

Budget Comparison

Period = Apr 2015

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-00-00 Revenue									
4800-00-00 Non-Rental Income									
4820-00-00 Other Revenue	0.00	0.00	0.00	N/A	225.00	0.00	225.00	N/A	0.00
4945-00-00 NSF & Late Charge Income	566.26	550.00	16.26	2.96	3,247.26	2,200.00	1,047.26	47.60	6,600.00
4947-00-00 Damages & Cleaning Fees	430.00	0.00	430.00	N/A	430.00	0.00	430.00	N/A	0.00
4960-10-00 Dues - Partnerships	20,499.72	20,500.00	-0.28	0.00	81,998.88	82,000.00	-1.12	0.00	246,000.00
4960-20-00 Dues - Homeowners	14,875.54	14,793.00	82.54	0.56	59,949.95	59,172.00	777.95	1.31	177,516.00
4960-30-00 Dues - Affordable Homeowners	1,009.01	1,053.00	-43.99	-4.18	4,167.65	4,212.00	-44.35	-1.05	12,636.00
4960-60-00 Dues - Trenton Terrace	2,396.55	2,397.00	-0.45	-0.02	9,586.20	9,588.00	-1.80	-0.02	28,764.00
4960-70-00 Dues HOA- Replacement Reserves	7,742.24	7,742.00	0.24	0.00	31,056.92	30,968.00	88.92	0.29	92,904.00
4989-00-00 Total Non-Rental Income	47,519.32	47,035.00	484.32	1.03	190,661.86	188,140.00	2,521.86	1.34	564,420.00
4990-00-00 Interest Income									
4990-20-00 Interest on General Fund Investments	0.00	3.00	-3.00	-100.00	0.00	12.00	-12.00	-100.00	36.00
4990-50-00 Interest Income - Repl Reserves	0.30	0.00	0.30	N/A	0.77	0.00	0.77	N/A	0.00
4990-99-00 Total Interest Income	0.30	3.00	-2.70	-90.00	0.77	12.00	-11.23	-93.58	36.00
4999-00-00 Total Income (Revenue)	47,519.62	47,038.00	481.62	1.02	190,662.63	188,152.00	2,510.63	1.33	564,456.00
5000-00-00 Expenses									
5099-00-00 Labor Expense									
5600-00-00 Outside Payroll									
5601-01-00 Outside Administrative Payroll Expenses									
5601-10-00 Residence Manager Salary & Wages	723.15	552.00	-171.15	-31.01	1,963.35	2,208.00	244.65	11.08	6,624.00
5601-20-00 Assistant Manager Salary & Wages	582.25	1,413.00	830.75	58.79	1,884.82	5,652.00	3,767.18	66.65	16,956.00
5610-10-00 All Admin Payroll Taxes	160.16	214.00	53.84	25.16	472.13	856.00	383.87	44.84	2,568.00
5611-10-00 All Admin Employee Benefits	118.63	250.00	131.37	52.55	434.59	1,000.00	565.41	56.54	3,000.00
5612-10-00 All Admin Workers Compensation	5.95	9.00	3.05	33.89	17.56	36.00	18.44	51.22	108.00
5619-99-00 Total Outside Administrative Payroll Expenses	1,590.14	2,438.00	847.86	34.78	4,772.45	9,752.00	4,979.55	51.06	29,256.00

