	10,995
UNIT TURNOVER RESERVE												
DEBT SERVICE (PRINCIPAL & INTEREST)					69,852	47,256	100,128	47,448	36,108	319,787	144,028	
<b>NET CASH FLOW</b>	<b>9.26</b>	<b>308,196.09</b>	<b>0.00</b>	<b>591,541.50</b>	<b>76,865.92</b>	<b>15,232.23</b>	<b>66,628.01</b>	<b>118,131.66</b>	<b>57,439.94</b>	<b>195,283.59</b>	<b>112,383.57</b>	<b>78,371.24</b>

Affordalbe (Mixed Finance)  
Consolidated Budget  
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	17,230,420.08	14,951,643.00	15,916,734.45	13,998,364.42	2,278,777.08	1,313,685.63	3,232,055.66
RENTAL INCOME - COMMERCIAL	357,188.28	301,935.00	349,669.31	349,452.91	55,253.28	7,518.97	7,735.37
PUBLIC HOUSING UTILITIES	950.00	-85,000.00	996.00	1,250.50	85,950.00	-46.00	-300.50
VACANCIES - RESIDENTIAL	-866,768.31	-799,262.00	-1,883,340.35	-1,408,133.56	-67,506.31	1,016,572.04	541,365.25
<b>TOTAL RENTAL INCOME</b>	<b>16,721,790.05</b>	<b>14,369,316.00</b>	<b>14,384,059.41</b>	<b>12,940,934.27</b>	<b>2,352,474.05</b>	<b>2,337,730.64</b>	<b>3,780,855.78</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	32,917.00	34,512.00	45,936.77	20,461.67	-1,595.00	-13,019.77	12,455.33
OTHER INCOME	119,518.00	53,905.00	282,060.37	63,753.23	65,613.00	-162,542.37	55,764.77
CONDO DUES	841,709.00	1,267,665.00	307,625.63	518,921.04	-425,956.00	534,083.37	322,787.96
LATE FEES	50,408.00	123,366.00	102,986.67	137,979.00	-72,958.00	-52,578.67	-87,571.00
<b>TOTAL OTHER INCOME</b>	<b>1,044,552.00</b>	<b>1,479,448.00</b>	<b>738,609.44</b>	<b>741,114.94</b>	<b>-434,896.00</b>	<b>305,942.56</b>	<b>303,437.06</b>
<b>TOTAL INCOME</b>	<b>17,766,342.05</b>	<b>15,848,764.00</b>	<b>15,122,668.85</b>	<b>13,682,049.21</b>	<b>1,917,578.05</b>	<b>2,643,673.20</b>	<b>4,084,292.84</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	626,724.08	925,838.76	824,178.67	332,528.23	-299,114.68	-197,454.59	294,195.85
TENANT SERVICES	20,805.00	159,664.00	9,044.00	14,737.00	-138,859.00	11,761.00	6,068.00
MARKETING	0.00	3,377.00	298.80	0.00	-3,377.00	-298.80	0.00
SEMINARS AND TRAINING	2,000.00	0.00	675.21	0.00	2,000.00	1,324.79	2,000.00
CREDIT AND CRIMINAL	21,740.00	18,316.00	28,035.64	55,518.00	3,424.00	-6,295.64	-33,778.00
OFFICE EXPENSE	49,111.13	106,030.22	32,548.29	60,872.27	-56,919.09	16,562.84	-11,761.14
ADMINISTRATIVE PAYROLL	925,215.46	925,303.00	729,203.97	647,628.49	-87.54	196,011.49	277,586.97
ADMINISTRATIVE BENEFITS	345,067.68	355,258.00	164,891.28	164,497.31	-10,190.32	180,176.40	180,570.37
MANAGEMENT FEE	1,229,578.80	1,030,695.00	1,007,625.96	947,160.33	198,883.80	221,952.84	282,418.47
ACCTG AND BOOKEEPING FEES	183,885.60	163,482.00	157,748.12	181,417.42	20,403.60	26,137.48	2,468.18
AUDIT FEES	199,407.00	185,568.00	383,268.60	262,413.27	13,839.00	-183,861.60	-63,006.27
LEGAL EXPENSE	25,917.50	69,500.00	72,643.05	41,993.10	-43,582.50	-46,725.55	-16,075.60
TELEPHONE AND INTERNET EXPENSE	51,432.85	74,483.00	34,276.15	46,035.66	-23,050.15	17,156.70	5,397.19
BANK FEES	11,681.29	18,414.00	27,770.25	17,378.37	-6,732.71	-16,088.96	-5,697.08
BAD DEBTS	22,000.00		207,563.60	344,802.37	22,000.00	-185,563.60	-322,802.37
TAX CREDIT FEES	59,565.00	70,879.00	111,580.00	88,054.00	-11,314.00	-52,015.00	-28,489.00
MISC ADMIN EXPENSES	110,457.00	80,535.00	115,356.08	200,681.55	29,922.00	-4,899.08	-90,224.55
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>3,884,588.39</b>	<b>4,187,342.98</b>	<b>3,906,707.68</b>	<b>3,405,717.37</b>	<b>-302,754.59</b>	<b>-22,119.29</b>	<b>478,871.02</b>
<b>UTILITIES</b>							
WATER AND SEWER	1,144,157.95	1,096,287.00	1,160,723.07	1,066,330.89	47,870.95	-16,565.12	77,827.06
ELECTRICITY	1,074,901.00	870,619.00	1,109,764.32	1,050,395.20	204,282.00	-34,863.32	24,505.80
GAS	435,286.00	626,489.00	339,884.43	435,385.01	-191,203.00	95,401.57	-99.01
<b>TOTAL UTILITIES</b>	<b>2,654,344.95</b>	<b>2,593,395.00</b>	<b>2,610,371.81</b>	<b>2,552,111.10</b>	<b>60,949.95</b>	<b>43,973.14</b>	<b>102,233.85</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	762,773.27	715,708.00	526,981.15	179,222.12	47,065.27	235,792.12	583,551.15
MAINTENANCE BENEFITS	290,838.84	276,778.00	92,886.73	27,942.07	14,060.84	197,952.11	262,896.77
WASTE AND RECYCLE	301,139.00	238,313.00	258,301.92	202,152.67	62,826.00	42,837.08	98,986.33
EXTERMINATING	314,850.00	205,152.00	137,658.16	101,258.84	109,698.00	177,191.84	213,591.16
SECURITY EXPENSE	430,404.67	453,296.00	326,115.27	317,991.56	-22,891.33	104,289.40	112,413.11
JANITORIAL	671,840.00	583,994.00	1,094,208.24	806,798.68	87,846.00	-422,368.24	-134,958.68
EQUIPMENT EXPENSE	29,100.00	1,056.00	183,178.05	28,348.65	28,044.00	-154,078.05	751.35
FACILITY MAINTENANCE	804,666.49	619,050.00	489,021.41	429,091.48	185,616.49	315,645.08	375,575.01
GENERAL MAINTENANCE	708,571.00	981,763.91	1,309,018.55	1,038,622.61	-273,192.91	-600,447.55	-330,051.61
LANDSCAPING	5,600.00	32,216.00	31,899.27	5,585.48	-26,616.00	-26,299.27	14.52
ELECTRICAL MAINTENANCE AND REPAIR	70,075.00	85,398.89	62,516.13	63,073.40	-15,323.89	7,558.87	7,001.60
PLUMBING MAINTENANCE AND REPAIR	174,500.00	149,524.00	261,818.04	134,120.24	24,976.00	-87,318.04	40,379.76
HVAC MAINTENANCE AND REPAIR	348,846.00	215,288.00	394,274.52	413,698.63	133,558.00	-45,428.52	-64,852.63
APPLIANCE MAINTENANCE	40,750.00	66,533.00	26,810.75	64,789.47	-25,783.00	13,939.25	-24,039.47
EXTRAORDINARY EXPENDITURES	0.00	64,996.00	0.00	0.00	-64,996.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>4,953,954.27</b>	<b>4,689,066.80</b>	<b>5,194,688.19</b>	<b>3,812,695.90</b>	<b>264,887.47</b>	<b>-240,733.92</b>	<b>1,141,258.37</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>11,492,887.61</b>	<b>11,469,804.78</b>	<b>11,711,767.68</b>	<b>9,770,524.37</b>	<b>23,082.83</b>	<b>-218,880.07</b>	<b>1,722,363.24</b>
<b>NET OPERATING INCOME</b>	<b>6,273,454.44</b>	<b>4,378,959.22</b>	<b>3,410,901.17</b>	<b>3,911,524.84</b>	<b>1,894,495.22</b>	<b>2,862,553.27</b>	<b>2,361,929.60</b>
<b>TAX AND INSURANCE EXPENSE</b>							
REAL ESTATE TAXES	515,103.17	453,961.10	400,756.64	401,249.13	61,142.07	114,346.53	113,854.04
PROPERTY INSURANCE	1,128,055.64	815,618.00	1,039,212.93	831,003.11	312,437.64	88,842.71	297,052.53
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>1,643,158.81</b>	<b>1,269,579.10</b>	<b>1,439,969.58</b>	<b>1,232,252.24</b>	<b>373,579.71</b>	<b>203,189.23</b>	<b>410,906.57</b>
<b>NET INCOME(LOSS)</b>	<b>4,630,295.63</b>	<b>3,109,380.12</b>	<b>1,970,931.60</b>	<b>2,679,272.60</b>	<b>1,520,915.51</b>	<b>2,659,364.03</b>	<b>1,951,023.03</b>
<b>RESERVE DEPOSITS &amp; DEBT SERVICE:</b>							
REPLACEMENT RESERVE	759,827.00	737,696.12	737,696.12	716,209.82	22,130.88	22,130.88	43,617.18
UNIT TURNOVER RESERVE	33,248.40	32,280.00	32,280.00	31,339.81	968.40	968.40	1,908.59
DEBT SERVICE (PRINCIPAL & INTEREST)	1,301,282.56	1,301,282.56	1,301,282.56	1,301,282.56	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>2,535,937.67</b>	<b>1,038,121.44</b>	<b>-100,327.08</b>	<b>630,440.41</b>	<b>1,497,816.23</b>	<b>2,636,264.75</b>	<b>1,905,497.26</b>

BECHER COURT (106)

**Budget Comparison**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,005,088.00	933,180.00	961,626.67	919,958.23	71,908.00	43,461.33	85,129.77
PUBLIC HOUSING UTILITIES	200.00	0.00	324.00	225.00	200.00	-124.00	-25.00
RENTAL INCOME - COMMERCIAL	41,587.08	50,004.00	39,978.67	38,449.20	-8,416.92	1,608.41	3,137.88
VACANCIES - RESIDENTIAL	-50,254.00	-46,656.00	-74,037.33	-41,064.88	-3,598.00	23,783.33	-9,189.12
<b>TOTAL RENTAL INCOME</b>	<b>996,621.08</b>	<b>936,528.00</b>	<b>927,892.00</b>	<b>917,567.55</b>	<b>60,093.08</b>	<b>68,729.08</b>	<b>79,053.53</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	4,100.00	0.00	4,732.00	4,159.81	4,100.00	-632.00	-59.81
OTHER INCOME	3,000.00	4,500.00	3,200.00	5,266.95	-1,500.00	-200.00	-2,266.95
LATE FEES	1,000.00	0.00	4,000.00	6,184.00	1,000.00	-3,000.00	-5,184.00
<b>TOTAL OTHER INCOME</b>	<b>8,100.00</b>	<b>4,500.00</b>	<b>11,932.00</b>	<b>15,610.76</b>	<b>3,600.00</b>	<b>-3,832.00</b>	<b>-7,510.76</b>
<b>TOTAL INCOME</b>	<b>1,004,721.08</b>	<b>941,028.00</b>	<b>939,824.00</b>	<b>933,178.31</b>	<b>63,693.08</b>	<b>64,897.08</b>	<b>71,542.77</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	3,290.00	3,800.00	1,720.00	1,100.00	-510.00	1,570.00	2,190.00
SEMINARS AND TRAINING	0.00	888.00	0.00	0.00	-888.00	0.00	0.00
CREDIT AND CRIMINAL	800.00	5,124.00	562.67	2,758.00	-4,324.00	237.33	-1,958.00
OFFICE EXPENSE	2,000.00	10,794.31	1,854.67	3,675.42	-8,794.31	145.33	-1,675.42
ADMINISTRATIVE PAYROLL	62,806.00	68,463.00	38,850.67	61,198.78	-5,657.00	23,955.33	1,607.22
ADMINISTRATIVE BENEFITS	25,122.00	27,389.00	5,904.00	17,457.26	-2,267.00	19,218.00	7,664.74
MANAGEMENT FEE	60,807.00	55,068.00	51,777.33	52,199.74	5,739.00	9,029.67	8,607.26
ACCTG AND BOOKEEPING FEES	12,960.00	12,000.00	10,800.00	10,800.00	960.00	2,160.00	2,160.00
AUDIT FEES	16,700.00	11,745.00	21,600.00	17,161.00	4,955.00	-4,900.00	-461.00
LEGAL EXPENSE	1,050.00	4,488.00	1,136.00	95.84	-3,438.00	-86.00	954.16
TELEPHONE AND INTERNET EXPENSE	3,600.00	3,132.00	2,590.67	1,174.11	468.00	1,009.33	2,425.89
BANK FEES	1,400.00	156.00	2,086.67	1,380.74	1,244.00	-686.67	19.26
BAD DEBTS	5,000.00	0.00	8,106.67	6,946.59	5,000.00	-3,106.67	-1,946.59
TAX CREDIT FEES	3,600.00	5,256.00	23,466.67	150.00	-1,656.00	-19,866.67	3,450.00
MISC ADMIN EXPENSES	24,122.00	12,528.00	31,846.67	19,855.77	11,594.00	-7,724.67	4,266.23
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>223,257.00</b>	<b>220,831.31</b>	<b>202,302.67</b>	<b>195,953.25</b>	<b>2,425.69</b>	<b>20,954.33</b>	<b>27,303.75</b>
<b>UTILITIES</b>							
WATER AND SEWER	50,000.00	71,200.00	61,865.33	38,925.67	-21,200.00	-11,865.33	11,074.33
ELECTRICITY	60,000.00	56,600.00	59,524.00	56,111.76	3,400.00	476.00	3,888.24
GAS	48,000.00	53,900.00	33,453.33	35,011.91	-5,900.00	14,546.67	12,988.09
<b>TOTAL UTILITIES</b>	<b>158,000.00</b>	<b>181,700.00</b>	<b>154,842.67</b>	<b>130,049.34</b>	<b>-23,700.00</b>	<b>3,157.33</b>	<b>27,950.66</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	23,234.00	58,176.00	23,524.00	23,442.98	-34,942.00	-290.00	-208.98
MAINTENANCE BENEFITS	9,294.00	32,767.00	1,802.67	1,765.33	-23,473.00	7,491.33	7,528.67
WASTE AND RECYCLE	9,000.00	12,000.00	8,033.33	8,303.74	-3,000.00	966.67	696.26
EXTERMINATING	25,400.00	13,992.00	13,408.00	4,749.96	11,408.00	11,992.00	20,650.04
SECURITY EXPENSE	46,000.00	38,500.00	50,384.00	45,912.26	7,500.00	-4,384.00	87.74
JANITORIAL	28,000.00	13,000.00	61,418.67	17,993.47	15,000.00	-33,418.67	10,006.53

EQUIPMENT EXPENSE	200.00	0.00	893.33	243.02	200.00	-693.33	-43.02
FACILITY MAINTENANCE	39,700.00	35,832.00	24,696.00	2,057.88	3,868.00	15,004.00	37,642.12
GENERAL MAINTENANCE	20,160.00	8,616.00	23,332.00	5,910.47	11,544.00	-3,172.00	14,249.53
LANDSCAPING	200.00	528.00	388.00	356.43	-328.00	-188.00	-156.43
ELECTRICAL MAINTENANCE AND REPAIR	4,000.00	6,256.00	3,322.67	2,111.56	-2,256.00	677.33	1,888.44
PLUMBING MAINTENANCE AND REPAIR	9,200.00	9,004.00	6,110.67	9,742.62	196.00	3,089.33	-542.62
HVAC MAINTENANCE AND REPAIR	14,200.00	13,272.00	9,981.33	10,847.27	928.00	4,218.67	3,352.73
APPLIANCE MAINTENANCE	0.00	2,100.00	0.00	0.00	-2,100.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>228,588.00</b>	<b>244,043.00</b>	<b>227,294.67</b>	<b>133,436.99</b>	<b>-15,455.00</b>	<b>1,293.33</b>	<b>95,151.01</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>609,845.00</b>	<b>646,574.31</b>	<b>584,440.00</b>	<b>459,439.58</b>	<b>-36,729.31</b>	<b>25,405.00</b>	<b>150,405.42</b>
<b>NET OPERATING INCOME</b>	<b>394,876.08</b>	<b>294,453.69</b>	<b>355,385.33</b>	<b>473,738.73</b>	<b>100,422.39</b>	<b>39,490.75</b>	<b>-78,862.65</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	29,245.00	19,157.50	31,693.33	30,045.82	10,087.50	-2,448.33	-800.82
PROPERTY INSURANCE	61,404.00	35,988.00	61,338.67	51,357.56	25,416.00	65.33	10,046.44
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>90,649.00</b>	<b>55,145.50</b>	<b>93,032.00</b>	<b>81,403.38</b>	<b>35,503.50</b>	<b>-2,383.00</b>	<b>9,245.62</b>
<b>NET INCOME(LOSS)</b>	<b>304,227.08</b>	<b>239,308.19</b>	<b>262,353.33</b>	<b>392,335.35</b>	<b>64,918.89</b>	<b>41,873.75</b>	<b>-88,108.27</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	44,276.00	42,986.41	42,986.41	41,734.38	1,289.59	1,289.59	2,541.62
UNIT TURNOVER RESERVE	33,248.40	32,280.00	32,280.00	31,339.81	968.40	968.40	1,908.59
DEBT SERVICE (PRINCIPAL & INTEREST)	101,227.56	101,227.56	101,227.56	101,227.56	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>125,475.12</b>	<b>62,814.22</b>	<b>85,859.37</b>	<b>218,033.61</b>	<b>62,660.90</b>	<b>39,615.75</b>	<b>-92,558.49</b>

