

Budget

Period = Jan 2012-Dec 2012

Book = Accrual

	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
3040	INCOME												
3041	INCOME - Multi Family												
3101	Rent - Multi-Family												
3105	Gross Potential Rent	218,099.00	218,555.00	219,239.00	219,467.00	220,151.00	221,291.00	222,431.00	222,431.00	223,115.00	223,571.00	223,571.00	2,655,492.00
3160	Less: Vacancy Loss	-10,520.00	-10,540.00	-9,620.00	-9,630.00	-7,720.00	-7,760.00	-7,800.00	-7,800.00	-9,790.00	-9,810.00	-10,790.00	-112,570.00
3170	Less: Lease Loss	-9,641.00	-9,062.00	-8,623.00	-7,498.00	-7,208.00	-7,111.00	-7,322.00	-6,073.00	-6,108.00	-5,937.00	-4,546.00	-84,414.00
3180	Less: Employee Discounts	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-789.00	-9,468.00
3182	Less: Courtesy Officers	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-669.00	-8,028.00
3185	Less: Nonrevenue Units	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-1,050.00	-12,600.00
3196	Less: Uncollectible Rent	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-180.00	-2,160.00
3199	TOTAL RENT - MULTI-FAMILY	195,250.00	196,265.00	198,308.00	199,651.00	202,535.00	203,732.00	204,621.00	205,870.00	204,529.00	205,136.00	204,808.00	2,426,252.00
3200	Other Income - Multi-Family												
3203	Corporate Unit	4,200.00	4,200.00	4,200.00	4,300.00	4,500.00	4,500.00	4,500.00	4,500.00	4,300.00	4,200.00	4,000.00	51,400.00
3205	Late Fee	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	1,090.00	13,080.00
3207	Transfer Fee	0.00	150.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00	750.00
3210	Forfeited Deposits	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	7,560.00
3215	NSF Fee	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
3217	Early Termination Fee	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
3220	Relet Fee	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	23,940.00
3223	Admin/Cleaning Fee	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	10,680.00
3224	Pet Fee	935.00	935.00	935.00	935.00	935.00	935.00	935.00	935.00	935.00	935.00	935.00	11,220.00
3225	Application Fee	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	8,580.00
3227	Cable Income	0.00	1,300.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	5,200.00
3230	Vending Income	20.00	0.00	0.00	20.00	0.00	0.00	20.00	0.00	0.00	20.00	0.00	80.00
3237	Gate/Remote Fee	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	200.00
3251	Trash Fee	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	1,385.00	16,620.00
3253	Water Income	4,340.00	4,340.00	4,360.00	4,360.00	4,400.00	4,400.00	4,400.00	4,400.00	4,360.00	4,360.00	4,340.00	52,400.00
3254	Electric Income	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	23,700.00
3265	Miscellaneous Income	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
3270	Interest Income	839.00	839.00	839.00	839.00	839.00	839.00	839.00	839.00	839.00	839.00	839.00	10,068.00
3277	Garage Income	3,500.00	3,700.00	3,800.00	4,000.00	4,000.00	4,000.00	3,800.00	3,800.00	3,800.00	3,750.00	3,650.00	45,450.00
3298	TOTAL OTHER INC. - MULTI-FAMI	22,679.00	24,309.00	23,029.00	23,449.00	24,819.00	23,719.00	23,339.00	24,769.00	23,129.00	23,099.00	23,909.00	282,908.00
3299	TOTAL INCOME - MULTI-FAMILY	217,929.00	220,574.00	221,337.00	223,100.00	227,354.00	227,451.00	227,960.00	230,639.00	227,658.00	228,235.00	228,717.00	2,709,160.00
4999	TOTAL INCOME	217,929.00	220,574.00	221,337.00	223,100.00	227,354.00	227,451.00	227,960.00	230,639.00	227,658.00	228,235.00	228,717.00	2,709,160.00
5001	Expenses - Multi-family												
5002	Expenses - Variable												
5100	Admin. Expense - Multi-Family												
5107	Personnel	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5115	Answering Service	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5120	Auto Expense	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	200.00
5125	Bank & Credit Card Charges	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5128	Computer Supplies & Services	550.00	499.00	550.00	499.00	550.00	499.00	799.00	550.00	499.00	550.00	499.00	6,594.00
5129	Collection Commissions	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5130	Credit Reports	100.00	200.00	300.00	400.00	500.00	500.00	400.00	400.00	300.00	200.00	150.00	3,600.00
5135	Postage/Courier	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00
5143	Corporate Unit Services	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	35,220.00