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5621-01-00	Outside Maintenance Payroll Expenses								
5621-30-00	2,277.29	2,478.00	200.71	8.10	8,108.99	9,912.00	1,803.01	18.19	29,736.00
5630-10-00	279.42	269.00	-10.42	-3.87	994.97	1,076.00	81.03	7.53	3,228.00
5631-10-00	1.76	500.00	498.24	99.65	6.16	2,000.00	1,993.84	99.69	6,000.00
5632-10-00	134.47	132.00	-2.47	-1.87	478.83	528.00	49.17	9.31	1,584.00
5639-99-00	<u>2,692.94</u>	<u>3,379.00</u>	<u>686.06</u>	<u>20.30</u>	<u>9,588.95</u>	<u>13,516.00</u>	<u>3,927.05</u>	<u>29.05</u>	<u>40,548.00</u>
5699-00-00	<u>4,283.08</u>	<u>5,817.00</u>	<u>1,533.92</u>	<u>26.37</u>	<u>14,361.40</u>	<u>23,268.00</u>	<u>8,906.60</u>	<u>38.28</u>	<u>69,804.00</u>
5999-00-00	4,283.08	5,817.00	1,533.92	26.37	14,361.40	23,268.00	8,906.60	38.28	69,804.00
6030-00-00	Administrative Expense								
6030-20-00	0.00	0.00	0.00	N/A	2,000.00	0.00	-2,000.00	N/A	2,000.00
6045-00-00	175.24	181.00	5.76	3.18	799.12	724.00	-75.12	-10.38	2,172.00
6055-09-00	0.00	2.00	2.00	100.00	28.78	8.00	-20.78	-259.75	24.00
6062-00-00	4,000.00	4,424.00	424.00	9.58	19,831.47	17,696.00	-2,135.47	-12.07	53,088.00
6087-00-00	1,060.00	300.00	-760.00	-253.33	1,118.00	1,200.00	82.00	6.83	3,600.00
6093-00-00	430.57	75.00	-355.57	-474.09	430.57	300.00	-130.57	-43.52	900.00
6095-00-00	107.48	86.00	-21.48	-24.98	513.67	344.00	-169.67	-49.32	1,032.00
6097-00-00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
6105-00-00	1,856.00	1,856.00	0.00	0.00	7,424.00	7,424.00	0.00	0.00	22,272.00
6120-03-00	65.00	0.00	-65.00	N/A	195.00	0.00	-195.00	N/A	0.00
6199-00-00	<u>7,694.29</u>	<u>6,924.00</u>	<u>-770.29</u>	<u>-11.12</u>	<u>32,340.61</u>	<u>27,696.00</u>	<u>-4,644.61</u>	<u>-16.77</u>	<u>85,838.00</u>
6300-00-00	Utilities								
6310-00-00	1,677.42	4,850.00	3,172.58	65.41	9,584.87	19,400.00	9,815.13	50.59	58,200.00
6312-00-00	<u>500.00</u>	<u>1,729.00</u>	<u>1,229.00</u>	<u>71.08</u>	<u>4,570.67</u>	<u>6,918.00</u>	<u>2,347.33</u>	<u>33.93</u>	<u>20,750.00</u>
6399-00-00	2,177.42	6,579.00	4,401.58	66.90	14,155.54	26,318.00	12,162.46	46.21	78,950.00
6400-00-00	Ordinary Maintenance and Turnover								
6401-00-00	Ordinary Maintenance								
6420-00-00	Maintenance Materials								
6420-50-00	0.00	35.00	35.00	100.00	0.00	280.00	280.00	100.00	420.00

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6420-99-00 Total Maint Mtrls	0.00	35.00	35.00	100.00	0.00	280.00	280.00	100.00	420.00
6430-00-00 Maintenance Contracts & Services									
6430-55-00 Maint Contracts - Landscaping	18,800.44	19,661.00	860.56	4.38	76,929.33	71,692.00	-5,237.33	-7.31	215,604.00
6430-99-00 Total Maintenance Contracts & Services	18,800.44	19,661.00	860.56	4.38	76,929.33	71,692.00	-5,237.33	-7.31	215,604.00
6469-00-00 Total Ordinary Maintenance	18,800.44	19,696.00	895.56	4.55	76,929.33	71,972.00	-4,957.33	-6.89	216,024.00
6470-00-00 Turnover (Vacate)									
6470-15-00 Turnover - Carpet/Vinyl Cleaning Contract/Supplies	140.00	0.00	-140.00	N/A	140.00	0.00	-140.00	N/A	0.00
6470-99-00 Total Turnover (Vacate)	140.00	0.00	-140.00	N/A	140.00	0.00	-140.00	N/A	0.00
6499-00-00 Total Ordinary Maintenance and Turnover	18,940.44	19,696.00	755.56	3.84	77,069.33	71,972.00	-5,097.33	-7.08	216,024.00
6600-00-00 General Expenses									
6610-10-00 Insurance - General Liability & Property	498.08	251.00	-247.08	-98.44	1,992.32	1,004.00	-988.32	-98.44	3,012.00
6620-00-00 Bad Debt Expense	375.64	0.00	-375.64	N/A	999.26	0.00	-999.26	N/A	0.00
6624-00-00 Misc. Taxes, Licenses, Permits	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
6659-00-00 Total General Expenses	873.72	251.00	-622.72	-248.10	3,041.58	1,004.00	-2,037.58	-202.95	3,012.00
6900-00-00 Non-Operating Expenses For Property									
6910-04-00 Exterior Building Improvements	0.00	5,244.00	5,244.00	100.00	575.00	10,488.00	9,913.00	94.52	10,488.00
6910-08-00 Common Area Improvements	435.00	0.00	-435.00	N/A	435.00	0.00	-435.00	N/A	0.00
6959-00-00 Total Non-Operating Expenses for Property	435.00	5,244.00	4,809.00	91.70	1,010.00	10,488.00	9,478.00	90.37	10,488.00
7999-99-99 Total Expenses	34,403.95	44,511.00	10,107.05	22.71	141,978.46	160,746.00	18,767.54	11.68	464,116.00
8000-00-00 Intra-Agency Income (Expense)									
8999-00-00 Net Income Before Allocations	13,115.67	2,527.00	10,588.67	419.02	48,684.17	27,406.00	21,278.17	77.64	100,340.00
9899-00-00 Net Income After Allocations	13,115.67	2,527.00	10,588.67	419.02	48,684.17	27,406.00	21,278.17	77.64	100,340.00