Holton Terrace (110)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,104,540.00	995,040.00	1,045,198.67	1,029,247.34	109,500.00	59,341.33	75,292.66
PUBLIC HOUSING UTILITIES	0.00	0.00	740.00	215.50	0.00	-740.00	-215.50
RENTAL INCOME - COMMERCIAL	37,956.00	37,959.00	36,850.67	39,335.42	-3.00	1,105.33	-1,379.42
VACANCIES - RESIDENTIAL	-25,664.12	-50,472.00	-94,384.00	-53,628.25	24,807.88	68,719.88	27,964.13
<b>TOTAL RENTAL INCOME</b>	<b>1,116,831.88</b>	<b>982,527.00</b>	<b>988,405.33</b>	<b>1,015,170.01</b>	<b>134,304.88</b>	<b>128,426.55</b>	<b>101,661.87</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	11,970.00	3,708.00	8,880.00	4,562.78	8,262.00	3,090.00	7,407.22
OTHER INCOME	8,000.00	5,772.00	6,538.67	6,720.58	2,228.00	1,461.33	1,279.42
LATE FEES	0.00	2,004.00	-1,320.00	10,980.00	-2,004.00	1,320.00	-10,980.00
<b>TOTAL OTHER INCOME</b>	<b>19,970.00</b>	<b>11,484.00</b>	<b>14,098.67</b>	<b>22,263.36</b>	<b>8,486.00</b>	<b>5,871.33</b>	<b>-2,293.36</b>
<b>TOTAL INCOME</b>	<b>1,136,801.88</b>	<b>994,011.00</b>	<b>1,002,504.00</b>	<b>1,037,433.37</b>	<b>142,790.88</b>	<b>134,297.88</b>	<b>99,368.51</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	2,000.00	5,000.00	670.67	1,340.00	-3,000.00	1,329.33	660.00
CREDIT AND CRIMINAL	200.00	1,560.00	562.67	152.00	-1,360.00	-362.67	48.00
OFFICE EXPENSE	5,150.00	10,992.31	1,194.67	6,734.78	-5,842.31	3,955.33	-1,584.78
ADMINISTRATIVE PAYROLL	62,833.00	66,321.00	65,264.00	61,392.77	-3,488.00	-2,431.00	1,440.23
ADMINISTRATIVE BENEFITS	25,133.00	26,589.00	13,496.00	14,232.95	-1,456.00	11,637.00	10,900.05
MANAGEMENT FEE	59,793.00	55,992.00	54,536.00	55,513.35	3,801.00	5,257.00	4,279.65
ACCTG AND BOOKEEPING FEES	12,000.00	11,160.00	12,000.00	12,000.00	840.00	0.00	0.00
AUDIT FEES	11,531.00	11,475.00	18,933.33	17,464.00	56.00	-7,402.33	-5,933.00
LEGAL EXPENSE	5,400.00	4,632.00	5,460.00	12,391.74	768.00	-60.00	-6,991.74
TELEPHONE AND INTERNET EXPENSE	1,450.00	4,572.00	2,205.33	1,255.61	-3,122.00	-755.33	194.39
BANK FEES	700.00	624.00	2,958.67	685.00	76.00	-2,258.67	15.00
BAD DEBTS	2,000.00	0.00	35,002.67	7,912.34	2,000.00	-33,002.67	-5,912.34
TAX CREDIT FEES	3,600.00	4,140.00	28,266.67	150.00	-540.00	-24,666.67	3,450.00
MISC ADMIN EXPENSES	12,425.00	17,064.00	4,074.67	8,520.81	-4,639.00	8,350.33	3,904.19
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>204,215.00</b>	<b>220,121.31</b>	<b>244,625.33</b>	<b>199,745.35</b>	<b>-15,906.31</b>	<b>-40,410.33</b>	<b>4,469.65</b>
<b>UTILITIES</b>							
WATER AND SEWER	49,142.00	50,700.00	49,142.67	47,244.67	-1,558.00	-0.67	1,897.33
ELECTRICITY	82,653.00	49,800.00	82,653.33	110,129.03	32,853.00	-0.33	-27,476.03
GAS	52,346.00	63,500.00	44,854.67	69,430.09	-11,154.00	7,491.33	-17,084.09
<b>TOTAL UTILITIES</b>	<b>184,141.00</b>	<b>164,000.00</b>	<b>176,650.67</b>	<b>226,803.79</b>	<b>20,141.00</b>	<b>7,490.33</b>	<b>-42,662.79</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	23,234.00	55,200.00	23,524.00	23,442.98	-31,966.00	-290.00	-208.98
MAINTENANCE BENEFITS	9,294.00	22,051.00	1,802.67	1,765.33	-12,757.00	7,491.33	7,528.67
WASTE AND RECYCLE	9,000.00	19,056.00	13,616.00	8,399.20	-10,056.00	-4,616.00	600.80
EXTERMINATING	25,200.00	25,728.00	12,410.67	13,349.75	-528.00	12,789.33	11,850.25
SECURITY EXPENSE	30,000.00	25,752.00	32,666.67	28,198.93	4,248.00	-2,666.67	1,801.07
JANITORIAL	45,000.00	30,252.00	127,240.00	46,237.19	14,748.00	-82,240.00	-1,237.19
EQUIPMENT EXPENSE	0.00	528.00	0.00	881.15	-528.00	0.00	-881.15

FACILITY MAINTENANCE	45,800.00	36,332.00	15,108.00	18,507.24	9,468.00	30,692.00	27,292.76
GENERAL MAINTENANCE	23,620.00	38,968.00	29,100.00	13,083.90	-15,348.00	-5,480.00	10,536.10
LANDSCAPING	700.00	2,000.00	329.33	450.75	-1,300.00	370.67	249.25
ELECTRICAL MAINTENANCE AND REPAIR	6,000.00	8,100.00	7,640.00	10,320.98	-2,100.00	-1,640.00	-4,320.98
PLUMBING MAINTENANCE AND REPAIR	20,000.00	35,256.00	53,090.67	15,072.41	-15,256.00	-33,090.67	4,927.59
HVAC MAINTENANCE AND REPAIR	26,500.00	21,884.00	18,944.00	35,063.49	4,616.00	7,556.00	-8,563.49
APPLIANCE MAINTENANCE	250.00	2,004.00	222.67	0.00	-1,754.00	27.33	250.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>264,598.00</b>	<b>323,111.00</b>	<b>335,694.67</b>	<b>214,773.30</b>	<b>-58,513.00</b>	<b>-71,096.67</b>	<b>49,824.70</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>652,954.00</b>	<b>707,232.31</b>	<b>756,970.67</b>	<b>641,322.44</b>	<b>-54,278.31</b>	<b>-104,016.67</b>	<b>11,631.56</b>
<b>NET OPERATING INCOME</b>	<b>483,847.88</b>	<b>286,778.69</b>	<b>245,533.33</b>	<b>396,110.93</b>	<b>197,069.19</b>	<b>238,314.55</b>	<b>87,736.95</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	30,348.00	20,369.60	20,725.33	25,695.43	9,978.40	9,622.67	4,652.57
PROPERTY INSURANCE	56,978.00	35,664.00	49,116.00	48,523.88	21,314.00	7,862.00	8,454.12
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>87,326.00</b>	<b>56,033.60</b>	<b>69,841.33</b>	<b>74,219.31</b>	<b>31,292.40</b>	<b>17,484.67</b>	<b>13,106.69</b>
<b>NET INCOME(LOSS)</b>	<b>396,521.88</b>	<b>230,745.09</b>	<b>175,692.00</b>	<b>321,891.62</b>	<b>165,776.79</b>	<b>220,829.88</b>	<b>74,630.26</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	63,654.00	61,800.00	61,800.00	60,000.00	1,854.00	1,854.00	3,654.00
UNIT TURNOVER RESERVE		0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	81,144.00	81,144.00	81,144.00	81,144.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>251,723.88</b>	<b>87,801.09</b>	<b>32,748.00</b>	<b>180,747.62</b>	<b>163,922.79</b>	<b>218,975.88</b>	<b>70,976.26</b>



MERRILL PARK (120)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,016,410.00	996,480.00	1,091,525.33	1,067,169.96	19,930.00	-75,115.33	-50,759.96
RENTAL INCOME - COMMERCIAL	110,487.00	110,484.00	109,385.33	106,579.71	3.00	1,101.67	3,907.29
VACANCIES - RESIDENTIAL	-50,820.50	-49,824.00	-181,964.00	-62,737.66	-996.50	131,143.50	11,917.16
<b>TOTAL RENTAL INCOME</b>	<b>1,076,076.50</b>	<b>1,057,140.00</b>	<b>1,018,946.67</b>	<b>1,111,012.01</b>	<b>18,936.50</b>	<b>57,129.83</b>	<b>-34,935.51</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	1,000.00	0.00	1,168.00	2,473.43	1,000.00	-168.00	-1,473.43
OTHER INCOME	6,000.00	6,504.00	7,134.67	8,236.50	-504.00	-1,134.67	-2,236.50
LATE FEES	8,000.00	0.00	-280.00	15,060.00	8,000.00	8,280.00	-7,060.00
<b>TOTAL OTHER INCOME</b>	<b>15,000.00</b>	<b>6,504.00</b>	<b>8,022.67</b>	<b>25,769.93</b>	<b>8,496.00</b>	<b>6,977.33</b>	<b>-10,769.93</b>
<b>TOTAL INCOME</b>	<b>1,091,076.50</b>	<b>1,063,644.00</b>	<b>1,026,969.33</b>	<b>1,136,781.94</b>	<b>27,432.50</b>	<b>64,107.17</b>	<b>-45,705.44</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	2,000.00	28,836.00	2,253.33	1,780.00	-26,836.00	-253.33	220.00
SEMINARS AND TRAINING	0.00	1,788.00	0.00	0.00	-1,788.00	0.00	0.00
CREDIT AND CRIMINAL	0.00	6,000.00	562.67	600.00	-6,000.00	-562.67	-600.00
OFFICE EXPENSE	4,400.00	17,832.31	2,962.67	4,375.41	-13,432.31	1,437.33	24.59
ADMINISTRATIVE PAYROLL	68,316.14	70,605.00	54,010.67	56,973.62	-2,288.86	14,305.47	11,342.52
ADMINISTRATIVE BENEFITS	27,326.00	28,242.00	11,061.33	9,552.55	-916.00	16,264.67	17,773.45
MANAGEMENT FEE	60,366.00	52,944.00	57,510.67	63,047.04	7,422.00	2,855.33	-2,681.04
ACCTG AND BOOKKEEPING FEES	12,000.00	12,000.00	10,800.00	10,800.00	0.00	1,200.00	1,200.00
AUDIT FEES	18,050.00	11,745.00	24,605.33	41,412.00	6,305.00	-6,555.33	-23,362.00
LEGAL EXPENSE	3,200.00	7,236.00	1,526.67	2,495.67	-4,036.00	1,673.33	704.33
TELEPHONE AND INTERNET EXPENSE	1,100.00	2,724.00	717.33	894.13	-1,624.00	382.67	205.87
BANK FEES	200.00	156.00	1,832.00	126.00	44.00	-1,632.00	74.00
BAD DEBTS	15,000.00	0.00	0.00	24,154.86	15,000.00	15,000.00	-9,154.86
TAX CREDIT FEES	0.00	5,844.00	0.00	0.00	-5,844.00	0.00	0.00
MISC ADMIN EXPENSES	18,820.00	12,960.00	5,149.33	2,436.44	5,860.00	13,670.67	16,383.56
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>230,778.14</b>	<b>258,912.31</b>	<b>172,992.00</b>	<b>218,647.72</b>	<b>-28,134.17</b>	<b>57,786.14</b>	<b>12,130.42</b>
<b>UTILITIES</b>							
WATER AND SEWER	73,929.00	39,200.00	69,744.00	43,864.23	34,729.00	4,185.00	30,064.77
ELECTRICITY	86,665.00	72,500.00	81,760.00	65,614.74	14,165.00	4,905.00	21,050.26
GAS	32,295.00	62,100.00	33,622.67	44,767.27	-29,805.00	-1,327.67	-12,472.27
<b>TOTAL UTILITIES</b>	<b>192,889.00</b>	<b>173,800.00</b>	<b>185,126.67</b>	<b>154,246.24</b>	<b>19,089.00</b>	<b>7,762.33</b>	<b>38,642.76</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	79,268.80	55,128.00	23,794.67	13,744.35	24,140.80	55,474.13	65,524.45
MAINTENANCE BENEFITS	31,708.00	22,051.00	5,314.67	4,838.61	9,657.00	26,393.33	26,869.39
WASTE AND RECYCLE	8,000.00	18,996.00	9,564.00	9,074.93	-10,996.00	-1,564.00	-1,074.93
EXTERMINATING	28,000.00	8,056.00	14,026.67	2,758.00	19,944.00	13,973.33	25,242.00
SECURITY EXPENSE	26,000.00	24,996.00	46,500.00	26,358.92	1,004.00	-20,500.00	-358.92
JANITORIAL	43,000.00	35,400.00	73,397.33	33,777.19	7,600.00	-30,397.33	9,222.81
EQUIPMENT EXPENSE	2,500.00	528.00	470.67	1,962.30	1,972.00	2,029.33	537.70



FACILITY MAINTENANCE	44,050.00	37,464.00	44,024.00	691.89	6,586.00	26.00	43,358.11
GENERAL MAINTENANCE	24,620.00	27,816.00	40,306.67	14,021.50	-3,196.00	-15,686.67	10,598.50
LANDSCAPING	1,200.00	996.00	0.00	358.57	204.00	1,200.00	841.43
ELECTRICAL MAINTENANCE AND REPAIR	3,000.00	11,400.00	7,152.00	3,058.14	-8,400.00	-4,152.00	-58.14
PLUMBING MAINTENANCE AND REPAIR	13,000.00	39,504.00	12,596.00	7,613.36	-26,504.00	404.00	5,386.64
HVAC MAINTENANCE AND REPAIR	21,000.00	19,160.00	17,338.67	7,805.25	1,840.00	3,661.33	13,194.75
APPLIANCE MAINTENANCE	500.00	2,100.00	84.00	212.00	-1,600.00	416.00	288.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>325,846.80</b>	<b>303,595.00</b>	<b>294,569.33</b>	<b>126,275.01</b>	<b>22,251.80</b>	<b>31,277.47</b>	<b>199,571.79</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>749,513.94</b>	<b>736,307.31</b>	<b>652,688.00</b>	<b>499,168.97</b>	<b>13,206.63</b>	<b>96,825.94</b>	<b>250,344.97</b>
<b>NET OPERATING INCOME</b>	<b>341,562.56</b>	<b>327,336.69</b>	<b>374,281.33</b>	<b>637,612.97</b>	<b>14,225.87</b>	<b>-32,718.77</b>	<b>-296,050.41</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	23,560.00	22,479.20	31,565.33	30,433.55	1,080.80	-8,005.33	-6,873.55
PROPERTY INSURANCE	55,766.00	42,600.00	46,552.00	53,253.35	13,166.00	9,214.00	2,512.65
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>79,326.00</b>	<b>65,079.20</b>	<b>78,117.33</b>	<b>83,686.90</b>	<b>14,246.80</b>	<b>1,208.67</b>	<b>-4,360.90</b>
<b>NET INCOME(LOSS)</b>	<b>262,236.56</b>	<b>262,257.49</b>	<b>296,164.00</b>	<b>553,926.07</b>	<b>-20.93</b>	<b>-33,927.44</b>	<b>-291,689.51</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	38,192.00	37,079.61	37,079.61	35,999.62	1,112.39	1,112.39	2,192.38
UNIT TURNOVER RESERVE		0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	75,924.00	75,924.00	75,924.00	75,924.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>148,120.56</b>	<b>149,253.88</b>	<b>183,160.39</b>	<b>442,002.45</b>	<b>-1,133.32</b>	<b>-35,039.83</b>	<b>-293,881.89</b>

TOWNHOMES AT CARVER (108)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,399,277.00	928,644.00	1,372,726.67	449,346.52	470,633.00	26,550.33	949,930.48
PUBLIC HOUSING UTILITIES	0.00	-85,000.00	0.00	0.00	85,000.00	0.00	0.00
VACANCIES - RESIDENTIAL	-69,963.84	-92,800.00	-452,237.33	-104,487.66	22,836.16	382,273.49	34,523.82
<b>TOTAL RENTAL INCOME</b>	<b>1,329,313.16</b>	<b>750,844.00</b>	<b>920,489.33</b>	<b>344,858.86</b>	<b>578,469.16</b>	<b>408,823.83</b>	<b>984,454.30</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	250.00	5,500.00	530.67	45.00	-5,250.00	-280.67	205.00
OTHER INCOME	0.00	200.00	146,737.33	0.00	-200.00	-146,737.33	0.00
LATE FEES	4,500.00	7,200.00	6,120.00	4,320.00	-2,700.00	-1,620.00	180.00
<b>TOTAL OTHER INCOME</b>	<b>4,750.00</b>	<b>12,900.00</b>	<b>153,388.00</b>	<b>4,365.00</b>	<b>-8,150.00</b>	<b>-148,638.00</b>	<b>385.00</b>
<b>TOTAL INCOME</b>	<b>1,334,063.16</b>	<b>763,744.00</b>	<b>1,073,877.33</b>	<b>349,223.86</b>	<b>570,319.16</b>	<b>260,185.83</b>	<b>984,839.30</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	0.00	0.00	925.00	925.00	925.00
MARKETING	0.00	620.00	0.00	0.00	-620.00	0.00	0.00
SEMINARS AND TRAINING	0.00	825.00	0.00	0.00	-825.00	0.00	0.00
CREDIT AND CRIMINAL	2,000.00	100.00	5,490.67	6,441.00	1,900.00	-3,490.67	-4,441.00
OFFICE EXPENSE	2,200.00	7,536.31	2,364.00	5,836.88	-5,336.31	-164.00	-3,636.88
ADMINISTRATIVE PAYROLL	54,247.32	62,980.00	46,113.33	16,204.00	-8,732.68	8,133.99	38,043.32
ADMINISTRATIVE BENEFITS	21,699.00	25,192.00	8,953.33	3,826.04	-3,493.00	12,745.67	17,872.96
MANAGEMENT FEE	71,363.00	55,719.00	57,678.67	14,001.57	15,644.00	13,684.33	57,361.43
ACCTG AND BOOKEEPING FEES	11,612.04	11,000.00	11,612.00	3,870.68	612.04	0.04	7,741.36
AUDIT FEES	10,836.00	11,070.00	64,894.67	0.00	-234.00	-54,058.67	10,836.00
LEGAL EXPENSE	3,000.00	5,000.00	5,094.67	1,799.57	-2,000.00	-2,094.67	1,200.43
TELEPHONE AND INTERNET EXPENSE	0.00	0.00	112.00	95.91	0.00	-112.00	-95.91
BANK FEES	100.00	1,000.00	517.33	87.00	-900.00	-417.33	13.00
BAD DEBTS	0.00	0.00	0.00	13,870.70	0.00	0.00	-13,870.70
TAX CREDIT FEES	5,490.00	5,000.00	7,320.00	0.00	490.00	-1,830.00	5,490.00
CONSULTING FEES	0.00	0.00	0.00	8,681.20	0.00	0.00	-8,681.20
MISC ADMIN EXPENSES	11,075.00	4,600.00	12,696.00	9,742.75	6,475.00	-1,621.00	1,332.25
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>194,547.36</b>	<b>190,642.31</b>	<b>222,846.67</b>	<b>84,457.30</b>	<b>3,905.05</b>	<b>-28,299.31</b>	<b>110,090.06</b>
<b>UTILITIES</b>							
WATER AND SEWER	76,321.00	143,400.00	152,425.33	67,925.32	-67,079.00	-76,104.33	8,395.68
ELECTRICITY	21,000.00	8,500.00	25,093.33	5,252.83	12,500.00	-4,093.33	15,747.17
GAS	12,200.00	6,300.00	12,181.33	3,666.96	5,900.00	18.67	8,533.04
<b>TOTAL UTILITIES</b>	<b>109,521.00</b>	<b>158,200.00</b>	<b>189,700.00</b>	<b>76,845.11</b>	<b>-48,679.00</b>	<b>-80,179.00</b>	<b>32,675.89</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	58,346.20	22,154.00	89,240.00	13,530.96	36,192.20	-30,893.80	44,815.24
MAINTENANCE BENEFITS	23,338.00	8,862.00	19,986.67	2,778.63	14,476.00	3,351.33	20,559.37
WASTE AND RECYCLE	1,000.00	0.00	104.00	1,400.00	1,000.00	896.00	-400.00
EXTERMINATING	30,000.00	10,000.00	14,046.67	7,117.09	20,000.00	15,953.33	22,882.91
SECURITY EXPENSE	23,004.00	23,000.00	23,000.00	10,196.27	4.00	4.00	12,807.73