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	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
5145 Professional Fees	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
5155 Memberships	0.00	253.00	0.00	0.00	0.00	0.00	0.00	294.00	0.00	0.00	0.00	0.00	547.00
5160 Office Equipment Rental	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00
5165 Office Supplies	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
5170 Pagers	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	348.00
5175 Permits	506.00	456.00	456.00	456.00	456.00	556.00	456.00	456.00	456.00	456.00	456.00	456.00	5,622.00
5185 Telephone	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	6,720.00
5187 Training/Seminars	41.00	41.00	41.00	41.00	141.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	592.00
5190 Uniforms	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5199 TOTAL ADMIN. EXPENSES	6,696.00	6,948.00	7,496.00	16,895.00	7,146.00	7,145.00	7,195.00	7,240.00	6,845.00	6,746.00	6,645.00	6,746.00	93,743.00
5200 Advertising - Multi-Family													
5205 Advertising - Property	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	2,750.00	13,200.00
5210 Locator Services	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	11,520.00
5212 Referral Services	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	0.00	1,000.00
5215 Promotional Expense	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5220 Resident Retention	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5299 TOTAL ADVERTISING/MKTING	2,510.00	2,710.00	2,510.00	2,710.00	2,510.00	2,710.00	2,510.00	2,710.00	2,510.00	2,710.00	2,510.00	4,310.00	32,920.00
5300 Management Fees - Multi-Famil													
5305 Management Fee	7,600.00	7,700.00	7,700.00	7,800.00	8,000.00	8,000.00	8,000.00	8,100.00	8,000.00	8,000.00	8,000.00	8,000.00	94,900.00
5310 Asset Management Fee	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00
5399 TOTAL MANAGEMENT FEES	9,683.33	9,783.33	9,783.33	9,883.33	10,083.33	10,083.33	10,083.33	10,183.33	10,083.33	10,083.33	10,083.33	10,083.33	119,900.00
5500 Building Services - Multi-Famil													
5515 Landscape - Contract	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	2,510.00	30,120.00
5520 Life Safety Systems	120.00	120.00	200.00	120.00	120.00	200.00	120.00	120.00	200.00	5,120.00	120.00	200.00	6,760.00
5525 Pest Control	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	2,760.00
5560 Trash Removal	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	3,702.00	44,424.00
5565 Utility Billing Services	448.00	448.00	448.00	448.00	448.00	448.00	448.00	448.00	448.00	448.00	448.00	448.00	5,376.00
5599 TOTAL BUILDING SERVICES	7,010.00	7,010.00	7,090.00	7,010.00	7,010.00	7,090.00	7,010.00	7,010.00	7,090.00	12,010.00	7,010.00	7,090.00	89,440.00
5600 Repairs & Maint. - Multi-Famil													
5602 Appliance Repair & Maint.	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	240.00	2,880.00
5605 Carpet Repairs & Maint.	275.00	275.00	350.00	400.00	450.00	450.00	450.00	450.00	400.00	350.00	275.00	275.00	4,400.00
5610 Recreational Repairs	0.00	265.00	0.00	0.00	265.00	0.00	0.00	265.00	0.00	0.00	265.00	0.00	1,060.00
5620 Electrical Repairs	190.00	190.00	190.00	190.00	250.00	250.00	250.00	250.00	250.00	190.00	190.00	190.00	2,580.00
5627 Gate & Fence Repairs	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	400.00
5630 HVAC Repair & Maint.	100.00	200.00	300.00	350.00	450.00	500.00	500.00	500.00	400.00	350.00	200.00	100.00	3,950.00
5650 Plumbing Repairs & Maint.	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5652 Pool Maintenance	130.00	130.00	130.00	250.00	350.00	350.00	350.00	350.00	250.00	130.00	130.00	130.00	2,680.00
5655 General Repairs	0.00	0.00	40.00	0.00	0.00	40.00	0.00	0.00	40.00	0.00	0.00	40.00	160.00
5665 Windows, Doors & Glass Repairs	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
5669 TOTAL REPAIRS & MAINT	1,165.00	1,530.00	1,580.00	1,660.00	2,235.00	2,160.00	2,020.00	2,285.00	1,910.00	1,490.00	1,530.00	1,305.00	20,870.00
5670 Supplies - Multi-Family													
5675 Keys, Locks & Remotes	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5677 Cleaning Supplies	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	2,460.00