JANITORIAL	3,000.00	9,000.00	23,020.00	44,301.70	-6,000.00	-20,020.00	-41,301.70
EQUIPMENT EXPENSE	2,100.00	0.00	2,610.67	500.44	2,100.00	-510.67	1,599.56
FACILITY MAINTENANCE	32,116.00	49,841.00	5,122.67	39,619.35	-17,725.00	26,993.33	-7,503.35
GENERAL MAINTENANCE	15,000.00	125,520.00	111,020.00	31,887.55	-110,520.00	-96,020.00	-16,887.55
LANDSCAPING	500.00	0.00	0.00	72.12	500.00	500.00	427.88
ELECTRICAL MAINTENANCE AND REPAIR	1,000.00	5,000.00	1,882.67	2,124.35	-4,000.00	-882.67	-1,124.35
PLUMBING MAINTENANCE AND REPAIR	7,000.00	4,500.00	11,738.67	4,874.98	2,500.00	-4,738.67	2,125.02
HVAC MAINTENANCE AND REPAIR	5,000.00	3,000.00	1,810.67	1,774.48	2,000.00	3,189.33	3,225.52
APPLIANCE MAINTENANCE	2,000.00	2,000.00	1,546.67	19,485.08	0.00	453.33	-17,485.08
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>203,404.20</b>	<b>262,877.00</b>	<b>305,129.33</b>	<b>179,663.00</b>	<b>-59,472.80</b>	<b>-101,725.13</b>	<b>23,741.20</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>507,472.56</b>	<b>611,719.31</b>	<b>717,676.00</b>	<b>340,965.41</b>	<b>-104,246.75</b>	<b>-210,203.44</b>	<b>166,507.15</b>
<b>NET OPERATING INCOME</b>	<b>826,590.60</b>	<b>152,024.69</b>	<b>356,201.33</b>	<b>8,258.45</b>	<b>674,565.91</b>	<b>470,389.27</b>	<b>818,332.15</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	89,896.00	57,646.00	48,442.67	34,831.35	32,250.00	41,453.33	55,064.65
PROPERTY INSURANCE	89,132.00	58,000.00	115,592.00	26,931.65	31,132.00	-26,460.00	62,200.35
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>179,028.00</b>	<b>115,646.00</b>	<b>164,034.67</b>	<b>61,763.00</b>	<b>63,382.00</b>	<b>14,993.33</b>	<b>117,265.00</b>
<b>NET INCOME(LOSS)</b>	<b>647,562.60</b>	<b>36,378.69</b>	<b>192,166.67</b>	<b>-53,504.55</b>	<b>611,183.91</b>	<b>455,395.93</b>	<b>701,067.15</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	48,536.00	47,122.33	47,122.33	45,749.84	1,413.67	1,413.67	2,786.16
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	201,606	201,606	201,606	201,606	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>397,420.60</b>	<b>-212,349.64</b>	<b>-56,561.66</b>	<b>-300,860.39</b>	<b>609,770.24</b>	<b>453,982.26</b>	<b>698,280.99</b>

HIGHLAND PARK (107)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,045,871.00	1,025,364.00	1,322,538.33	997,401.82	20,507.00	-276,667.33	48,469.18
PUBLIC HOUSING UTILITIES	650.00	0.00	660.00	648.00	650.00	-10.00	2.00
RENTAL INCOME - COMMERCIAL	38,324.00	36,852.00	56,459.97	65,706.14	1,472.00	-18,135.97	-27,382.14
VACANCIES - RESIDENTIAL	-261,468.00	-102,540.00	-186,470.07	-115,048.63	-158,928.00	-74,997.93	-146,419.37
<b>TOTAL RENTAL INCOME</b>	<b>823,377.00</b>	<b>959,676.00</b>	<b>1,193,188.24</b>	<b>948,707.33</b>	<b>-136,299.00</b>	<b>-369,811.24</b>	<b>-125,330.33</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	6,000.00	3,000.00	-181.33	2,391.67	3,000.00	6,181.33	3,608.33
OTHER INCOME	8,560.00	7,200.00	27,969.31	8,119.14	1,360.00	-19,409.31	440.86
LATE FEES	3,000.00	3,504.00	8,200.00	5,825.00	-504.00	-5,200.00	-2,825.00
<b>TOTAL OTHER INCOME</b>	<b>17,560.00</b>	<b>13,704.00</b>	<b>35,987.97</b>	<b>16,335.81</b>	<b>3,856.00</b>	<b>-18,427.97</b>	<b>1,224.19</b>
<b>TOTAL INCOME</b>	<b>840,937.00</b>	<b>973,380.00</b>	<b>1,229,176.21</b>	<b>965,043.14</b>	<b>-132,443.00</b>	<b>-388,239.21</b>	<b>-124,106.14</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	200.00	0.00	925.00	725.00	925.00
MARKETING	0.00	300.00	298.80	0.00	-300.00	-298.80	0.00
SEMINARS AND TRAINING	0.00	900.00	0.00	0.00	-900.00	0.00	0.00
CREDIT AND CRIMINAL	1,500.00	204.00	534.60	1,674.25	1,296.00	965.40	-174.25
OFFICE EXPENSE	1,500.00	8,018.69	2,088.11	4,189.30	-6,518.69	-588.11	-2,689.30
ADMINISTRATIVE PAYROLL	67,710.14	71,000.00	76,869.24	89,908.64	-3,289.86	-9,159.10	-22,198.50
ADMINISTRATIVE BENEFITS	27,084.00	28,400.00	8,284.55	11,875.45	-1,316.00	18,799.45	15,208.55
MANAGEMENT FEE	47,212.00	39,336.00	48,185.43	52,405.79	7,876.00	-973.43	-5,193.79
ACCTG AND BOOKKEEPING FEES	10,300.00	10,260.00	4,084.49	11,465.36	40.00	6,215.51	-1,165.36
AUDIT FEES	10,836.00	11,070.00	15,513.33	13,920.00	-234.00	-4,677.33	-3,084.00
LEGAL EXPENSE	1,500.00	5,148.00	1,058.51	1,596.99	-3,648.00	441.49	-96.99
TELEPHONE AND INTERNET EXPENSE	500.00	20,604.00	5,179.33	14,635.67	-20,104.00	-4,679.33	-14,135.67
BANK FEES	0.00	1,344.00	317.43	464.90	-1,344.00	-317.43	-464.90
TAX CREDIT FEES	4,560.00	5,868.00	0.00	4,560.00	-1,308.00	4,560.00	0.00
MISC ADMIN EXPENSES	1,300.00	5,808.00	3,475.47	3,429.02	-4,508.00	-2,175.47	-2,129.02
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>174,927.14</b>	<b>208,260.69</b>	<b>166,089.28</b>	<b>210,125.37</b>	<b>-33,333.55</b>	<b>8,837.86</b>	<b>-35,198.23</b>
<b>UTILITIES</b>							
WATER AND SEWER	25,000.00	26,100.00	41,717.29	38,805.08	-1,100.00	-16,717.29	-13,805.08
ELECTRICITY	114,323.00	68,900.00	118,527.00	107,851.64	45,423.00	-4,204.00	6,471.36
GAS	81,981.00	110,500.00	32,399.69	72,963.00	-28,519.00	49,581.31	9,018.00
<b>TOTAL UTILITIES</b>	<b>221,304.00</b>	<b>205,500.00</b>	<b>192,643.99</b>	<b>219,619.72</b>	<b>15,804.00</b>	<b>28,660.01</b>	<b>1,684.28</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	47,132.80	54,836.00	25,628.88	6,302.74	-7,703.20	21,503.92	40,830.06
MAINTENANCE BENEFITS	18,853.00	21,934.00	4,365.09	1,716.16	-3,081.00	14,487.91	17,136.84
WASTE AND RECYCLE	58,588.00	39,996.00	34,002.57	38,342.81	18,592.00	24,585.43	20,245.19
EXTERMINATING	26,000.00	15,000.00	11,171.89	11,386.66	11,000.00	14,828.11	14,613.34
SECURITY EXPENSE	22,000.00	8,496.00	13,368.20	20,529.50	13,504.00	8,631.80	1,470.50
JANITORIAL	54,557.00	68,596.00	127,864.53	80,608.76	-14,039.00	-73,307.53	-26,051.76

EQUIPMENT EXPENSE	1,000.00	0.00	4,718.80	0.00	1,000.00	-3,718.80	1,000.00
FACILITY MAINTENANCE	43,420.00	40,920.00	47,567.12	27,128.88	2,500.00	-4,147.12	16,291.12
GENERAL MAINTENANCE	38,810.00	73,512.00	124,955.27	56,547.55	-34,702.00	-86,145.27	-17,737.55
LANDSCAPING	500.00	0.00	256.21	37.18	500.00	243.79	462.82
ELECTRICAL MAINTENANCE AND REPAIR	4,000.00	3,240.00	2,922.93	5,184.30	760.00	1,077.07	-1,184.30
PLUMBING MAINTENANCE AND REPAIR	15,500.00	6,492.00	22,434.63	12,760.08	9,008.00	-6,934.63	2,739.92
HVAC MAINTENANCE AND REPAIR	40,000.00	21,180.00	35,408.71	28,976.79	18,820.00	4,591.29	11,023.21
APPLIANCE MAINTENANCE	5,000.00	5,000.00	7,661.37	0.00	0.00	-2,661.37	5,000.00
EXTRAORDINARY EXPENDITURES	0.00	25,000.00	0.00	0.00	-25,000.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>375,360.80</b>	<b>384,202.00</b>	<b>462,326.21</b>	<b>289,521.41</b>	<b>-8,841.20</b>	<b>-86,965.41</b>	<b>85,839.39</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>771,591.94</b>	<b>797,962.69</b>	<b>821,059.48</b>	<b>719,266.50</b>	<b>-26,370.75</b>	<b>-49,467.54</b>	<b>52,325.44</b>
<b>NET OPERATING INCOME</b>	<b>69,345.06</b>	<b>175,417.31</b>	<b>408,116.73</b>	<b>245,776.64</b>	<b>-106,072.25</b>	<b>-338,771.67</b>	<b>-176,431.58</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	6,287.00	21,274.70	2,340.49	20,793.65	-14,987.70	3,946.51	-14,506.65
PROPERTY INSURANCE	59,562.31	41,004.00	5,909.65	42,500.91	18,558.31	53,652.66	17,061.40
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>65,849.31</b>	<b>62,278.70</b>	<b>8,250.15</b>	<b>63,294.56</b>	<b>3,570.61</b>	<b>57,599.16</b>	<b>2,554.75</b>
<b>NET INCOME(LOSS)</b>	<b>3,495.75</b>	<b>113,138.61</b>	<b>399,866.59</b>	<b>182,482.08</b>	<b>-109,642.86</b>	<b>-396,370.84</b>	<b>-178,986.33</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	35,051.00	34,030.10	34,030.10	33,038.93	1,020.90	1,020.90	2,012.07
UNIT TURNOVER RESERVE		0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)		0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>-31,555.25</b>	<b>79,108.51</b>	<b>365,836.49</b>	<b>149,443.15</b>	<b>-110,663.76</b>	<b>-397,391.74</b>	<b>-180,998.40</b>

CHERRY COURT MIDRISE (111)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	882,600.00	882,600.00	621,973.33	879,719.78	0.00	260,626.67	2,880.22
PUBLIC HOUSING UTILITIES	100.00	0.00	72.00	108.00	100.00	28.00	-8.00
RENTAL INCOME - COMMERCIAL	29,665.00	29,652.00	13,936.00	29,665.00	13.00	15,729.00	0.00
VACANCIES - RESIDENTIAL	-44,130.00	-44,136.00	-113,318.67	-120,724.93	6.00	69,188.67	76,594.93
<b>TOTAL RENTAL INCOME</b>	<b>868,235.00</b>	<b>868,116.00</b>	<b>522,662.67</b>	<b>788,767.85</b>	<b>119.00</b>	<b>345,572.33</b>	<b>79,467.15</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	750.00	0.00	557.33	734.69	750.00	192.67	15.31
OTHER INCOME	3,000.00	3,000.00	340.00	1,186.02	0.00	2,660.00	1,813.98
LATE FEES	7,000.00	0.00	8,200.00	7,620.00	7,000.00	-1,200.00	-620.00
<b>TOTAL OTHER INCOME</b>	<b>10,750.00</b>	<b>3,000.00</b>	<b>9,097.33</b>	<b>9,540.71</b>	<b>7,750.00</b>	<b>1,652.67</b>	<b>1,209.29</b>
<b>TOTAL INCOME</b>	<b>878,985.00</b>	<b>871,116.00</b>	<b>531,760.00</b>	<b>798,308.56</b>	<b>7,869.00</b>	<b>347,225.00</b>	<b>80,676.44</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	0.00	890.00	925.00	925.00	35.00
SEMINARS AND TRAINING	0.00	900.00	0.00	0.00	-900.00	0.00	0.00
CREDIT AND CRIMINAL	1,000.00	504.00	1,194.67	3,434.25	496.00	-194.67	-2,434.25
OFFICE EXPENSE	3,500.00	8,220.31	214.67	4,786.62	-4,720.31	3,285.33	-1,286.62
ADMINISTRATIVE PAYROLL	62,119.52	66,285.00	35,509.33	70,851.72	-4,165.48	26,610.19	-8,732.20
ADMINISTRATIVE BENEFITS	24,847.00	26,528.00	8,294.67	21,530.73	-1,681.00	16,552.33	3,316.27
MANAGEMENT FEE	45,013.00	40,320.00	29,965.33	48,561.06	4,693.00	15,047.67	-3,548.06
ACCTG AND BOOKEEPING FEES	11,000.04	10,800.00	7,333.33	13,522.98	200.04	3,666.71	-2,522.94
AUDIT FEES	10,836.00	11,070.00	20,733.33	13,170.00	-234.00	-9,897.33	-2,334.00
LEGAL EXPENSE	3,500.00	3,996.00	4,465.33	4,525.99	-496.00	-965.33	-1,025.99
TELEPHONE AND INTERNET EXPENSE	150.00	11,844.00	200.00	3,532.18	-11,694.00	-50.00	-3,382.18
BANK FEES	800.00	0.00	246.67	485.77	800.00	553.33	314.23
BAD DEBTS	0.00	0.00	0.00	24,941.38	0.00	0.00	-24,941.38
TAX CREDIT FEES	4,800.00	5,568.00	7,200.00	4,800.00	-768.00	-2,400.00	0.00
MISC ADMIN EXPENSES	1,800.00	4,064.00	3,193.33	3,402.22	-2,264.00	-1,393.33	-1,602.22
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>170,290.56</b>	<b>190,099.31</b>	<b>118,550.67</b>	<b>218,434.90</b>	<b>-19,808.75</b>	<b>51,739.89</b>	<b>-48,144.34</b>
<b>UTILITIES</b>							
WATER AND SEWER	34,659.00	41,400.00	27,140.00	40,622.91	-6,741.00	7,519.00	-5,963.91
ELECTRICITY	137,107.00	133,600.00	89,812.00	132,507.51	3,507.00	47,295.00	4,599.49
GAS	25,836.00	49,900.00	19,686.67	33,816.22	-24,064.00	6,149.33	-7,980.22
<b>TOTAL UTILITIES</b>	<b>197,602.00</b>	<b>224,900.00</b>	<b>136,638.67</b>	<b>206,946.64</b>	<b>-27,298.00</b>	<b>60,963.33</b>	<b>-9,344.64</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	47,132.80	55,128.00	13,432.00	6,705.26	-7,995.20	33,700.80	40,427.54
MAINTENANCE BENEFITS	18,853.00	22,051.00	2,701.33	1,772.69	-3,198.00	16,151.67	17,080.31
WASTE AND RECYCLE	57,128.00	32,004.00	36,685.33	51,421.51	25,124.00	20,442.67	5,706.49
EXTERMINATING	20,000.00	8,200.00	11,064.00	4,947.92	11,800.00	8,936.00	15,052.08
SECURITY EXPENSE	9,530.67	5,004.00	8,008.00	9,530.67	4,526.67	1,522.67	0.00
JANITORIAL	43,000.00	25,000.00	64,316.00	74,113.25	18,000.00	-21,316.00	-31,113.25



EQUIPMENT EXPENSE	400.00	0.00	524.00	0.00	400.00	-124.00	400.00
FACILITY MAINTENANCE	41,500.00	40,560.00	99,069.33	32,668.75	940.00	-57,569.33	8,831.25
GENERAL MAINTENANCE	49,920.00	34,176.00	38,881.33	55,301.31	15,744.00	11,038.67	-5,381.31
ELECTRICAL MAINTENANCE AND REPAIR	5,500.00	5,862.89	6,982.67	3,389.84	-362.89	-1,482.67	2,110.16
PLUMBING MAINTENANCE AND REPAIR	12,000.00	9,000.00	9,258.67	20,076.69	3,000.00	2,741.33	-8,076.69
HVAC MAINTENANCE AND REPAIR	32,000.00	19,256.00	49,185.33	65,412.48	12,744.00	-17,185.33	-33,412.48
APPLIANCE MAINTENANCE	1,000.00	3,000.00	758.67	6,927.69	-2,000.00	241.33	-5,927.69
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>337,964.47</b>	<b>259,241.89</b>	<b>340,866.67</b>	<b>332,268.06</b>	<b>78,722.58</b>	<b>-2,902.20</b>	<b>5,696.41</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>705,857.03</b>	<b>674,241.20</b>	<b>596,056.00</b>	<b>757,649.60</b>	<b>31,615.83</b>	<b>109,801.03</b>	<b>-51,792.57</b>
<b>NET OPERATING INCOME</b>	<b>173,127.97</b>	<b>196,874.80</b>	<b>-64,296.00</b>	<b>40,658.96</b>	<b>-23,746.83</b>	<b>237,423.97</b>	<b>132,469.01</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	23,487.00	24,996.00	12,305.33	27,049.24	-1,509.00	11,181.67	-3,562.24
PROPERTY INSURANCE	56,871.00	54,996.00	44,162.67	55,268.69	1,875.00	12,708.33	1,602.31
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>80,358.00</b>	<b>79,992.00</b>	<b>56,468.00</b>	<b>82,317.93</b>	<b>366.00</b>	<b>23,890.00</b>	<b>-1,959.93</b>
<b>NET INCOME(LOSS)</b>	<b>92,769.97</b>	<b>116,882.80</b>	<b>-120,764.00</b>	<b>-41,658.97</b>	<b>-24,112.83</b>	<b>213,533.97</b>	<b>134,428.94</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	36,896.00	35,821.36	35,821.36	34,778.02	1,074.64	1,074.64	2,117.98
UNIT TURNOVER RESERVE		0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	69,216.00	69,216.00	69,216.00	69,216.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>-13,342.03</b>	<b>11,845.44</b>	<b>-225,801.36</b>	<b>-145,652.99</b>	<b>-25,187.47</b>	<b>212,459.33</b>	<b>132,310.96</b>

CONVENT HILL CONDOS (129)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
OTHER INCOME							
OTHER INCOME	5,200.00	0.00	6,901.73	5,133.72	5,200.00	-1,701.73	66.28
CONDO DUES	554,544.00	391,665.00	307,625.63	518,921.04	162,879.00	246,918.37	35,622.96
<b>TOTAL OTHER INCOME</b>	<b>559,744.00</b>	<b>391,665.00</b>	<b>314,527.36</b>	<b>524,054.76</b>	<b>168,079.00</b>	<b>245,216.64</b>	<b>35,689.24</b>
<b>TOTAL INCOME</b>	<b>559,744.00</b>	<b>391,665.00</b>	<b>314,527.36</b>	<b>524,054.76</b>	<b>168,079.00</b>	<b>245,216.64</b>	<b>35,689.24</b>
ADMINISTRATIVE EXPENSE							
TENANT SERVICES	890.00	0.00	0.00	890.00	890.00	890.00	0.00
CREDIT AND CRIMINAL	900.00	0.00	580.49	452.00	900.00	319.51	448.00
OFFICE EXPENSE	1,800.00	150.00	4,677.04	1,738.96	1,650.00	-2,877.04	61.04
MANAGEMENT FEE	4,950.00	1,475.00	1,475.04	2,733.04	3,475.00	3,474.96	2,216.96
ACCTG AND BOOKEEPING FEES	2,733.00	3,540.00	0.00	3,000.00	-807.00	2,733.00	-267.00
AUDIT FEES	3,000.00	2,500.00	1,589.83	2,533.35	500.00	1,410.17	466.65
TELEPHONE AND INTERNET EXPENSE	2,500.00	0.00	211.53	209.50	2,500.00	2,288.47	2,290.50
MISC ADMIN EXPENSES	215.00	2,500.00	1,776.71	2,372.29	-2,285.00	-1,561.71	-2,157.29
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>16,988.00</b>	<b>10,165.00</b>	<b>10,310.64</b>	<b>13,929.14</b>	<b>6,823.00</b>	<b>6,677.36</b>	<b>3,058.86</b>
UTILITIES							
WATER AND SEWER	50,000.00	36,300.00	70,134.05	49,852.28	13,700.00	-20,134.05	147.72
ELECTRICITY	100,000.00	67,900.00	177,320.76	97,556.93	32,100.00	-77,320.76	2,443.07
GAS	23,000.00	35,800.00	15,512.19	22,010.16	-12,800.00	7,487.81	989.84
<b>TOTAL UTILITIES</b>	<b>173,000.00</b>	<b>140,000.00</b>	<b>262,967.00</b>	<b>169,419.37</b>	<b>33,000.00</b>	<b>-89,967.00</b>	<b>3,580.63</b>
MAINTENANCE EXPENSE							
WASTE AND RECYCLE	46,184.00	34,000.00	53,768.92	61,040.09	12,184.00	-7,584.92	-14,856.09
EXTERMINATING	1,200.00	0.00	2,209.95	1,105.00	1,200.00	-1,009.95	95.00
SECURITY EXPENSE	18,000.00	14,000.00	21,094.51	24,921.11	4,000.00	-3,094.51	-6,921.11
JANITORIAL	75,400.00	43,000.00	63,293.35	85,143.13	32,400.00	12,106.65	-9,743.13
EQUIPMENT EXPENSE	0.00	0.00	1,454.96	0.00	0.00	-1,454.96	0.00
FACILITY MAINTENANCE	4,000.00	0.00	4,318.29	2,102.82	4,000.00	-318.29	1,897.18
GENERAL MAINTENANCE	96,200.00	80,300.00	94,984.59	50,673.76	15,900.00	1,215.41	45,526.24
LANDSCAPING	500.00	0.00	450.60	772.11	500.00	49.40	-272.11
ELECTRICAL MAINTENANCE AND REPAIR	1,500.00	3,000.00	823.56	3,835.88	-1,500.00	676.44	-2,335.88
PLUMBING MAINTENANCE AND REPAIR	9,000.00	1,200.00	11,828.89	4,754.10	7,800.00	-2,828.89	4,245.90
HVAC MAINTENANCE AND REPAIR	54,000.00	10,000.00	39,388.32	49,508.16	44,000.00	14,611.68	4,491.84
APPLIANCE MAINTENANCE	0.00	1,000.00	421.64	93.89	-1,000.00	-421.64	-93.89
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>305,984.00</b>	<b>186,500.00</b>	<b>294,037.57</b>	<b>283,950.05</b>	<b>119,484.00</b>	<b>11,946.43</b>	<b>22,033.95</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>495,972.00</b>	<b>336,665.00</b>	<b>567,315.21</b>	<b>467,298.56</b>	<b>159,307.00</b>	<b>-71,343.21</b>	<b>28,673.44</b>
<b>NET OPERATING INCOME</b>	<b>63,772.00</b>	<b>55,000.00</b>	<b>-252,787.85</b>	<b>56,756.20</b>	<b>8,772.00</b>	<b>316,559.85</b>	<b>7,015.80</b>
TAX AND INSURANCE EXPENSE							
PROPERTY INSURANCE	63,772.00	55,000.00	56,514.64	56,756.20	8,772.00	7,257.36	7,015.80
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>63,772.00</b>	<b>55,000.00</b>	<b>56,514.64</b>	<b>56,756.20</b>	<b>8,772.00</b>	<b>7,257.36</b>	<b>7,015.80</b>
<b>NET INCOME(LOSS)</b>	<b>0.00</b>	<b>0.00</b>	<b>-309,302.49</b>	<b>0.00</b>	<b>0.00</b>	<b>309,302.49</b>	<b>0.00</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	716,260.00	702,216.00	675,357.33	696,909.57	14,044.00	40,902.67	19,350.43
PUBLIC HOUSING UTILITIES	0.00	0.00	0.00	54.00	0.00	0.00	-54.00
VACANCIES - RESIDENTIAL	-35,110.80	-35,112.00	-31,645.33	-50,291.21	1.20	-3,465.47	15,180.41
<b>TOTAL RENTAL INCOME</b>	<b>681,149.20</b>	<b>667,104.00</b>	<b>643,712.00</b>	<b>646,672.36</b>	<b>14,045.20</b>	<b>37,437.20</b>	<b>34,476.84</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	400.00	504.00	126.67	155.12	-104.00	273.33	244.88
LATE FEES	600.00	2,004.00	480.00	2,790.00	-1,404.00	120.00	-2,190.00
<b>TOTAL OTHER INCOME</b>	<b>1,000.00</b>	<b>2,508.00</b>	<b>606.67</b>	<b>2,945.12</b>	<b>-1,508.00</b>	<b>393.33</b>	<b>-1,945.12</b>
<b>TOTAL INCOME</b>	<b>682,149.20</b>	<b>669,612.00</b>	<b>644,318.67</b>	<b>649,617.48</b>	<b>12,537.20</b>	<b>37,830.53</b>	<b>32,531.72</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	352,910.38	248,621.16	248,621.33	332,528.20	104,289.22	104,289.05	20,382.18
MARKETING	0.00	396.00	0.00	0.00	-396.00	0.00	0.00
SEMINARS AND TRAINING	2,000.00	1,104.00	0.00	0.00	896.00	2,000.00	2,000.00
CREDIT AND CRIMINAL	0.00	120.00	105.33	1,638.25	-120.00	-105.33	-1,638.25
OFFICE EXPENSE	1,800.00	3,876.31	678.67	2,223.97	-2,076.31	1,121.33	-423.97
ADMINISTRATIVE PAYROLL	64,427.00	43,999.00	16,376.00	14,895.86	20,428.00	48,051.00	49,531.14
ADMINISTRATIVE BENEFITS	25,771.00	17,599.00	3,260.00	3,925.28	8,172.00	22,511.00	21,845.72
MANAGEMENT FEE	46,277.88	31,057.00	44,110.67	41,298.98	15,220.88	2,167.21	4,978.90
ACCTG AND BOOKEEPING FEES	7,200.00	7,200.00	7,200.00	8,875.60	0.00	0.00	-1,675.60
AUDIT FEES	10,836.00	11,070.00	18,526.67	8,570.00	-234.00	-7,690.67	2,266.00
LEGAL EXPENSE	500.00	4,944.00	4,298.67	163.54	-4,444.00	-3,798.67	336.46
TELEPHONE AND INTERNET EXPENSE	0.00	0.00	0.00	802.44	0.00	0.00	-802.44
BANK FEES	300.00	0.00	2,144.00	342.23	300.00	-1,844.00	-42.23
BAD DEBTS	0.00	0.00	0.00	9,203.00	0.00	0.00	-9,203.00
TAX CREDIT FEES	3,600.00	3,708.00	4,800.00	7,200.00	-108.00	-1,200.00	-3,600.00
MISC ADMIN EXPENSES	1,375.00	5,004.00	1,757.33	1,263.22	-3,629.00	-382.33	111.78
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>516,997.26</b>	<b>378,698.47</b>	<b>351,878.67</b>	<b>432,930.57</b>	<b>138,298.79</b>	<b>165,118.59</b>	<b>84,066.69</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	46,297.26	33,467.00	14,689.33	2,635.70	12,830.26	31,607.93	43,661.56
MAINTENANCE BENEFITS	18,519.00	13,387.00	3,210.67	661.29	5,132.00	15,308.33	17,857.71
WASTE AND RECYCLE	0.00	0.00	0.00	373.10	0.00	0.00	-373.10
EXTERMINATING	5,000.00	5,000.00	10,489.33	6,338.41	0.00	-5,489.33	-1,338.41
SECURITY EXPENSE	11,000.00	9,996.00	17,382.67	10,689.41	1,004.00	-6,382.67	310.59
JANITORIAL	18,690.00	6,504.00	8,429.33	10,005.81	12,186.00	10,260.67	8,684.19
EQUIPMENT EXPENSE	0.00	0.00	10,826.67	0.00	0.00	-10,826.67	0.00
FACILITY MAINTENANCE	44,360.00	40,560.00	31,780.00	46,848.12	3,800.00	12,580.00	-2,488.12
GENERAL MAINTENANCE	6,000.00	3,996.00	25,433.33	8,252.86	2,004.00	-19,433.33	-2,252.86
LANDSCAPING	0.00	0.00	184.00	772.11	0.00	-184.00	-772.11
ELECTRICAL MAINTENANCE AND REPAIR	1,000.00	2,496.00	397.33	2,211.85	-1,496.00	602.67	-1,211.85
PLUMBING MAINTENANCE AND REPAIR	1,200.00	1,668.00	3,136.00	2,104.33	-468.00	-1,936.00	-904.33

HVAC MAINTENANCE AND REPAIR	8,000.00	11,004.00	52,580.00	42,188.49	-3,004.00	-44,580.00	-34,188.49
APPLIANCE MAINTENANCE	2,000.00	2,496.00	2,604.00	1,903.49	-496.00	-604.00	96.51
EXTRAORDINARY EXPENDITURES	0.00	9,996.00	0.00	0.00	-9,996.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>162,066.26</b>	<b>140,570.00</b>	<b>181,142.67</b>	<b>134,984.97</b>	<b>21,496.26</b>	<b>-19,076.41</b>	<b>27,081.29</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>679,063.52</b>	<b>519,268.47</b>	<b>533,021.33</b>	<b>567,915.54</b>	<b>159,795.05</b>	<b>146,042.19</b>	<b>111,147.98</b>
<b>NET OPERATING INCOME</b>	<b>3,085.68</b>	<b>150,343.53</b>	<b>111,297.33</b>	<b>81,701.94</b>	<b>-147,257.85</b>	<b>-108,211.65</b>	<b>-78,616.26</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	24,195.00	23,172.00	23,172.00	22,192.32	1,023.00	1,023.00	2,002.68
PROPERTY INSURANCE	801.00	0.00	998.67	694.00	801.00	-197.67	107.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>24,996.00</b>	<b>23,172.00</b>	<b>24,170.67</b>	<b>22,886.32</b>	<b>1,824.00</b>	<b>825.33</b>	<b>2,109.68</b>
<b>NET INCOME(LOSS)</b>	<b>-21,910.32</b>	<b>127,171.53</b>	<b>87,126.67</b>	<b>58,815.62</b>	<b>-149,081.85</b>	<b>-109,036.99</b>	<b>-80,725.94</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	24,597.00	23,880.58	23,880.58	23,185.03	716.42	716.42	1,411.97
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	7,558.00	7,558.00	7,558.00	7,558.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>-54,065.32</b>	<b>95,732.95</b>	<b>55,688.08</b>	<b>28,072.59</b>	<b>-149,798.27</b>	<b>-109,753.40</b>	<b>-82,137.91</b>

VA Surgeons Quarters (116)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	Note: 2022 Actual has been zeroed out in YARDI by Kazoua Xiong on 7/5/2023	
	Budget	Budget	Annualized	2024Bvs2023I	2024Bvs2023A
RENTAL INCOME					
RENTAL INCOME - MARKET	77,326.00	54,831.00	64,856.00	22,495.00	12,470.00
VACANCIES - RESIDENTIAL	-3,190.00	-1,745.00	0.00	-1,445.00	-3,190.00
<b>TOTAL RENTAL INCOME</b>	<b>74,136.00</b>	<b>53,086.00</b>	<b>64,856.00</b>	<b>21,050.00</b>	<b>9,280.00</b>
OTHER INCOME					
SALES AND SERVICE TENANTS	200.00	0.00	40.00	200.00	160.00
OTHER INCOME	0.00	100.00	0.00	-100.00	0.00
LATE FEES	468.00	0.00	1,760.00	468.00	-1,292.00
<b>TOTAL OTHER INCOME</b>	<b>668.00</b>	<b>100.00</b>	<b>1,800.00</b>	<b>568.00</b>	<b>-1,132.00</b>
<b>TOTAL INCOME</b>	<b>74,804.00</b>	<b>53,186.00</b>	<b>66,656.00</b>	<b>21,618.00</b>	<b>8,148.00</b>
ADMINISTRATIVE EXPENSE					
TENANT SERVICES	925.00	0.00	0.00	925.00	925.00
OFFICE EXPENSE	100.00	952.83	0.00	-852.83	100.00
ADMINISTRATIVE PAYROLL	1,390.95	2,225.00	3,206.80	-834.05	-1,815.85
ADMINISTRATIVE BENEFITS	322.70	890.00	1,229.03	-567.30	-906.33
MANAGEMENT FEE	3,828.00	3,000.00	2,516.07	828.00	1,311.93
ACCTG AND BOOKKEEPING FEES	1,000.00	1,200.00	1,200.00	-200.00	-200.00
LEGAL EXPENSE	0.00	600.00	0.00	-600.00	0.00
TELEPHONE AND INTERNET EXPENSE	750.00	3,600.00	1,916.53	-2,850.00	-1,166.53
BANK FEES	0.00	0.00	33.01	0.00	-33.01
MISC ADMIN EXPENSES	0.00	1,595.00	67.77	-1,595.00	-67.77
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>8,316.65</b>	<b>14,062.83</b>	<b>10,169.21</b>	<b>-5,746.18</b>	<b>-1,852.56</b>
UTILITIES					
ELECTRICITY	8,000.00	7,400.00	6,782.12	600.00	1,217.88
GAS	2,700.00	4,400.00	3,773.21	-1,700.00	-1,073.21
<b>TOTAL UTILITIES</b>	<b>10,700.00</b>	<b>11,800.00</b>	<b>10,555.33</b>	<b>-1,100.00</b>	<b>144.67</b>
MAINTENANCE EXPENSE					
MAINTENANCE PAYROLL	0.00	1,030.00	0.00	-1,030.00	0.00
MAINTENANCE BENEFITS	0.00	412.00	0.00	-412.00	0.00
EXTERMINATING	1,500.00	1,500.00	0.00	0.00	1,500.00
SECURITY EXPENSE	2,600.00	2,400.00	3,538.36	200.00	-938.36
JANITORIAL	0.00	4,400.00	2,197.33	-4,400.00	-2,197.33
FACILITY MAINTENANCE	2,000.00	2,000.00	0.00	0.00	2,000.00
GENERAL MAINTENANCE	1,500.00	1,500.00	2,941.56	0.00	-1,441.56
ELECTRICAL MAINTENANCE AND REPAIR	0.00	400.00	0.00	-400.00	0.00
PLUMBING MAINTENANCE AND REPAIR	2,000.00	0.00	5,373.80	2,000.00	-3,373.80
HVAC MAINTENANCE AND REPAIR	1,700.00	1,500.00	312.00	200.00	1,388.00
APPLIANCE MAINTENANCE	0.00	1,000.00	0.00	-1,000.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>11,300.00</b>	<b>16,142.00</b>	<b>14,363.05</b>	<b>-4,842.00</b>	<b>-3,063.05</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>30,316.65</b>	<b>42,004.83</b>	<b>35,087.60</b>	<b>-11,688.18</b>	<b>-4,770.95</b>
<b>NET OPERATING INCOME</b>	<b>44,487.35</b>	<b>11,181.17</b>	<b>31,568.40</b>	<b>33,306.18</b>	<b>12,918.95</b>

TAX AND INSURANCE EXPENSE					
REAL ESTATE TAXES	2,560.00	4,296.10	0.00	-1,736.10	2,560.00
PROPERTY INSURANCE	787.00	742.00	0.00	45.00	787.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>3,347.00</b>	<b>5,038.10</b>	<b>0.00</b>	<b>-1,691.10</b>	<b>3,347.00</b>
<b>NET INCOME(LOSS)</b>	<b>41,140.35</b>	<b>6,143.07</b>	<b>31,568.40</b>	<b>34,997.28</b>	<b>9,571.95</b>
RESERVE DEPOSITS & DEBT SERVICE:					
REPLACEMENT RESERVE	0.00	0.00		0.00	0.00
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	0.00	0.00		0.00	0.00
<b>NET CASH FLOW</b>	<b>41,140.35</b>	<b>6,143.07</b>	<b>31,568.40</b>	<b>34,997.28</b>	<b>34,997.28</b>



SCATTERED SITES (123)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	236,208.00	231,576.00	309,421.67	249,250.78	4,632.00	-73,213.67	-13,042.78
VACANCIES - RESIDENTIAL	-11,810.40	-11,580.00	-12,674.03	-12,424.93	-230.40	863.63	614.53
<b>TOTAL RENTAL INCOME</b>	<b>224,397.60</b>	<b>219,996.00</b>	<b>296,747.64</b>	<b>236,825.85</b>	<b>4,401.60</b>	<b>-72,350.04</b>	<b>-12,428.25</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	750.00	996.00	5,888.77	731.45	-246.00	-5,138.77	18.55
LATE FEES	1,000.00	2,004.00	3,040.00	2,790.00	-1,004.00	-2,040.00	-1,790.00
<b>TOTAL OTHER INCOME</b>	<b>1,750.00</b>	<b>3,000.00</b>	<b>8,928.77</b>	<b>3,521.45</b>	<b>-1,250.00</b>	<b>-7,178.77</b>	<b>-1,771.45</b>
<b>TOTAL INCOME</b>	<b>226,147.60</b>	<b>222,996.00</b>	<b>305,676.41</b>	<b>240,347.30</b>	<b>3,151.60</b>	<b>-79,528.81</b>	<b>-14,199.70</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	0.00	0.00	925.00	925.00	925.00
SEMINARS AND TRAINING	0.00	504.00	0.00	787.00	-504.00	0.00	-787.00
CREDIT AND CRIMINAL	0.00	2,004.00	112.55	0.00	-2,004.00	-112.55	0.00
OFFICE EXPENSE	750.00	1,514.46	64.61	75.00	-764.46	685.39	675.00
ADMINISTRATIVE PAYROLL	6,922.05	8,389.00	6,629.36	0.00	-1,466.95	292.69	6,922.05
ADMINISTRATIVE BENEFITS	2,768.82	3,355.00	1,250.57	7,175.29	-586.18	1,518.25	-4,406.47
MANAGEMENT FEE	19,788.45	19,884.00	13,930.47	2,112.94	-95.55	5,857.98	17,675.51
ACCTG AND BOOKEEPING FEES	2,199.96	2,160.00	1,604.24	19,466.25	39.96	595.72	-17,266.29
AUDIT FEES	11,531.00	11,070.00	15,726.67	2,646.75	461.00	-4,195.67	8,884.25
LEGAL EXPENSE	0.00	1,800.00	72.01	13,090.40	-1,800.00	-72.01	-13,090.40
TELEPHONE AND INTERNET EXPENSE	0.00	0.00	56.49	459.35	0.00	-56.49	-459.35
BANK FEES	100.00	300.00	171.41	-635.71	-200.00	-71.41	735.71
BAD DEBTS	0.00	0.00	246.27	2,479.80	0.00	-246.27	-2,479.80
TAX CREDIT FEES	1,080.00	1,116.00	1,440.00	960.00	-36.00	-360.00	120.00
MISC ADMIN EXPENSES	400.00	504.00	1,013.89	1,125.54	-104.00	-613.89	-725.54
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>46,465.28</b>	<b>52,600.46</b>	<b>42,318.55</b>	<b>49,742.61</b>	<b>-6,135.18</b>	<b>4,146.73</b>	<b>-3,277.33</b>
<b>UTILITIES</b>							
WATER AND SEWER	17,840.30	31,600.00	26,914.09	36,449.51	-13,759.70	-9,073.79	-18,609.21
ELECTRICITY	0.00	1,200.00	450.16	282.91	-1,200.00	-450.16	-282.91
GAS	0.00	1,500.00	-18.21	85.86	-1,500.00	18.21	-85.86
<b>TOTAL UTILITIES</b>	<b>17,840.30</b>	<b>34,300.00</b>	<b>27,346.04</b>	<b>36,818.28</b>	<b>-16,459.70</b>	<b>-9,505.74</b>	<b>-18,977.98</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	5,580.57	1,170.00	3,173.52	3,035.44	4,410.57	2,407.05	2,545.13
MAINTENANCE BENEFITS	2,232.23	468.00	883.29	1,379.64	1,764.23	1,348.94	852.59
WASTE AND RECYCLE	0.00	0.00	135.89	150.00	0.00	-135.89	-150.00
EXTERMINATING	8,000.00	3,000.00	1,884.99	218.62	5,000.00	6,115.01	7,781.38
SECURITY EXPENSE	5,400.00	3,504.00	3,987.40	5,322.16	1,896.00	1,412.60	77.84
JANITORIAL	500.00	9,996.00	22,328.72	23,182.51	-9,496.00	-21,828.72	-22,682.51
EQUIPMENT EXPENSE	0.00	0.00	188.60	9,152.03	0.00	-188.60	-9,152.03
FACILITY MAINTENANCE	35,000.00	35,000.00	13,692.40	1,571.14	0.00	21,307.60	33,428.86
GENERAL MAINTENANCE	2,100.00	15,708.00	24,338.92	600.50	-13,608.00	-22,238.92	1,499.50