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	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
5678	Paint Supplies	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00	
5680	Maintenance Supplies	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00	
5690	Small Tools	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00	
5699	TOTAL SUPPLIES	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	11,940.00	
5700	Payroll - Multi-Family													
5705	Salaries - Regular	14,970.77	14,970.77	14,970.77	14,970.77	14,970.77	22,456.15	14,970.77	14,970.77	14,970.77	22,456.15	14,970.77	194,620.00	
5753	Salaries - Overtime	300.00	300.00	300.00	400.00	400.00	600.00	800.00	800.00	400.00	300.00	300.00	5,300.00	
5755	Lease Commissions/Bonuses	850.00	1,700.00	850.00	850.00	1,500.00	1,000.00	1,000.00	1,550.00	1,000.00	1,550.00	1,750.00	14,450.00	
5760	Payroll Taxes	1,600.00	1,690.00	1,600.00	1,610.00	1,680.00	2,390.00	1,670.00	1,720.00	1,630.00	1,610.00	2,420.00	21,310.00	
5765	Medical Premiums	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00	
5770	Workers Compensation	970.00	1,020.00	970.00	970.00	1,010.00	1,440.00	1,010.00	1,040.00	980.00	970.00	1,460.00	12,860.00	
5799	TOTAL PAYROLL	20,090.77	21,080.77	20,090.77	20,200.77	20,960.77	29,286.15	20,850.77	21,480.77	20,380.77	20,200.77	29,586.15	265,340.00	
5800	Utilities - Multi-Family													
5810	Electricity - House Lights	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00	
5814	Electricity - Vacants	506.00	506.00	460.00	460.00	368.00	368.00	368.00	460.00	460.00	506.00	506.00	5,336.00	
5815	Gas	100.00	90.00	85.00	60.00	50.00	35.00	35.00	35.00	50.00	60.00	75.00	710.00	
5820	Water/Sewer	4,950.00	4,940.00	5,000.00	5,150.00	5,400.00	5,850.00	5,850.00	5,850.00	6,000.00	5,760.00	5,330.00	65,080.00	
5899	TOTAL UTILITIES	7,356.00	7,336.00	7,345.00	7,470.00	7,618.00	8,053.00	8,053.00	8,053.00	8,295.00	8,070.00	7,696.00	92,726.00	
5979	TOTAL VARIABLE EXPENSES	55,506.10	57,393.10	56,890.10	66,824.10	58,558.10	67,522.48	58,717.10	59,957.10	58,109.10	62,305.10	66,055.48	726,879.00	
5980	Fixed Expenses - Multi-Family													
5984	Property Tax Consulting Fees	0.00	0.00	0.00	341.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	341.00	
5985	Property Taxes	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	24,750.00	297,000.00	
5990	Insurance	3,773.00	3,773.00	4,383.00	4,383.00	4,383.00	4,383.00	4,383.00	4,383.00	4,383.00	4,383.00	4,383.00	51,376.00	
5998	TOTAL FIXED EXPENSES	28,523.00	28,523.00	29,133.00	29,474.00	29,133.00	29,133.00	29,133.00	29,133.00	29,133.00	29,133.00	29,133.00	348,717.00	
5999	TOTAL EXPENSES - MULTI-FAMILY	84,029.10	85,916.10	86,023.10	96,298.10	87,691.10	96,655.48	87,850.10	89,090.10	87,242.10	91,438.10	95,188.48	1,075,596.00	
7999	NET OPERATING INCOME	133,899.90	134,657.90	135,313.90	126,801.90	139,662.90	130,795.52	140,109.90	141,548.90	140,415.90	136,796.90	133,528.52	1,633,564.00	
8100	Recurring - Multi-Family													
8111	Microwaves	0.00	0.00	267.00	0.00	0.00	267.00	0.00	0.00	267.00	0.00	0.00	801.00	
8113	Washers & Dryers	0.00	0.00	0.00	0.00	386.00	0.00	0.00	0.00	0.00	0.00	0.00	386.00	
8115	Carpet	985.00	985.00	985.00	985.00	1,970.00	985.00	985.00	1,970.00	985.00	985.00	985.00	13,790.00	
8125	Resurfacing	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	450.00	
8135	HVAC Replacements	0.00	0.00	0.00	0.00	550.00	0.00	550.00	0.00	0.00	0.00	0.00	1,100.00	
8145	Window Treatment	0.00	35.00	0.00	0.00	35.00	0.00	0.00	35.00	0.00	35.00	0.00	140.00	
8198	TOTAL RECURRING - MULTI-FAMILY	985.00	1,020.00	1,402.00	985.00	2,941.00	1,402.00	1,535.00	2,005.00	1,402.00	985.00	1,020.00	985.00	16,667.00
8199	NET INCOME BEFORE N/R	132,914.90	133,637.90	133,911.90	125,816.90	136,721.90	129,393.52	138,574.90	139,543.90	139,013.90	135,811.90	132,508.52	1,616,897.00	
8200	Non-Recurring - Multi-Family													
8233	Furniture & Fixtures	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	
8244	Landscaping	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	
8249	Plumbing	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	
8252	Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,300.00	11,300.00	
8258	Tools & Equipment	0.00	3,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,705.00	
8290	Contra - PP	0.00	-3,705.00	-3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,705.00	
8291	Contra - Buildings	0.00	0.00	0.00	-5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,000.00	