ELECTRICAL MAINTENANCE AND REPAIR	100.00	1,200.00	244.11	650.36	-1,100.00	-144.11	-550.36
PLUMBING MAINTENANCE AND REPAIR	3,500.00	3,600.00	5,705.41	3,434.88	-100.00	-2,205.41	65.12
HVAC MAINTENANCE AND REPAIR	10,950.00	8,700.00	24,719.09	1,473.54	2,250.00	-13,769.09	9,476.46
APPLIANCE MAINTENANCE	1,000.00	3,600.00	2,446.13	3,196.10	-2,600.00	-1,446.13	-2,196.10
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>74,362.80</b>	<b>85,946.00</b>	<b>103,728.48</b>	<b>53,366.92</b>	<b>-11,583.20</b>	<b>-29,365.68</b>	<b>20,995.88</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>138,668.38</b>	<b>172,846.46</b>	<b>173,393.07</b>	<b>139,927.81</b>	<b>-34,178.08</b>	<b>-34,724.69</b>	<b>-1,259.43</b>
<b>NET OPERATING INCOME</b>	<b>87,479.22</b>	<b>50,149.54</b>	<b>132,283.35</b>	<b>100,419.49</b>	<b>37,329.68</b>	<b>-44,804.13</b>	<b>-12,940.27</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	6,483.00	828.00	1,543.44	9,225.07	5,655.00	4,939.56	-2,742.07
PROPERTY INSURANCE	24,662.30	24,000.00	10,515.97	21,598.70	662.30	14,146.33	3,063.60
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>31,145.30</b>	<b>24,828.00</b>	<b>12,059.41</b>	<b>30,823.77</b>	<b>6,317.30</b>	<b>19,085.89</b>	<b>321.53</b>
<b>NET INCOME(LOSS)</b>	<b>56,333.92</b>	<b>25,321.54</b>	<b>120,223.93</b>	<b>69,595.72</b>	<b>31,012.38</b>	<b>-63,890.01</b>	<b>-13,261.80</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	15,967.00	15,501.94	15,501.94	15,050.43	465.06	465.06	916.57
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>40,366.92</b>	<b>9,819.60</b>	<b>104,721.99</b>	<b>54,545.29</b>	<b>30,547.32</b>	<b>-64,355.07</b>	<b>-14,178.37</b>

SCATTERED SITES II (131)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	247,358.00	242,508.00	298,240.79	247,853.68	4,850.00	-50,882.79	-495.68
VACANCIES - RESIDENTIAL	-12,367.90	-12,120.00	0.00	-13,061.68	-247.90	-12,367.90	693.78
<b>TOTAL RENTAL INCOME</b>	<b>234,990.10</b>	<b>230,388.00</b>	<b>298,240.79</b>	<b>234,792.00</b>	<b>4,602.10</b>	<b>-63,250.69</b>	<b>198.10</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	0.00	996.00	3,105.33	453.76	-996.00	-3,105.33	-453.76
LATE FEES	1,000.00	2,004.00	3,400.00	3,360.00	-1,004.00	-2,400.00	-2,360.00
<b>TOTAL OTHER INCOME</b>	<b>1,000.00</b>	<b>3,000.00</b>	<b>6,505.33</b>	<b>3,813.76</b>	<b>-2,000.00</b>	<b>-5,505.33</b>	<b>-2,813.76</b>
<b>TOTAL INCOME</b>	<b>235,990.10</b>	<b>233,388.00</b>	<b>304,746.12</b>	<b>238,605.76</b>	<b>2,602.10</b>	<b>-68,756.02</b>	<b>-2,615.66</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	0.00	393.00	925.00	925.00	532.00
SEMINARS AND TRAINING	0.00	504.00	112.55	0.00	-504.00	-112.55	0.00
CREDIT AND CRIMINAL	100.00	2,004.00	0.00	0.00	-1,904.00	100.00	100.00
OFFICE EXPENSE	0.00	1,514.46	7,314.84	0.00	-1,514.46	-7,314.84	0.00
ADMINISTRATIVE PAYROLL	6,922.05	8,389.00	1,405.08	6,661.18	-1,466.95	5,516.97	260.87
ADMINISTRATIVE BENEFITS	2,769.00	3,355.00	19,436.23	1,997.06	-586.00	-16,667.23	771.94
MANAGEMENT FEE	18,341.00	20,568.00	1,852.01	26,331.59	-2,227.00	16,488.99	-7,990.59
ACCTG AND BOOKEEPING FEES	2,460.92	2,160.00	14,760.00	2,460.92	300.92	-12,299.08	0.00
AUDIT FEES	11,531.00	11,070.00	54.77	10,690.00	461.00	11,476.23	841.00
LEGAL EXPENSE	0.00	1,800.00	56.48	477.85	-1,800.00	-56.48	-477.85
BANK FEES	50.00	300.00	150.08	-615.29	-250.00	-100.08	665.29
TAX CREDIT FEES	1,080.00	1,116.00	0.00	1,080.00	-36.00	1,080.00	0.00
MISC ADMIN EXPENSES	16,640.00	504.00	1,623.63	2,387.16	16,136.00	15,016.37	14,252.84
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>60,818.97</b>	<b>53,284.46</b>	<b>46,765.67</b>	<b>51,863.47</b>	<b>7,534.51</b>	<b>14,053.30</b>	<b>8,955.50</b>
<b>UTILITIES</b>							
WATER AND SEWER	44,631.00	42,000.00	31,505.89	39,721.23	2,631.00	13,125.11	4,909.77
ELECTRICITY	250.00	1,200.00	-158.49	542.83	-950.00	408.49	-292.83
GAS	750.00	1,500.00	19.61	795.19	-750.00	730.39	-45.19
<b>TOTAL UTILITIES</b>	<b>45,631.00</b>	<b>44,700.00</b>	<b>31,367.01</b>	<b>41,059.25</b>	<b>931.00</b>	<b>14,263.99</b>	<b>4,571.75</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	5,580.57	1,170.00	3,483.11	2,803.25	4,410.57	2,097.46	2,777.32
MAINTENANCE BENEFITS	2,232.23	468.00	984.51	1,303.73	1,764.23	1,247.72	928.50
EXTERMINATING	8,150.00	3,000.00	1,162.00	573.95	5,150.00	6,988.00	7,576.05
SECURITY EXPENSE	4,770.00	3,504.00	3,987.40	4,769.81	1,266.00	782.60	0.19
JANITORIAL	0.00	9,996.00	3,462.37	982.50	-9,996.00	-3,462.37	-982.50
FACILITY MAINTENANCE	37,400.00	0.00	104.91	21,587.73	37,400.00	37,295.09	15,812.27
GENERAL MAINTENANCE	3,350.00	17,000.00	574.67	3,360.18	-13,650.00	2,775.33	-10.18
LANDSCAPING	0.00	15,708.00	17,848.27	440.50	-15,708.00	-17,848.27	-440.50
ELECTRICAL MAINTENANCE AND REPAIR	100.00	1,200.00	117.07	192.01	-1,100.00	-17.07	-92.01
PLUMBING MAINTENANCE AND REPAIR	2,000.00	3,600.00	5,725.99	861.66	-1,600.00	-3,725.99	1,138.34
HVAC MAINTENANCE AND REPAIR	8,950.00	8,700.00	12,414.48	1,021.69	250.00	-3,464.48	7,928.31

APPLIANCE MAINTENANCE	1,000.00	3,600.00	1,626.13	3,030.80	-2,600.00	-626.13	-2,030.80
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>73,532.80</b>	<b>67,946.00</b>	<b>51,490.89</b>	<b>40,927.81</b>	<b>5,586.80</b>	<b>22,041.91</b>	<b>32,604.99</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>179,982.77</b>	<b>165,930.46</b>	<b>129,623.57</b>	<b>133,850.53</b>	<b>14,052.31</b>	<b>50,359.20</b>	<b>46,132.24</b>
<b>NET OPERATING INCOME</b>	<b>56,007.33</b>	<b>67,457.54</b>	<b>175,122.55</b>	<b>104,755.23</b>	<b>-11,450.21</b>	<b>-119,115.22</b>	<b>-48,747.90</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	6,321.00	864.00	1,969.60	4,674.37	5,457.00	4,351.40	1,646.63
PROPERTY INSURANCE	21,068.90	24,000.00	6,474.00	18,944.82	-2,931.10	14,594.90	2,124.08
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>27,389.90</b>	<b>24,864.00</b>	<b>8,443.60</b>	<b>23,619.19</b>	<b>2,525.90</b>	<b>18,946.30</b>	<b>3,770.71</b>
<b>NET INCOME(LOSS)</b>	<b>28,617.43</b>	<b>42,593.54</b>	<b>166,678.95</b>	<b>81,136.04</b>	<b>-13,976.11</b>	<b>-138,061.52</b>	<b>-52,518.61</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	18,048.00	17,522.33	17,522.33	17,011.97	525.67	525.67	1,036.03
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>10,569.43</b>	<b>25,071.21</b>	<b>149,156.62</b>	<b>64,124.07</b>	<b>-14,501.78</b>	<b>-138,587.19</b>	<b>-53,554.64</b>

2nd Street (132)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	84,150.00	80,800.00	98,115.01	79,594.03	3,350.00	-13,965.01	4,555.97
VACANCIES - RESIDENTIAL	-4,238.00	-2,400.00	-1,387.09	-8,658.87	-1,838.00	-2,850.91	4,420.87
<b>TOTAL RENTAL INCOME</b>	<b>79,912.00</b>	<b>78,400.00</b>	<b>96,727.92</b>	<b>70,935.16</b>	<b>1,512.00</b>	<b>-16,815.92</b>	<b>8,976.84</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	612.00	600.00	733.33	600.00	12.00	-121.33	12.00
OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LATE FEES	840.00	650.00	1,280.00	840.00	190.00	-440.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>1,452.00</b>	<b>1,250.00</b>	<b>2,013.33</b>	<b>1,440.00</b>	<b>202.00</b>	<b>-561.33</b>	<b>12.00</b>
<b>TOTAL INCOME</b>	<b>81,364.00</b>	<b>79,650.00</b>	<b>98,741.25</b>	<b>72,375.16</b>	<b>1,714.00</b>	<b>-17,377.25</b>	<b>8,988.84</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	925.00	0.00	0.00	0.00	925.00	925.00	925.00
OFFICE EXPENSE	0.00	200.00	0.00	0.00	-200.00	0.00	0.00
ADMINISTRATIVE PAYROLL	11,397.30	3,548.00	14,182.36	19,804.27	7,849.30	-2,785.06	-8,406.97
ADMINISTRATIVE BENEFITS	1,877.27	1,420.00	4,671.03	3,632.73	457.27	-2,793.76	-1,755.46
MANAGEMENT FEE	5,085.72	4,800.00	4,278.95	4,249.33	285.72	806.77	836.39
ACCTG AND BOOKEEPING FEES	800.04	800.00	580.72	964.53	0.04	219.32	-164.49
AUDIT FEES	0.00	300.00	0.00	0.00	-300.00	0.00	0.00
LEGAL EXPENSE	17.50	0.00	23.33	459.35	17.50	-5.83	-441.85
MISC ADMIN EXPENSES	835.00	0.00	888.32	756.12	835.00	-53.32	78.88
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>20,937.83</b>	<b>11,068.00</b>	<b>24,624.71</b>	<b>29,866.33</b>	<b>9,869.83</b>	<b>-3,686.88</b>	<b>-8,928.50</b>
<b>UTILITIES</b>							
WATER AND SEWER	11,620.00	7,200.00	12,372.56	8,848.17	4,420.00	-752.56	2,771.83
ELECTRICITY	0.00	0.00	0.00	150.23	0.00	0.00	-150.23
GAS	0.00	0.00	0.00	226.20	0.00	0.00	-226.20
<b>TOTAL UTILITIES</b>	<b>11,620.00</b>	<b>7,200.00</b>	<b>12,372.56</b>	<b>9,224.60</b>	<b>4,420.00</b>	<b>-752.56</b>	<b>2,395.40</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	7,402.53	2,200.00	2,722.12	2,538.28	5,202.53	4,680.41	4,864.25
MAINTENANCE BENEFITS	1,916.38	880.00	759.59	1,247.38	1,036.38	1,156.79	669.00
WASTE AND RECYCLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXTERMINATING	1,700.00	5,000.00	0.00	188.29	-3,300.00	1,700.00	1,511.71
SECURITY EXPENSE	100.00	0.00	94.07	1,048.70	100.00	5.93	-948.70
JANITORIAL	9,000.00	0.00	15,176.56	6,465.00	9,000.00	-6,176.56	2,535.00
FACILITY MAINTENANCE	9,550.00	0.00	48.03	57,345.49	9,550.00	9,501.97	-47,795.49
GENERAL MAINTENANCE	5,825.00	9,400.00	1,799.13	7,590.58	-3,575.00	4,025.87	-1,765.58
LANDSCAPING	0.00	0.00	12,330.85	440.50	0.00	-12,330.85	-440.50
ELECTRICAL MAINTENANCE AND REPAIR	200.00	0.00	292.68	197.65	200.00	-92.68	2.35
PLUMBING MAINTENANCE AND REPAIR	2,800.00	0.00	9,853.01	848.58	2,800.00	-7,053.01	1,951.42
HVAC MAINTENANCE AND REPAIR	2,500.00	0.00	2,770.63	387.85	2,500.00	-270.63	2,112.15
APPLIANCE MAINTENANCE	1,000.00	0.00	2,446.13	1,165.10	1,000.00	-1,446.13	-165.10

<b>TOTAL MAINTENANCE EXPENSE</b>	<b>41,993.91</b>	<b>17,480.00</b>	<b>48,292.80</b>	<b>79,463.40</b>	<b>24,513.91</b>	<b>-6,298.89</b>	<b>-37,469.49</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>74,551.74</b>	<b>35,748.00</b>	<b>85,290.07</b>	<b>118,554.33</b>	<b>38,803.74</b>	<b>-10,738.33</b>	<b>-44,002.59</b>
<b>NET OPERATING INCOME</b>	<b>6,812.26</b>	<b>43,902.00</b>	<b>13,451.19</b>	<b>-46,179.17</b>	<b>-37,089.74</b>	<b>-6,638.93</b>	<b>52,991.43</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	6,803.00	7,100.00	0.00	254.00	-297.00	6,803.00	6,549.00
PROPERTY INSURANCE	0.00	8,000.00	0.00	8,901.27	-8,000.00	0.00	-8,901.27
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>6,803.00</b>	<b>15,100.00</b>	<b>0.00</b>	<b>9,155.27</b>	<b>-8,297.00</b>	<b>6,803.00</b>	<b>-2,352.27</b>
<b>NET INCOME(LOSS)</b>	<b>9.26</b>	<b>28,802.00</b>	<b>13,451.19</b>	<b>-55,334.44</b>	<b>-28,792.74</b>	<b>-13,441.93</b>	<b>55,343.70</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>9.26</b>	<b>0.00</b>		<b>0.00</b>	<b>9.26</b>	<b>9.26</b>	<b>9.26</b>



LAPHAM PARK (135)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,659,952.08	1,627,404.00	1,755,366.67	1,577,159.75	32,548.08	-95,414.59	82,792.33
RENTAL INCOME - COMMERCIAL	77,569.20	36,984.00	72,837.33	69,717.44	40,585.20	4,731.87	7,851.76
VACANCIES - RESIDENTIAL	82,997.60	-81,372.00	-112,134.67	-193,709.36	164,369.60	195,132.27	276,706.96
<b>TOTAL RENTAL INCOME</b>	<b>1,820,518.88</b>	<b>1,583,016.00</b>	<b>1,716,069.33</b>	<b>1,453,167.83</b>	<b>237,502.88</b>	<b>104,449.55</b>	<b>367,351.05</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	2,500.00	4,116.00	5,210.67	90.87	-1,616.00	-2,710.67	2,409.13
OTHER INCOME	13,000.00	8,004.00	61,712.00	11,073.60	4,996.00	-48,712.00	1,926.40
LATE FEES	4,000.00	3,000.00	4,440.00	8,460.00	1,000.00	-440.00	-4,460.00
<b>TOTAL OTHER INCOME</b>	<b>19,500.00</b>	<b>15,120.00</b>	<b>71,362.67</b>	<b>19,624.47</b>	<b>4,380.00</b>	<b>-51,862.67</b>	<b>-124.47</b>
<b>TOTAL INCOME</b>	<b>1,840,018.88</b>	<b>1,598,136.00</b>	<b>1,787,432.00</b>	<b>1,472,792.30</b>	<b>241,882.88</b>	<b>52,586.88</b>	<b>367,226.58</b>
<b>ADMINISTRATIVE EXPENSE</b>							
TENANT SERVICES	1,500.00	0.00	400.00	1,930.00	1,500.00	1,100.00	-430.00
MARKETING	0.00	504.00	0.00	0.00	-504.00	0.00	0.00
SEMINARS AND TRAINING	0.00	996.00	0.00	0.00	-996.00	0.00	0.00
CREDIT AND CRIMINAL	2,500.00	132.00	3,465.33	5,022.25	2,368.00	-965.33	-2,522.25
OFFICE EXPENSE	4,600.00	13,486.11	2,460.00	5,821.97	-8,886.11	2,140.00	-1,221.97
ADMINISTRATIVE PAYROLL	86,220.31	85,600.00	78,496.00	58,581.27	620.31	7,724.31	27,639.04
ADMINISTRATIVE BENEFITS	34,487.89	34,240.00	15,580.00	13,507.68	247.89	18,907.89	20,980.21
MANAGEMENT FEE	165,779.62	65,190.00	173,766.67	154,889.62	100,589.62	-7,987.05	10,890.00
ACCTG AND BOOKEEPING FEES	18,300.00	18,000.00	18,300.00	20,255.14	300.00	0.00	-1,955.14
AUDIT FEES	10,836.00	11,070.00	16,560.00	10,334.00	-234.00	-5,724.00	502.00
LEGAL EXPENSE	2,750.00	4,740.00	4,853.33	1,077.94	-1,990.00	-2,103.33	1,672.06
TELEPHONE AND INTERNET EXPENSE	2,500.00	1,548.00	1,126.67	1,072.22	952.00	1,373.33	1,427.78
BANK FEES	1,500.00	2,472.00	5,058.67	2,043.11	-972.00	-3,558.67	-543.11
BAD DEBTS	0.00	0.00	0.00	42,870.35	0.00	0.00	-42,870.35
TAX CREDIT FEES	9,045.00	9,576.00	12,060.00	9,045.00	-531.00	-3,015.00	0.00
MISC ADMIN EXPENSES	6,600.00	4,632.00	11,958.67	22,874.31	1,968.00	-5,358.67	-16,274.31
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>346,618.82</b>	<b>252,186.11</b>	<b>344,085.33</b>	<b>349,324.86</b>	<b>94,432.71</b>	<b>2,533.49</b>	<b>-2,706.04</b>
<b>UTILITIES</b>							
WATER AND SEWER	97,465.00	148,000.00	91,948.00	112,799.83	-50,535.00	5,517.00	-15,334.83
ELECTRICITY	185,424.00	132,324.00	174,928.00	147,576.42	53,100.00	10,496.00	37,847.58
GAS	46,418.00	77,500.00	43,790.67	70,447.75	-31,082.00	2,627.33	-24,029.75
<b>TOTAL UTILITIES</b>	<b>329,307.00</b>	<b>357,824.00</b>	<b>310,666.67</b>	<b>330,824.00</b>	<b>-28,517.00</b>	<b>18,640.33</b>	<b>-1,517.00</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	91,621.80	59,079.00	40,430.67	4,262.37	32,542.80	51,191.13	87,359.43
MAINTENANCE BENEFITS	36,649.00	23,631.00	10,721.33	1,067.68	13,018.00	25,927.67	35,581.32
WASTE AND RECYCLE	26,356.00	12,204.00	22,604.00	12,890.64	14,152.00	3,752.00	13,465.36
EXTERMINATING	43,050.00	34,000.00	30,456.00	26,200.25	9,050.00	12,594.00	16,849.75
SECURITY EXPENSE	39,000.00	32,004.00	42,901.33	38,870.18	6,996.00	-3,901.33	129.82
JANITORIAL	70,000.00	107,436.00	194,668.00	152,136.30	-37,436.00	-124,668.00	-82,136.30

EQUIPMENT EXPENSE	4,500.00	0.00	12,602.67	771.86	4,500.00	-8,102.67	3,728.14
FACILITY MAINTENANCE	84,120.00	71,940.00	84,629.33	74,459.52	12,180.00	-509.33	9,660.48
GENERAL MAINTENANCE	70,030.00	84,588.00	80,053.33	78,757.03	-14,558.00	-10,023.33	-8,727.03
LANDSCAPING	2,000.00	12,984.00	112.00	1,885.21	-10,984.00	1,888.00	114.79
ELECTRICAL MAINTENANCE AND REPAIR	8,000.00	9,276.00	8,696.00	8,257.65	-1,276.00	-696.00	-257.65
PLUMBING MAINTENANCE AND REPAIR	9,000.00	2,064.00	40,094.67	18,522.35	6,936.00	-31,094.67	-9,522.35
HVAC MAINTENANCE AND REPAIR	50,996.00	32,000.00	69,706.67	77,321.75	18,996.00	-18,710.67	-26,325.75
APPLIANCE MAINTENANCE	3,000.00	8,244.00	1,848.00	7,793.58	-5,244.00	1,152.00	-4,793.58
EXTRAORDINARY EXPENDITURES	0.00	30,000.00	0.00	0.00	-30,000.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>538,322.80</b>	<b>519,450.00</b>	<b>639,524.00</b>	<b>503,196.37</b>	<b>18,872.80</b>	<b>-101,201.20</b>	<b>35,126.43</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,214,248.62</b>	<b>1,129,460.11</b>	<b>1,294,276.00</b>	<b>1,183,345.23</b>	<b>84,788.51</b>	<b>-80,027.38</b>	<b>30,903.39</b>
<b>NET OPERATING INCOME</b>	<b>625,770.26</b>	<b>468,675.89</b>	<b>493,156.00</b>	<b>289,447.07</b>	<b>157,094.37</b>	<b>132,614.26</b>	<b>336,323.19</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	46,204.17	63,996.00	50,158.67	50,443.19	-17,791.83	-3,954.50	-4,239.02
PROPERTY INSURANCE	136,950.00	99,996.00	143,066.67	122,087.02	36,954.00	-6,116.67	14,862.98
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>183,154.17</b>	<b>163,992.00</b>	<b>193,225.33</b>	<b>172,530.21</b>	<b>19,162.17</b>	<b>-10,071.16</b>	<b>10,623.96</b>
<b>NET INCOME(LOSS)</b>	<b>442,616.09</b>	<b>304,683.89</b>	<b>299,930.67</b>	<b>116,916.86</b>	<b>137,932.20</b>	<b>142,685.42</b>	<b>325,699.23</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	134,420.00	130,504.85	130,504.85	126,703.74	3,915.15	3,915.15	7,716.26
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>308,196.09</b>	<b>174,179.04</b>	<b>169,425.81</b>	<b>-9,786.88</b>	<b>134,017.05</b>	<b>138,770.28</b>	<b>317,982.97</b>

Westlawn Property Owners Association (149)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Actual	Annualized	Actual			
OTHER INCOME								
CONDO DUES	287,165.00	876,000.00	0.00	0.00	0.00	-588,835.00	287,165.00	287,165.00
<b>TOTAL OTHER INCOME</b>	<b>287,165.00</b>	<b>876,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-588,835.00</b>	<b>287,165.00</b>	<b>287,165.00</b>
<b>TOTAL INCOME</b>	<b>287,165.00</b>	<b>876,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-588,835.00</b>	<b>287,165.00</b>	<b>287,165.00</b>
ADMINISTRATIVE EXPENSE								
TENANT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE EXPENSE	1,200.00	0.00	2,930.82	0.00	2,169.86	1,200.00	1,200.00	-969.86
MANAGEMENT FEE	0.00	9,500.00	0.00	3,907.76	0.00	-9,500.00	-3,907.76	0.00
AUDIT FEES	0.00	1,000.00	0.00	0.00	0.00	-1,000.00	0.00	0.00
LEGAL EXPENSE	0.00	0.00	617.54	0.00	0.00	0.00	0.00	0.00
TELEPHONE AND INTERNET EXPENSE	1,300.00	0.00	1,432.19	823.39	119.80	1,300.00	476.61	1,180.20
MISC ADMIN EXPENSES	7,000.00	0.00	15,106.41	1,909.59	0.00	7,000.00	5,090.41	7,000.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>9,500.00</b>	<b>10,500.00</b>	<b>20,086.96</b>	<b>6,640.73</b>	<b>2,289.66</b>	<b>-1,000.00</b>	<b>2,859.27</b>	<b>7,210.34</b>
UTILITIES								
WATER AND SEWER	850.00	1,500.00	819.09	0.00	0.00	-650.00	850.00	850.00
ELECTRICITY	3,000.00	12,000.00	7,001.50	1,092.12	0.00	-9,000.00	1,907.88	3,000.00
GAS	1,500.00	1,500.00	1,714.94	9,335.33	0.00	0.00	-7,835.33	1,500.00
<b>TOTAL UTILITIES</b>	<b>5,350.00</b>	<b>15,000.00</b>	<b>9,535.53</b>	<b>10,427.45</b>	<b>0.00</b>	<b>-9,650.00</b>	<b>-5,077.45</b>	<b>5,350.00</b>
MAINTENANCE EXPENSE								
WASTE AND RECYCLE	115.00	0.00	121.82	0.00	0.00	115.00	115.00	115.00
SECURITY EXPENSE	90,500.00	200,000.00	87,344.00	162.43	32,648.68	-109,500.00	90,337.57	57,851.32
JANITORIAL	8,725.00	0.00	13,994.03	116,458.67	4,848.80	8,725.00	-107,733.67	3,876.20
EQUIPMENT EXPENSE	50.00	0.00	35.77	18,658.71	0.00	50.00	-18,608.71	50.00
GENERAL MAINTENANCE	169,200.00	650,500.00	159,424.31	47.69	238,437.44	-481,300.00	169,152.31	-69,237.44
ELECTRICAL MAINTENANCE AND REPAIR	1,700.00	0.00	2,034.84	212,565.75	0.00	1,700.00	-210,865.75	1,700.00
PLUMBING MAINTENANCE AND REPAIR	1,000.00	0.00	2,083.23	2,713.12	258.52	1,000.00	-1,713.12	741.48
HVAC MAINTENANCE AND REPAIR	375.00	0.00	674.54	2,777.64	203.19	375.00	-2,402.64	171.81
APPLIANCE MAINTENANCE	650.00	0.00		899.39	0.00	650.00	-249.39	650.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>272,315.00</b>	<b>850,500.00</b>	<b>265,712.54</b>	<b>354,283.39</b>	<b>276,396.63</b>	<b>-578,185.00</b>	<b>-81,968.39</b>	<b>-4,081.63</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>287,165.00</b>	<b>876,000.00</b>	<b>295,335.03</b>	<b>371,351.57</b>	<b>278,686.29</b>	<b>-588,835.00</b>	<b>-84,186.57</b>	<b>8,478.71</b>
<b>NET OPERATING INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>-295,335.03</b>	<b>-371,351.57</b>	<b>-278,686.29</b>	<b>0.00</b>	<b>371,351.57</b>	<b>278,686.29</b>
TAX AND INSURANCE EXPENSE								
REAL ESTATE TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPERTY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME(LOSS)</b>	<b>0.00</b>	<b>0.00</b>	<b>-295,335.03</b>	<b>-371,351.57</b>	<b>-278,686.29</b>	<b>0.00</b>	<b>371,351.57</b>	<b>278,686.29</b>
RESERVE DEPOSITS & DEBT SERVICE:								
REPLACEMENT RESERVE	0.00	0.00			0.00	0.00	0.00	0.00
UNIT TURNOVER RESERVE	0.00	0.00			0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	0.00	0.00			0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

WESTLAWN REVITALIZATION (134)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	2,544,831.00	2,494,932.00	2,497,246.67	2,355,621.28	49,899.00	47,584.33	189,209.72
VACANCIES - RESIDENTIAL	-127,241.55	-124,752.00	-276,208.00	-211,855.34	-2,489.55	148,966.45	84,613.79
<b>TOTAL RENTAL INCOME</b>	<b>2,417,589.45</b>	<b>2,370,180.00</b>	<b>2,221,038.67</b>	<b>2,143,765.94</b>	<b>47,409.45</b>	<b>196,550.78</b>	<b>273,823.51</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	1,000.00	0.00	1,038.67	1,043.01	1,000.00	-38.67	-43.01
OTHER INCOME	5,000.00	9,996.00	15,018.67	10,472.74	-4,996.00	-10,018.67	-5,472.74
LATE FEES	10,000.00	0.00	37,920.00	47,190.00	10,000.00	-27,920.00	-37,190.00
<b>TOTAL OTHER INCOME</b>	<b>16,000.00</b>	<b>9,996.00</b>	<b>53,977.33</b>	<b>58,705.75</b>	<b>6,004.00</b>	<b>-37,977.33</b>	<b>-42,705.75</b>
<b>TOTAL INCOME</b>	<b>2,433,589.45</b>	<b>2,380,176.00</b>	<b>2,275,016.00</b>	<b>2,202,471.69</b>	<b>53,413.45</b>	<b>158,573.45</b>	<b>231,117.76</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	92,225.29	281,334.27	281,336.00	0.00	-189,108.98	-189,110.71	92,225.29
TENANT SERVICES	1,425.00	104,004.00	1,346.67	2,189.00	-102,579.00	78.33	-764.00
MARKETING	0.00	996.00	0.00	0.00	-996.00	0.00	0.00
SEMINARS AND TRAINING	0.00	2,556.00	0.00	0.00	-2,556.00	0.00	0.00
CREDIT AND CRIMINAL	3,000.00	300.00	2,841.33	4,295.00	2,700.00	158.67	-1,295.00
OFFICE EXPENSE	3,000.00	6,400.64	484.00	4,212.35	-3,400.64	2,516.00	-1,212.35
ADMINISTRATIVE PAYROLL	107,548.68	128,169.00	98,798.67	63,581.05	-20,620.32	8,750.01	43,967.63
ADMINISTRATIVE BENEFITS	43,019.00	51,267.00	24,930.67	12,188.13	-8,248.00	18,088.33	30,830.87
MANAGEMENT FEE	279,786.04	242,208.00	264,365.33	254,939.17	37,578.04	15,420.71	24,846.87
ACCTG AND BOOKEEPING FEES	22,500.00	22,500.00	19,469.33	20,227.50	0.00	3,030.67	2,272.50
AUDIT FEES	10,836.00	11,070.00	15,826.67	8,685.00	-234.00	-4,990.67	2,151.00
LEGAL EXPENSE	3,500.00	18,996.00	3,758.67	3,466.93	-15,496.00	-258.67	33.07
TELEPHONE AND INTERNET EXPENSE	15,800.00	14,496.00	5,302.67	14,723.49	1,304.00	10,497.33	1,076.51
BANK FEES	3,000.00	8,856.00	6,704.00	6,481.41	-5,856.00	-3,704.00	-3,481.41
BAD DEBTS	0.00	0.00	47,193.33	201,101.84	0.00	-47,193.33	-201,101.84
TAX CREDIT FEES	11,250.00	12,048.00	15,000.00	11,250.00	-798.00	-3,750.00	0.00
MISC ADMIN EXPENSES	250.00	996.00	6,877.33	113,972.77	-746.00	-6,627.33	-113,722.77
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>597,140.01</b>	<b>906,196.91</b>	<b>794,234.67</b>	<b>721,313.64</b>	<b>-309,056.90</b>	<b>-197,094.66</b>	<b>-124,173.63</b>
<b>UTILITIES</b>							
WATER AND SEWER	222,339.00	208,400.00	222,338.67	269,022.22	13,939.00	0.33	-46,683.22
ELECTRICITY	99,814.00	146,500.00	99,814.67	163,915.50	-46,686.00	-0.67	-64,101.50
GAS	43,776.00	73,700.00	43,776.00	44,120.82	-29,924.00	0.00	-344.82
<b>TOTAL UTILITIES</b>	<b>365,929.00</b>	<b>428,600.00</b>	<b>365,929.33</b>	<b>477,058.54</b>	<b>-62,671.00</b>	<b>-0.33</b>	<b>-111,129.54</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	96,867.94	94,916.00	91,721.33	17,098.16	1,951.94	5,146.61	79,769.78
MAINTENANCE BENEFITS	38,747.00	37,966.00	16,033.33	2,021.92	781.00	22,713.67	36,725.08
WASTE AND RECYCLE	16,548.00	18,000.00	21,001.33	20,873.20	-1,452.00	-4,453.33	-4,325.20
EXTERMINATING	40,000.00	40,000.00	8,446.67	14,560.24	0.00	31,553.33	25,439.76
SECURITY EXPENSE	25,000.00	0.00	39,533.33	24,865.39	25,000.00	-14,533.33	134.61
JANITORIAL	59,000.00	69,528.00	138,633.33	116,437.06	-10,528.00	-79,633.33	-57,437.06

EQUIPMENT EXPENSE	15,500.00	0.00	106,937.33	11,155.87	15,500.00	-91,437.33	4,344.13
FACILITY MAINTENANCE	124,000.00	95,000.00	54,084.00	40,794.15	29,000.00	69,916.00	83,205.85
GENERAL MAINTENANCE	90,120.00	149,352.00	356,660.00	318,930.21	-59,232.00	-266,540.00	-228,810.21
ELECTRICAL MAINTENANCE AND REPAIR	8,000.00	17,940.00	13,958.67	7,301.11	-9,940.00	-5,958.67	698.89
PLUMBING MAINTENANCE AND REPAIR	17,700.00	13,704.00	33,438.67	21,814.51	3,996.00	-15,738.67	-4,114.51
HVAC MAINTENANCE AND REPAIR	22,500.00	3,000.00	59,477.33	54,051.56	19,500.00	-36,977.33	-31,551.56
APPLIANCE MAINTENANCE	15,000.00	25,500.00	3,064.00	14,576.81	-10,500.00	11,936.00	423.19
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>568,982.94</b>	<b>564,906.00</b>	<b>942,989.33</b>	<b>664,480.19</b>	<b>4,076.94</b>	<b>-374,006.39</b>	<b>-95,497.25</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,532,051.95</b>	<b>1,899,702.91</b>	<b>2,103,153.33</b>	<b>1,862,852.37</b>	<b>-367,650.96</b>	<b>-571,101.38</b>	<b>-330,800.42</b>
<b>NET OPERATING INCOME</b>	<b>901,537.50</b>	<b>480,473.09</b>	<b>171,862.67</b>	<b>339,619.32</b>	<b>421,064.41</b>	<b>729,674.83</b>	<b>561,918.18</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	82,692.00	71,952.00	50,960.00	72,136.88	10,740.00	31,732.00	10,555.12
PROPERTY INSURANCE	109,711.00	96,000.00	219,900.00	108,599.35	13,711.00	-110,189.00	1,111.65
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>192,403.00</b>	<b>167,952.00</b>	<b>270,860.00</b>	<b>180,736.23</b>	<b>24,451.00</b>	<b>-78,457.00</b>	<b>11,666.77</b>
<b>NET INCOME(LOSS)</b>	<b>709,134.50</b>	<b>312,521.09</b>	<b>-98,997.33</b>	<b>158,883.09</b>	<b>396,613.41</b>	<b>808,131.83</b>	<b>550,251.41</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	117,593.00	114,167.96	114,167.96	110,842.68	3,425.04	3,425.04	6,750.32
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>591,541.50</b>	<b>198,353.13</b>	<b>-213,165.29</b>	<b>48,040.41</b>	<b>393,188.37</b>	<b>804,706.79</b>	<b>543,501.09</b>

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	367,873.00	360,660.00	332,365.33	362,095.66	7,213.00	35,507.67	5,777.34
VACANCIES - RESIDENTIAL	-18,393.65	-18,036.00	-33,538.67	-44,705.02	-357.65	15,145.02	26,311.37
<b>TOTAL RENTAL INCOME</b>	<b>349,479.35</b>	<b>342,624.00</b>	<b>298,826.67</b>	<b>317,390.64</b>	<b>6,855.35</b>	<b>50,652.68</b>	<b>32,088.71</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	0.00	396.00	4.00	129.12	-396.00	-4.00	-129.12
LATE FEES	2,000.00	2,496.00	4,720.00	4,500.00	-496.00	-2,720.00	-2,500.00
<b>TOTAL OTHER INCOME</b>	<b>2,000.00</b>	<b>2,892.00</b>	<b>4,724.00</b>	<b>4,629.12</b>	<b>-892.00</b>	<b>-2,724.00</b>	<b>-2,629.12</b>
<b>TOTAL INCOME</b>	<b>351,479.35</b>	<b>345,516.00</b>	<b>303,550.67</b>	<b>322,019.76</b>	<b>5,963.35</b>	<b>47,928.68</b>	<b>29,459.59</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	8,341.65	25,446.31	25,452.00	0.00	-17,104.66	-17,110.35	8,341.65
TENANT SERVICES	925.00	0.00	0.00	590.00	925.00	925.00	335.00
MARKETING	0.00	252.00	0.00	0.00	-252.00	0.00	0.00
SEMINARS AND TRAINING	0.00	900.00	0.00	0.00	-900.00	0.00	0.00
CREDIT AND CRIMINAL	140.00	180.00	141.33	0.00	-40.00	-1.33	140.00
OFFICE EXPENSE	200.00	1,416.08	69.33	247.26	-1,216.08	130.67	-47.26
ADMINISTRATIVE PAYROLL	12,959.00	15,398.00	11,904.00	8,934.65	-2,439.00	1,055.00	4,024.35
ADMINISTRATIVE BENEFITS	5,183.00	6,151.00	3,004.00	1,791.32	-968.00	2,179.00	3,391.68
MANAGEMENT FEE	18,762.00	22,980.00	19,804.00	21,499.89	-4,218.00	-1,042.00	-2,737.89
ACCTG AND BOOKEEPING FEES	2,700.00	2,700.00	2,700.00	3,634.06	0.00	0.00	-934.06
AUDIT FEES	7,159.00	6,950.00	10,200.00	6,087.50	209.00	-3,041.00	1,071.50
LEGAL EXPENSE	500.00	0.00	234.67	783.20	500.00	265.33	-283.20
TELEPHONE AND INTERNET EXPENSE	0.00	2,040.00	76.00	66.79	-2,040.00	-76.00	-66.79
BAD DEBTS	0.00	0.00	0.00	36,145.73	0.00	0.00	-36,145.73
TAX CREDIT FEES	900.00	1,380.00	1,200.00	1,050.00	-480.00	-300.00	-150.00
MISC ADMIN EXPENSES	100.00	3,072.00	586.67	1,176.44	-2,972.00	-486.67	-1,076.44
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>57,869.65</b>	<b>88,865.39</b>	<b>75,372.00</b>	<b>82,006.84</b>	<b>-30,995.74</b>	<b>-17,502.35</b>	<b>-24,137.19</b>
<b>UTILITIES</b>							
WATER AND SEWER	34,511.65	54,300.00	39,396.00	38,220.05	-19,788.35	-4,884.35	-3,708.40
ELECTRICITY	200.00	5,300.00	-1,664.00	2,494.56	-5,100.00	1,864.00	-2,294.56
GAS	200.00	7,400.00	-2,493.33	3,336.43	-7,200.00	2,693.33	-3,136.43
<b>TOTAL UTILITIES</b>	<b>34,911.65</b>	<b>67,000.00</b>	<b>35,238.67</b>	<b>44,051.04</b>	<b>-32,088.35</b>	<b>-327.02</b>	<b>-9,139.39</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	11,671.00	11,389.00	10,962.67	3,556.10	282.00	708.33	8,114.90
MAINTENANCE BENEFITS	4,668.00	4,555.00	1,908.00	701.73	113.00	2,760.00	3,966.27
EXTERMINATING	1,000.00	1,996.00	694.67	1,529.66	-996.00	305.33	-529.66
SECURITY EXPENSE	3,000.00	2,040.00	2,040.00	2,850.26	960.00	960.00	149.74
JANITORIAL	3,500.00	3,528.00	6,820.00	1,086.15	-28.00	-3,320.00	2,413.85
EQUIPMENT EXPENSE	0.00	0.00	8,305.33	0.00	0.00	-8,305.33	0.00
FACILITY MAINTENANCE	23,000.00	17,000.00	13,521.33	12,698.92	6,000.00	9,478.67	10,301.08
GENERAL MAINTENANCE	7,000.00	948.00	2,374.67	10,924.96	6,052.00	4,625.33	-3,924.96