Budget

Period = Jan 2012-Dec 2012

Book = Accrual

	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
8298 TOTAL NONRECURRING-MULTI-FAMIL	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,300.00	12,550.00
8299 NI BEFORE DEBT SERVICE & DEPRE	131,664.90	133,637.90	133,911.90	125,816.90	136,721.90	129,393.52	138,574.90	139,543.90	139,013.90	135,811.90	132,508.52	127,746.86	1,604,347.00
8400 INTEREST/DEBT SERVICE													
8500 Debt Service - Multi-family													
8505 Interest	76,931.00	71,910.00	76,783.00	74,239.00	76,638.00	74,100.00	76,494.00	76,425.00	73,897.00	76,282.00	73,754.00	76,135.00	903,588.00
8599 TOTAL DEBT SERVICE-MULTI-FAMIL	76,931.00	71,910.00	76,783.00	74,239.00	76,638.00	74,100.00	76,494.00	76,425.00	73,897.00	76,282.00	73,754.00	76,135.00	903,588.00
8799 TOTAL INTEREST/DEBT SERVICE	76,931.00	71,910.00	76,783.00	74,239.00	76,638.00	74,100.00	76,494.00	76,425.00	73,897.00	76,282.00	73,754.00	76,135.00	903,588.00
8999 NET INCOME BEFORE DEPRECIATION	54,733.90	61,727.90	57,128.90	51,577.90	60,083.90	55,293.52	62,080.90	63,118.90	65,116.90	59,529.90	58,754.52	51,611.86	700,759.00
9998 NET INCOME	54,733.90	61,727.90	57,128.90	51,577.90	60,083.90	55,293.52	62,080.90	63,118.90	65,116.90	59,529.90	58,754.52	51,611.86	700,759.00