ELECTRICAL MAINTENANCE AND REPAIR	1,000.00	828.00	754.67	596.49	172.00	245.33	403.51
PLUMBING MAINTENANCE AND REPAIR	3,500.00	1,032.00	4,412.00	60.57	2,468.00	-912.00	3,439.43
HVAC MAINTENANCE AND REPAIR	3,500.00	3,060.00	5,821.33	531.00	440.00	-2,321.33	2,969.00
APPLIANCE MAINTENANCE	0.00	1,224.00	0.00	0.00	-1,224.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>61,839.00</b>	<b>47,600.00</b>	<b>57,614.67</b>	<b>34,535.84</b>	<b>14,239.00</b>	<b>4,224.33</b>	<b>27,303.16</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>154,620.30</b>	<b>203,465.39</b>	<b>168,225.33</b>	<b>160,593.72</b>	<b>-48,845.09</b>	<b>-13,605.03</b>	<b>-5,973.42</b>
<b>NET OPERATING INCOME</b>	<b>196,859.05</b>	<b>142,050.61</b>	<b>135,325.33</b>	<b>161,426.04</b>	<b>54,808.44</b>	<b>61,533.72</b>	<b>35,433.01</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	11,200.00	11,628.00	12,942.67	7,104.93	-428.00	-1,742.67	4,095.07
PROPERTY INSURANCE	27,872.13	24,000.00	24,062.67	21,788.68	3,872.13	3,809.46	6,083.45
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>39,072.13</b>	<b>35,628.00</b>	<b>37,005.33</b>	<b>28,893.61</b>	<b>3,444.13</b>	<b>2,066.80</b>	<b>10,178.52</b>
<b>NET INCOME(LOSS)</b>	<b>157,786.92</b>	<b>106,422.61</b>	<b>98,320.00</b>	<b>132,532.43</b>	<b>51,364.31</b>	<b>59,466.92</b>	<b>25,254.49</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	11,069.00	10,746.60	10,746.60	10,433.59	322.40	322.40	635.41
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	69,852.00	69,852.00	69,852.00	69,852.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>76,865.92</b>	<b>25,824.01</b>	<b>17,721.40</b>	<b>52,246.84</b>	<b>51,041.91</b>	<b>59,144.52</b>	<b>24,619.08</b>



VICTORY MANOR LLC (151)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	504,117.00	489,000.00	477,348.00	485,325.92	15,117.00	26,769.00	18,791.08
PUBLIC HOUSING UTILITIES	0.00	0.00	-800.00	0.00	0.00	800.00	0.00
RENTAL INCOME - COMMERCIAL	21,600.00	0.00	21,600.00	0.00	21,600.00	0.00	21,600.00
VACANCIES - RESIDENTIAL	-25,205.85	-24,456.00	-92,417.33	-67,460.47	-749.85	67,211.48	42,254.62
<b>TOTAL RENTAL INCOME</b>	<b>500,511.15</b>	<b>464,544.00</b>	<b>405,730.67</b>	<b>417,865.45</b>	<b>35,967.15</b>	<b>94,780.48</b>	<b>82,645.70</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	1,000.00	300.00	216.00	1,646.24	700.00	784.00	-646.24
OTHER INCOME	4,500.00	4,500.00	3,932.00	7,772.70	0.00	568.00	-3,272.70
LATE FEES	3,000.00	26,500.00	7,000.00	8,100.00	-23,500.00	-4,000.00	-5,100.00
<b>TOTAL OTHER INCOME</b>	<b>8,500.00</b>	<b>31,300.00</b>	<b>11,148.00</b>	<b>17,518.94</b>	<b>-22,800.00</b>	<b>-2,648.00</b>	<b>-9,018.94</b>
<b>TOTAL INCOME</b>	<b>509,011.15</b>	<b>495,844.00</b>	<b>416,878.67</b>	<b>435,384.39</b>	<b>13,167.15</b>	<b>92,132.48</b>	<b>73,626.76</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	59,413.92	23,188.70	23,184.00	0.00	36,225.22	36,229.92	59,413.92
TENANT SERVICES	300.00	0.00	586.67	1,443.00	300.00	-286.67	-1,143.00
MARKETING	0.00	276.00	0.00	0.00	-276.00	0.00	0.00
SEMINARS AND TRAINING	0.00	900.00	0.00	0.00	-900.00	0.00	0.00
CREDIT AND CRIMINAL	600.00	84.00	962.67	606.00	516.00	-362.67	-6.00
OFFICE EXPENSE	500.00	2,796.15	0.00	242.26	-2,296.15	500.00	257.74
ADMINISTRATIVE PAYROLL	25,914.00	30,400.00	23,806.67	18,772.49	-4,486.00	2,107.33	7,141.51
ADMINISTRATIVE BENEFITS	10,366.00	12,303.00	6,006.67	3,836.16	-1,937.00	4,359.33	6,529.84
MANAGEMENT FEE	25,710.00	34,764.00	31,716.00	33,408.54	-9,054.00	-6,006.00	-7,698.54
ACCTG AND BOOKKEEPING FEES	5,400.00	5,400.00	2,290.67	6,627.40	0.00	3,109.33	-1,227.40
AUDIT FEES	7,159.00	6,950.00	10,200.00	6,087.50	209.00	-3,041.00	1,071.50
LEGAL EXPENSE	100.00	3,060.00	32,293.33	168.09	-2,960.00	-32,193.33	-68.09
TELEPHONE AND INTERNET EXPENSE	1,500.00	0.00	78.67	1,494.08	1,500.00	1,421.33	5.92
BANK FEES	0.00	720.00	152.00	0.00	-720.00	-152.00	0.00
BAD DEBTS	0.00	0.00	50,336.00	26,423.47	0.00	-50,336.00	-26,423.47
TAX CREDIT FEES	1,800.00	3,300.00	2,400.00	1,950.00	-1,500.00	-600.00	-150.00
MISC ADMIN EXPENSES	100.00	516.00	385.33	1,714.50	-416.00	-285.33	-1,614.50
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>138,862.92</b>	<b>124,657.85</b>	<b>184,398.67</b>	<b>102,773.49</b>	<b>14,205.07</b>	<b>-45,535.75</b>	<b>36,089.43</b>
<b>UTILITIES</b>							
WATER AND SEWER	12,057.00	16,400.00	15,034.67	26,148.48	-4,343.00	-2,977.67	-14,091.48
ELECTRICITY	50,243.00	67,900.00	48,329.33	50,621.44	-17,657.00	1,913.67	-378.44
GAS	21,792.00	27,900.00	18,550.67	21,296.44	-6,108.00	3,241.33	495.56
<b>TOTAL UTILITIES</b>	<b>84,092.00</b>	<b>112,200.00</b>	<b>81,914.67</b>	<b>98,066.36</b>	<b>-28,108.00</b>	<b>2,177.33</b>	<b>-13,974.36</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	23,341.00	22,779.00	22,066.67	6,448.12	562.00	1,274.33	16,892.88
MAINTENANCE BENEFITS	9,336.00	9,111.00	3,853.33	1,250.36	225.00	5,482.67	8,085.64
WASTE AND RECYCLE	16,164.00	13,116.00	15,150.67	12,795.10	3,048.00	1,013.33	3,368.90
EXTERMINATING	5,500.00	5,000.00	738.67	1,252.37	500.00	4,761.33	4,247.63

SECURITY EXPENSE	6,000.00	0.00	4,218.67	5,996.10	6,000.00	1,781.33	3.90
JANITORIAL	27,306.00	22,854.00	33,130.67	45,777.96	4,452.00	-5,824.67	-18,471.96
EQUIPMENT EXPENSE	100.00	0.00	2,538.67	2,295.00	100.00	-2,438.67	-2,195.00
FACILITY MAINTENANCE	20,200.00	19,200.00	10,324.00	8,857.87	1,000.00	9,876.00	11,342.13
GENERAL MAINTENANCE	19,720.00	13,836.00	46,266.67	25,113.48	5,884.00	-26,546.67	-5,393.48
ELECTRICAL MAINTENANCE AND REPAIR	1,400.00	3,600.00	745.33	1,577.06	-2,200.00	654.67	-177.06
PLUMBING MAINTENANCE AND REPAIR	4,000.00	3,000.00	11,660.00	4,032.24	1,000.00	-7,660.00	-32.24
HVAC MAINTENANCE AND REPAIR	10,000.00	11,996.00	8,764.00	19,555.70	-1,996.00	1,236.00	-9,555.70
APPLIANCE MAINTENANCE	600.00	600.00	1,030.67	1,110.00	0.00	-430.67	-510.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>143,667.00</b>	<b>125,092.00</b>	<b>160,488.00</b>	<b>136,061.36</b>	<b>18,575.00</b>	<b>-16,821.00</b>	<b>7,605.64</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>366,621.92</b>	<b>361,949.85</b>	<b>426,801.33</b>	<b>336,901.21</b>	<b>4,672.07</b>	<b>-60,179.41</b>	<b>29,720.71</b>
<b>NET OPERATING INCOME</b>	<b>142,389.23</b>	<b>133,894.15</b>	<b>-9,922.67</b>	<b>98,483.18</b>	<b>8,495.08</b>	<b>152,311.90</b>	<b>43,906.05</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	17,301.00	10,296.00	9,853.33	16,225.37	7,005.00	7,447.67	1,075.63
PROPERTY INSURANCE	40,462.00	39,000.00	42,745.33	33,448.79	1,462.00	-2,283.33	7,013.21
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>57,763.00</b>	<b>49,296.00</b>	<b>52,598.67</b>	<b>49,674.16</b>	<b>8,467.00</b>	<b>5,164.33</b>	<b>8,088.84</b>
<b>NET INCOME(LOSS)</b>	<b>84,626.23</b>	<b>84,598.15</b>	<b>-62,521.33</b>	<b>48,809.02</b>	<b>28.08</b>	<b>147,147.56</b>	<b>35,817.21</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	22,138.00	21,493.20	21,493.20	20,867.19	644.80	644.80	1,270.81
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	47,256.00	47,256.00	47,256.00	47,256.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>15,232.23</b>	<b>15,848.95</b>	<b>-131,270.54</b>	<b>-19,314.17</b>	<b>-616.72</b>	<b>146,502.77</b>	<b>34,546.40</b>

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	749,614.00	734,916.00	743,372.00	748,988.37	14,698.00	6,242.00	625.63
RENTAL INCOME - COMMERCIAL			40.00		0.00	-40.00	0.00
VACANCIES - RESIDENTIAL	-37,480.70	-3,062.00	-74,742.67	-93,637.39	-34,418.70	37,261.97	56,156.69
<b>TOTAL RENTAL INCOME</b>	<b>712,133.30</b>	<b>731,854.00</b>	<b>668,669.33</b>	<b>655,350.98</b>	<b>-19,720.70</b>	<b>43,463.97</b>	<b>56,782.32</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	400.00	12,000.00	0.00	538.20	-11,600.00	400.00	-138.20
OTHER INCOME	0.00	0.00	1,505.33	0.00	0.00	-1,505.33	0.00
LATE FEES	4,000.00	72,000.00	10,520.00	9,960.00	-68,000.00	-6,520.00	-5,960.00
<b>TOTAL OTHER INCOME</b>	<b>4,400.00</b>	<b>84,000.00</b>	<b>12,025.33</b>	<b>10,498.20</b>	<b>-79,600.00</b>	<b>-7,625.33</b>	<b>-6,098.20</b>
<b>TOTAL INCOME</b>	<b>716,533.30</b>	<b>815,854.00</b>	<b>680,694.67</b>	<b>665,849.18</b>	<b>-99,320.70</b>	<b>35,838.63</b>	<b>50,684.12</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	11,991.29	36,579.56	36,580.00	0.00	-24,588.27	-24,588.71	11,991.29
TENANT SERVICES	2,000.00	0.00	1,333.33	2,192.00	2,000.00	666.67	-192.00
SEMINARS AND TRAINING	0.00	11,512.00	0.00	0.00	-11,512.00	0.00	0.00
CREDIT AND CRIMINAL	5,000.00	0.00	544.00	4,915.00	5,000.00	4,456.00	85.00
OFFICE EXPENSE	200.00	3,714.64	274.67	25.85	-3,514.64	-74.67	174.15
ADMINISTRATIVE PAYROLL	40,600.00	48,192.00	37,297.33	25,369.57	-7,592.00	3,302.67	15,230.43
ADMINISTRATIVE BENEFITS	16,240.00	19,276.00	9,412.00	5,109.43	-3,036.00	6,828.00	11,130.57
MANAGEMENT FEE	44,977.00	133,664.00	41,244.00	42,481.85	-88,687.00	3,733.00	2,495.15
ACCTG AND BOOKEEPING FEES	8,460.00	8,460.00	8,460.00	10,691.66	0.00	0.00	-2,231.66
AUDIT FEES	11,531.00	11,745.00	17,066.67	14,319.17	-214.00	-5,535.67	-2,788.17
LEGAL EXPENSE	900.00	3,060.00	1,150.67	0.00	-2,160.00	-250.67	900.00
TELEPHONE AND INTERNET EXPENSE	1,500.00	0.00	0.00	1,517.08	1,500.00	1,500.00	-17.08
BANK FEES	1,000.00	0.00	1,754.67	1,709.42	1,000.00	-754.67	-709.42
BAD DEBTS	0.00	0.00	24,140.00	11,035.20	0.00	-24,140.00	-11,035.20
TAX CREDIT FEES	2,820.00	4,320.00	3,760.00	45,859.00	-1,500.00	-940.00	-43,039.00
MISC ADMIN EXPENSES	500.00	4,188.00	1,869.33	1,543.71	-3,688.00	-1,369.33	-1,043.71
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>147,719.29</b>	<b>284,711.20</b>	<b>184,886.67</b>	<b>166,768.94</b>	<b>-136,991.91</b>	<b>-37,167.38</b>	<b>-19,049.65</b>
<b>UTILITIES</b>							
WATER AND SEWER	29,131.00	25,200.00	26,509.33	17,014.09	3,931.00	2,621.67	12,116.91
ELECTRICITY	50,451.00	47,400.00	51,929.33	45,011.47	3,051.00	-1,478.33	5,439.53
GAS	12,694.00	17,600.00	12,914.67	13,632.15	-4,906.00	-220.67	-938.15
<b>TOTAL UTILITIES</b>	<b>92,276.00</b>	<b>90,200.00</b>	<b>91,353.33</b>	<b>75,657.71</b>	<b>2,076.00</b>	<b>922.67</b>	<b>16,618.29</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	36,568.00	35,688.00	34,614.67	8,921.11	880.00	1,953.33	27,646.89
MAINTENANCE BENEFITS	14,627.00	14,275.00	6,049.33	1,916.86	352.00	8,577.67	12,710.14
WASTE AND RECYCLE	25,994.00	24,000.00	30,953.33	25,417.11	1,994.00	-4,959.33	576.89
EXTERMINATING	1,700.00	1,700.00	2,818.67	3,735.67	0.00	-1,118.67	-2,035.67
SECURITY EXPENSE	16,000.00	0.00	9,393.33	16,396.65	16,000.00	6,606.67	-396.65
JANITORIAL	48,800.00	54,996.00	65,773.33	57,722.37	-6,196.00	-16,973.33	-8,922.37

EQUIPMENT EXPENSE	150.00	0.00	6,814.67	0.00	150.00	-6,664.67	150.00
FACILITY MAINTENANCE	22,000.00	17,000.00	11,821.33	9,527.51	5,000.00	10,178.67	12,472.49
GENERAL MAINTENANCE	18,870.00	26,076.00	24,834.67	39,681.80	-7,206.00	-5,964.67	-20,811.80
ELECTRICAL MAINTENANCE AND REPAIR	700.00	1,800.00	1,052.00	1,347.22	-1,100.00	-352.00	-647.22
PLUMBING MAINTENANCE AND REPAIR	5,700.00	1,308.00	6,204.00	5,288.30	4,392.00	-504.00	411.70
HVAC MAINTENANCE AND REPAIR	6,000.00	4,080.00	8,328.00	16,371.04	1,920.00	-2,328.00	-10,371.04
APPLIANCE MAINTENANCE	0.00	636.00	0.00	0.00	-636.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>197,109.00</b>	<b>181,559.00</b>	<b>208,657.33</b>	<b>186,325.64</b>	<b>15,550.00</b>	<b>-11,548.33</b>	<b>10,783.36</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>437,104.29</b>	<b>556,470.20</b>	<b>484,897.33</b>	<b>428,752.29</b>	<b>-119,365.91</b>	<b>-47,793.04</b>	<b>8,352.00</b>
<b>NET OPERATING INCOME</b>	<b>279,429.01</b>	<b>259,383.80</b>	<b>195,797.33</b>	<b>237,096.89</b>	<b>20,045.21</b>	<b>83,631.68</b>	<b>42,332.12</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	23,868.00	24,168.00	20,941.33	16,403.73	-300.00	2,926.67	7,464.27
PROPERTY INSURANCE	58,887.00	62,004.00	58,070.67	54,065.61	-3,117.00	816.33	4,821.39
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>82,755.00</b>	<b>86,172.00</b>	<b>79,012.00</b>	<b>70,469.34</b>	<b>-3,417.00</b>	<b>3,743.00</b>	<b>12,285.66</b>
<b>NET INCOME(LOSS)</b>	<b>196,674.01</b>	<b>173,211.80</b>	<b>116,785.33</b>	<b>166,627.55</b>	<b>23,462.21</b>	<b>79,888.68</b>	<b>30,046.46</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	29,918.00	29,046.60	29,046.60	28,200.58	871.40	871.40	1,717.42
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	100,128.00	100,128.00	100,128.00	100,128.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>66,628.01</b>	<b>44,037.20</b>	<b>-12,389.27</b>	<b>38,298.97</b>	<b>22,590.81</b>	<b>79,017.28</b>	<b>28,329.04</b>

	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	519,564.00	509,376.00	537,857.33	387,234.10	10,188.00	-18,293.33	132,329.90
VACANCIES - RESIDENTIAL	-25,978.20	-25,464.00	-53,016.00	-201,116.00	-514.20	27,037.80	175,137.80
<b>TOTAL RENTAL INCOME</b>	<b>493,585.80</b>	<b>483,912.00</b>	<b>484,841.33</b>	<b>186,118.10</b>	<b>9,673.80</b>	<b>8,744.47</b>	<b>307,467.70</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	400.00	0.00	7,853.33	110.19	400.00	-7,453.33	289.81
OTHER INCOME	1,500.00	996.00	970.67	0.00	504.00	529.33	1,500.00
<b>TOTAL OTHER INCOME</b>	<b>1,900.00</b>	<b>996.00</b>	<b>8,824.00</b>	<b>110.19</b>	<b>904.00</b>	<b>-6,924.00</b>	<b>1,789.81</b>
<b>TOTAL INCOME</b>	<b>495,485.80</b>	<b>484,908.00</b>	<b>493,665.33</b>	<b>186,228.29</b>	<b>10,577.80</b>	<b>1,820.47</b>	<b>309,257.51</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	8,166.14	24,910.91	24,910.67	0.03	-16,744.77	-16,744.53	8,166.11
TENANT SERVICES	0.00	18,024.00	533.33	0.00	-18,024.00	-533.33	0.00
CREDIT AND CRIMINAL	1,000.00	0.00	1,320.00	14,690.00	1,000.00	-320.00	-13,690.00
OFFICE EXPENSE	2,000.00	1,536.15	0.00	8,435.21	463.85	2,000.00	-6,435.21
ADMINISTRATIVE PAYROLL	25,914.00	30,760.00	23,806.67	9,292.17	-4,846.00	2,107.33	16,621.83
ADMINISTRATIVE BENEFITS	10,366.00	14,766.00	6,006.67	1,602.83	-4,400.00	4,359.33	8,763.17
MANAGEMENT FEE	33,698.00	33,672.00	20,101.33	14,629.59	26.00	13,596.67	19,068.41
ACCTG AND BOOKEEPING FEES	5,400.00	5,400.00	5,400.00	18,300.00	0.00	0.00	-12,900.00
AUDIT FEES	11,531.00	11,070.00	76,370.67	2,100.00	461.00	-64,839.67	9,431.00
TELEPHONE AND INTERNET EXPENSE	50.00	0.00	4,432.00	3.00	50.00	-4,382.00	47.00
BANK FEES	1,000.00	0.00	1,293.33	2,167.01	1,000.00	-293.33	-1,167.01
BAD DEBTS	0.00	0.00	7,852.00	1,090.00	0.00	-7,852.00	-1,090.00
TAX CREDIT FEES	1,800.00	924.00	0.00	0.00	876.00	1,800.00	1,800.00
MISC ADMIN EXPENSES	100.00	0.00	2,514.67	3,047.09	100.00	-2,414.67	-2,947.09
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>101,025.14</b>	<b>141,063.06</b>	<b>174,541.33</b>	<b>75,356.93</b>	<b>-40,037.92</b>	<b>-73,516.19</b>	<b>25,668.21</b>
<b>UTILITIES</b>							
WATER AND SEWER	19,612.00	3,000.00	17,804.00	8,727.21	16,612.00	1,808.00	10,884.79
ELECTRICITY	3,600.00	11,900.00	27,678.67	26,296.22	-8,300.00	-24,078.67	-22,696.22
GAS	3,600.00	4,800.00	9,200.00	6,387.73	-1,200.00	-5,600.00	-2,787.73
<b>TOTAL UTILITIES</b>	<b>26,812.00</b>	<b>19,700.00</b>	<b>54,682.67</b>	<b>41,411.16</b>	<b>7,112.00</b>	<b>-27,870.67</b>	<b>-14,599.16</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	23,341.00	52,393.00	20,401.33	326.59	-29,052.00	2,939.67	23,014.41
MAINTENANCE BENEFITS	9,336.00	20,957.00	3,397.33	28.89	-11,621.00	5,938.67	9,307.11
WASTE AND RECYCLE	11,201.00	12,000.00	9,565.33	6,321.02	-799.00	1,635.67	4,879.98
EXTERMINATING	2,000.00	2,000.00	786.67	0.00	0.00	1,213.33	2,000.00
SECURITY EXPENSE	6,000.00	0.00	2,632.00	1,891.00	6,000.00	3,368.00	4,109.00
JANITORIAL	21,698.00	47,000.00	36,090.67	0.00	-25,302.00	-14,392.67	21,698.00
EQUIPMENT EXPENSE	100.00	0.00	474.67	0.00	100.00	-374.67	100.00
FACILITY MAINTENANCE	21,200.00	19,200.00	9,166.67	16,830.28	2,000.00	12,033.33	4,369.72
GENERAL MAINTENANCE	14,822.00	13,200.00	34,150.67	0.00	1,622.00	-19,328.67	14,822.00
ELECTRICAL MAINTENANCE AND REPAIR	250.00	2,300.00	1,893.33	8,640.68	-2,050.00	-1,643.33	-8,390.68

PLUMBING MAINTENANCE AND REPAIR	1,300.00	3,000.00	3,049.33	394.78	-1,700.00	-1,749.33	905.22
HVAC MAINTENANCE AND REPAIR	3,750.00	7,500.00	3,612.00	6.00	-3,750.00	138.00	3,744.00
APPLIANCE MAINTENANCE	250.00	425.00	278.67	0.00	-175.00	-28.67	250.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>115,248.00</b>	<b>179,975.00</b>	<b>125,498.67</b>	<b>34,439.24</b>	<b>-64,727.00</b>	<b>-10,250.67</b>	<b>80,808.76</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>243,085.14</b>	<b>340,738.06</b>	<b>354,722.67</b>	<b>151,207.33</b>	<b>-97,652.92</b>	<b>-111,637.53</b>	<b>91,877.81</b>
<b>NET OPERATING INCOME</b>	<b>252,400.66</b>	<b>144,169.94</b>	<b>138,942.67</b>	<b>35,020.96</b>	<b>108,230.72</b>	<b>113,457.99</b>	<b>217,379.70</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	20,149.00	19,896.00	37,101.33	6,093.23	253.00	-16,952.33	14,055.77
PROPERTY INSURANCE	47,003.00	39,000.00	44,324.00	31,100.53	8,003.00	2,679.00	15,902.47
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>67,152.00</b>	<b>58,896.00</b>	<b>81,425.33</b>	<b>37,193.76</b>	<b>8,256.00</b>	<b>-14,273.33</b>	<b>29,958.24</b>
<b>NET INCOME(LOSS)</b>	<b>185,248.66</b>	<b>85,273.94</b>	<b>57,517.33</b>	<b>-2,172.80</b>	<b>99,974.72</b>	<b>127,731.33</b>	<b>187,421.46</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	19,669.00	19,096.12	19,096.12	18,539.92	572.88	572.88	1,129.08
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	47,448.00	47,448.00	47,448.00	47,448.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>118,131.66</b>	<b>18,729.82</b>	<b>-9,026.78</b>	<b>-68,160.72</b>	<b>99,401.84</b>	<b>127,158.44</b>	<b>186,292.38</b>

Westlawn Renaissance V (155)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	<b>2024</b>
	<b>Budget</b>
RENTAL INCOME	
RENTAL INCOME - MARKET	395,784.00
VACANCIES - RESIDENTIAL	-19,789.00
<b>TOTAL RENTAL INCOME</b>	<b>375,995.00</b>
OTHER INCOME	
OTHER INCOME	2,000.00
<b>TOTAL OTHER INCOME</b>	<b>2,000.00</b>
<b>TOTAL INCOME</b>	<b>377,995.00</b>
ADMINISTRATIVE EXPENSE	
CONDOMINIUM DUES	6,413.06
CREDIT AND CRIMINAL	0.00
OFFICE EXPENSE	2,500.00
ADMINISTRATIVE PAYROLL	12,959.00
ADMINISTRATIVE BENEFITS	5,183.00
MANAGEMENT FEE	35,028.00
ACCTG AND BOOKEEPING FEES	4,050.00
TELEPHONE AND INTERNET EXPENSE	2,000.00
AUDIT FEES	
BANK FEES	
MISC ADMIN EXPENSES	2,000.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>70,133.06</b>
UTILITIES	
WATER AND SEWER	21,500.00
ELECTRICITY	11,937.00
GAS	5,177.00
<b>TOTAL UTILITIES</b>	<b>38,614.00</b>
MAINTENANCE EXPENSE	
MAINTENANCE PAYROLL	11,671.00
MAINTENANCE BENEFITS	4,668.00
WASTE AND RECYCLE	6,365.00
EXTERMINATING	4,075.00
SECURITY EXPENSE	12,000.00
JANITORIAL	33,500.00
FACILITY MAINTENANCE	15,180.00
GENERAL MAINTENANCE	4,900.00
ELECTRICAL MAINTENANCE AND REPAIR	6,500.00
PLUMBING MAINTENANCE AND REPAIR	10,000.00
HVAC MAINTENANCE AND REPAIR	9,500.00
APPLIANCE MAINTENANCE	2,000.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>120,359.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>229,106.06</b>
<b>NET OPERATING INCOME</b>	<b>148,888.94</b>
TAX AND INSURANCE EXPENSE	
REAL ESTATE TAXES	7,745.00
PROPERTY INSURANCE	34,000.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>41,745.00</b>
<b>NET INCOME(LOSS)</b>	<b>107,143.94</b>
RESERVE DEPOSITS & DEBT SERVICE:	
REPLACEMENT RESERVE	13,596.00
UNIT TURNOVER RESERVE	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	36,108.00
<b>NET CASH FLOW</b>	<b>57,439.94</b>



	2024	2023	2023	2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
	Budget	Budget	Annualized	Actual			
<b>RENTAL INCOME</b>							
RENTAL INCOME - MARKET	1,366,008.00	1,339,224.00	1,333,437.33	1,168,192.63	26,784.00	32,570.67	197,815.37
RENTAL INCOME - COMMERCIAL			-1,418.67		0.00	1,418.67	0.00
VACANCIES - RESIDENTIAL	-68,300.40	-66,960.00	-52,670.67	-11,335.28	-1,340.40	-15,629.73	-56,965.12
<b>TOTAL RENTAL INCOME</b>	<b>1,297,707.60</b>	<b>1,272,264.00</b>	<b>1,279,348.00</b>	<b>1,156,857.35</b>	<b>25,443.60</b>	<b>18,359.60</b>	<b>140,850.25</b>
<b>OTHER INCOME</b>							
SALES AND SERVICE TENANTS	200.00	0.00	4,640.00	596.33	200.00	-4,440.00	-396.33
OTHER INCOME	0.00	2,004.00	0.00	0.00	-2,004.00	0.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>200.00</b>	<b>2,004.00</b>	<b>4,640.00</b>	<b>596.33</b>	<b>-1,804.00</b>	<b>-4,440.00</b>	<b>-396.33</b>
<b>TOTAL INCOME</b>	<b>1,297,907.60</b>	<b>1,274,268.00</b>	<b>1,283,988.00</b>	<b>1,157,453.68</b>	<b>23,639.60</b>	<b>13,919.60</b>	<b>140,453.92</b>
<b>ADMINISTRATIVE EXPENSE</b>							
CONDOMINIUM DUES	59,413.92	181,242.78	184,094.67	0.00	-121,828.86	-124,680.75	59,413.92
TENANT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MARKETING	0.00	33.00	0.00	0.00	-33.00	0.00	0.00
SEMINARS AND TRAINING	0.00	900.00	0.00	0.00	-900.00	0.00	0.00
CREDIT AND CRIMINAL	3,000.00	0.00	1,370.67	8,688.00	3,000.00	1,629.33	-5,688.00
OFFICE EXPENSE	1,100.00	5,033.15	1,517.33	1,211.12	-3,933.15	-417.33	-111.12
ADMINISTRATIVE PAYROLL	59,604.00	70,752.00	54,756.00	34,937.45	-11,148.00	4,848.00	24,666.55
ADMINISTRATIVE BENEFITS	23,841.00	28,296.00	13,817.33	6,732.42	-4,455.00	10,023.67	17,108.58
MANAGEMENT FEE	80,642.09	86,988.00	70,658.67	62,857.24	-6,345.91	9,983.42	17,784.85
ACCTG AND BOOKEEPING FEES	12,792.60	12,420.00	12,000.00	12,000.00	372.60	792.60	792.60
AUDIT FEES	11,531.00	11,745.00	24,333.33	77,422.00	-214.00	-12,802.33	-65,891.00
LEGAL EXPENSE	0.00	2,040.00	6,337.33	0.00	-2,040.00	-6,337.33	0.00
TELEPHONE AND INTERNET EXPENSE	3,000.00	0.00	0.00	110.30	3,000.00	3,000.00	2,889.70
BANK FEES	500.00	1,272.00	969.33	1,236.15	-772.00	-469.33	-736.15
BAD DEBTS	0.00	0.00	34,686.67	4,377.22	0.00	-34,686.67	-4,377.22
TAX CREDIT FEES	4,140.00	0.00	4,666.67	0.00	4,140.00	-526.67	4,140.00
MISC ADMIN EXPENSES	300.00	0.00	2,725.33	2,308.14	300.00	-2,425.33	-2,008.14
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>259,864.61</b>	<b>400,721.93</b>	<b>411,933.33</b>	<b>211,880.04</b>	<b>-140,857.32</b>	<b>-152,068.72</b>	<b>47,984.57</b>
<b>UTILITIES</b>							
WATER AND SEWER	180,658.00	135,300.00	182,932.00	171,301.94	45,358.00	-2,274.00	9,356.06
ELECTRICITY	5,040.00	4,400.00	8,562.67	4,243.18	640.00	-3,522.67	796.82
GAS	2,100.00	10,300.00	5,384.00	5,773.99	-8,200.00	-3,284.00	-3,673.99
<b>TOTAL UTILITIES</b>	<b>187,798.00</b>	<b>150,000.00</b>	<b>196,878.67</b>	<b>181,319.11</b>	<b>37,798.00</b>	<b>-9,080.67</b>	<b>6,478.89</b>
<b>MAINTENANCE EXPENSE</b>							
MAINTENANCE PAYROLL	53,685.00	52,392.00	50,817.33	9,796.45	1,293.00	2,867.67	43,888.55
MAINTENANCE BENEFITS	21,474.00	20,952.00	8,881.33	1,725.84	522.00	12,592.67	19,748.16
WASTE AND RECYCLE	0.00	0.00	0.00	1,034.00	0.00	0.00	-1,034.00
EXTERMINATING	20,000.00	20,000.00	86.67	325.00	0.00	19,913.33	19,675.00
SECURITY EXPENSE	7,500.00	0.00	0.00	7,530.56	7,500.00	7,500.00	-30.56
JANITORIAL	1,800.00	23,508.00	6,324.00	2,204.53	-21,708.00	-4,524.00	-404.53

EQUIPMENT EXPENSE	2,500.00	0.00	23,769.33	1,430.00	2,500.00	-21,269.33	1,070.00
FACILITY MAINTENANCE	61,500.00	56,000.00	9,314.67	8,870.94	5,500.00	52,185.33	52,629.06
GENERAL MAINTENANCE	4,600.00	2,700.00	11,150.67	65,031.53	1,900.00	-6,550.67	-60,431.53
ELECTRICAL MAINTENANCE AND REPAIR	1,500.00	1,500.00	925.33	2,476.27	0.00	574.67	-976.27
PLUMBING MAINTENANCE AND REPAIR	2,600.00	11,592.00	3,329.33	1,605.28	-8,992.00	-729.33	994.72
HVAC MAINTENANCE AND REPAIR	800.00	15,996.00	372.00	1,198.90	-15,196.00	428.00	-398.90
APPLIANCE MAINTENANCE	1,000.00	2,004.00	772.00	5,294.93	-1,004.00	228.00	-4,294.93
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>178,959.00</b>	<b>206,644.00</b>	<b>115,742.67</b>	<b>108,524.23</b>	<b>-27,685.00</b>	<b>63,216.33</b>	<b>70,434.77</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>626,621.61</b>	<b>757,365.93</b>	<b>724,554.67</b>	<b>501,723.38</b>	<b>-130,744.32</b>	<b>-97,933.06</b>	<b>124,898.23</b>
<b>NET OPERATING INCOME</b>	<b>671,285.99</b>	<b>516,902.07</b>	<b>559,433.33</b>	<b>655,730.30</b>	<b>154,383.92</b>	<b>111,852.66</b>	<b>15,555.69</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	26,724.00	42,492.00	31,221.33	22,247.00	-15,768.00	-4,497.33	4,477.00
PROPERTY INSURANCE	84,252.00	50,004.00	83,049.33	66,332.37	34,248.00	1,202.67	17,919.63
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>110,976.00</b>	<b>92,496.00</b>	<b>114,270.67</b>	<b>88,579.37</b>	<b>18,480.00</b>	<b>-3,294.67</b>	<b>22,396.63</b>
<b>NET INCOME(LOSS)</b>	<b>560,309.99</b>	<b>424,406.07</b>	<b>445,162.67</b>	<b>567,150.93</b>	<b>135,903.92</b>	<b>115,147.32</b>	<b>-6,840.94</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	45,239.00	43,921.36	43,921.36	42,642.10	1,317.64	1,317.64	2,596.90
UNIT TURNOVER RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	319,787.00	319,787.00	319,787.00	319,787.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>195,283.99</b>	<b>60,697.71</b>	<b>81,454.31</b>	<b>204,721.83</b>	<b>134,586.28</b>	<b>113,829.68</b>	<b>-9,437.84</b>

## Westlawn Renaissance VII (157)

**Budget Comparison (with PTD)**

Book = Accrual ; Tree = tr inc statement

	<b>2024</b>
	<b>Budget</b>
RENTAL INCOME	
RENTAL INCOME - MARKET	974,856.00
VACANCIES - RESIDENTIAL	-48,743.00
<b>TOTAL RENTAL INCOME</b>	<b>926,113.00</b>
OTHER INCOME	
OTHER INCOME	4,500.00
<b>TOTAL OTHER INCOME</b>	<b>4,500.00</b>
<b>TOTAL INCOME</b>	<b>930,613.00</b>
ADMINISTRATIVE EXPENSE	
CONDOMINIUM DUES	27,848.43
CREDIT AND CRIMINAL	
OFFICE EXPENSE	5,625.00
ADMINISTRATIVE PAYROLL	41,893.00
ADMINISTRATIVE BENEFITS	11,662.00
MANAGEMENT FEE	82,901.00
ACCTG AND BOOKEEPING FEES	9,113.00
AUDIT FEES	5,000.00
TELEPHONE AND INTERNET EXPENSE	4,500.00
BANK FEES	
MISC ADMIN EXPENSES	4,500.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>193,042.43</b>
UTILITIES	
WATER AND SEWER	74,800.00
ELECTRICITY	7,299.00
GAS	4,201.00
<b>TOTAL UTILITIES</b>	<b>86,300.00</b>
MAINTENANCE EXPENSE	
MAINTENANCE PAYROLL	37,735.00
MAINTENANCE BENEFITS	15,094.00
WASTE AND RECYCLE	6,400.00
EXTERMINATING	15,169.00
SECURITY EXPENSE	27,000.00
JANITORIAL	75,375.00
FACILITY MAINTENANCE	28,825.00
GENERAL MAINTENANCE	11,025.00
ELECTRICAL MAINTENANCE AND REPAIR	14,625.00
PLUMBING MAINTENANCE AND REPAIR	22,500.00
HVAC MAINTENANCE AND REPAIR	16,625.00
APPLIANCE MAINTENANCE	4,500.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>274,873.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>554,215.43</b>
<b>NET OPERATING INCOME</b>	<b>376,397.57</b>
TAX AND INSURANCE EXPENSE	
REAL ESTATE TAXES	23,513.00
PROPERTY INSURANCE	66,500.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>90,013.00</b>
<b>NET INCOME(LOSS)</b>	<b>286,384.57</b>
RESERVE DEPOSITS & DEBT SERVICE:	
REPLACEMENT RESERVE	29,973.00
UNIT TURNOVER RESERVE	0.00
DEBT SERVICE (PRINCIPAL & INTEREST	144,028
<b>NET CASH FLOW</b>	<b>112,383.57</b>



HVAC MAINTENANCE AND REPAIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APPLIANCE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXTRAORDINARY EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>77,277.49</b>	<b>80,570.00</b>	<b>73,609.33</b>	<b>58,335.00</b>	<b>-3,292.51</b>	<b>3,668.16</b>	<b>18,942.49</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>252,257.76</b>	<b>251,043.00</b>	<b>234,757.33</b>	<b>173,839.00</b>	<b>1,214.76</b>	<b>17,500.43</b>	<b>78,418.76</b>
<b>NET OPERATING INCOME</b>	<b>127,502.24</b>	<b>68,470.00</b>	<b>78,210.67</b>	<b>61,319.00</b>	<b>59,032.24</b>	<b>49,291.57</b>	<b>66,183.24</b>
TAX AND INSURANCE EXPENSE							
REAL ESTATE TAXES	6,522.00	7,350.00	6,840.00	5,400.00	-828.00	-318.00	1,122.00
PROPERTY INSURANCE	31,614.00	25,620.00	26,820.00	17,751.00	5,994.00	4,794.00	13,863.00
<b>TOTAL TAX AND INSURANCE EXPENSE</b>	<b>38,136.00</b>	<b>32,970.00</b>	<b>33,660.00</b>	<b>23,151.00</b>	<b>5,166.00</b>	<b>4,476.00</b>	<b>14,985.00</b>
<b>NET INCOME(LOSS)</b>	<b>89,366.24</b>	<b>35,500.00</b>	<b>44,550.67</b>	<b>38,168.00</b>	<b>53,866.24</b>	<b>44,815.57</b>	<b>51,198.24</b>
RESERVE DEPOSITS & DEBT SERVICE:							
REPLACEMENT RESERVE	10,995.00	10,674.76	10,674.76	10,363.84	320.24	320.24	631.16
UNIT TURNOVER RESERVE	0.00	0.00		0.00	0.00	0.00	0.00
DEBT SERVICE (PRINCIPAL & INTEREST)	0.00	0.00		0.00	0.00	0.00	0.00
<b>NET CASH FLOW</b>	<b>78,371.24</b>	<b>24,825.24</b>	<b>33,875.91</b>	<b>27,804.16</b>	<b>53,546.00</b>	<b>44,495.33</b>	<b>50,567.08</b>