

Parkview Plaza Apartments, LP Profit & Loss Budget vs. Actual

01/05/21

December 2020

Accrual Basis

	Jan - Dec 20	Budget	% of Budget
Ordinary Income/Expense			
Income			
4101000 · Rental	238,130.28	214,400.00	111.1%
4101200 · Section 8	84,768.00	112,000.00	75.7%
4105000 · Vacancy	-103,509.91	-53,456.00	193.6%
4114010 · Write-Off Bad Debt (Rent)	-7.12		
4235000 · Cable TV	8,633.36	11,800.00	73.2%
4410000 · Late Fee Charge	50.00		
4411500 · NSF Charge	70.00		
4413000 · Damage Charge	22.72		
4420000 · Utilities Fee	5,820.05	7,440.00	78.2%
4500000 · Miscellaneous Tenant Income	8.40	625.00	1.3%
4500007 · Collections	315.00		
4500009 · Maintenance Material Cost	1,058.03	300.00	352.7%
4500010 · Lockout Fee	295.00		
4500011 · Large Appliance Fee	45.00		
4500013 · Building Entrance Card Fee	75.00		
4500016 · going to staff home	25.00		
4700100 · Interest Income	29.94		
4700500 · Miscellaneous Non-Tenant Income	5,575.85		
4701311 · Laundry Income	3,238.25	5,200.00	62.3%
Total Income	244,642.85	298,309.00	82.0%
Expense			
5110000 · Maintenance Labor	60,236.67	58,318.00	103.3%
5120000 · Custodial Costs	7,778.24	9,457.00	82.2%
5130000 · Administrative Payroll	79,374.19	76,641.00	103.6%
5135000 · Administrative Employee Benefit	12.00		
5138000 · Property Management Fee	1,257.61		
514000 · Workmens Compensation	2,237.04	3,439.00	65.0%
5201000 · Materials	4,080.09	4,000.00	102.0%
5205000 · Contract Costs	520.82	6,785.00	7.7%
5210000 · Landscaping	823.60	1,200.00	68.6%
5214000 · Exterminator/Pest	2,492.00		
5225000 · Elevator Repair	4,800.00	4,800.00	100.0%
5230000 · HVAC Services & Repairs	311.15	600.00	51.9%
5235001 · Plumbing	562.38	500.00	112.5%
5235003 · Snow Removal	121.00	650.00	18.6%
5305000 · Water	4,634.22	6,500.00	71.3%
5310000 · Trash Removal	2,940.00	2,976.00	98.8%
5315000 · Gas	4,368.49	5,200.00	84.0%
5320000 · Electric	42,284.97	50,000.00	84.6%
5340000 · Utility Reimbursement	10.33		
5340001 · Sewer	1,730.06	2,700.00	64.1%
5405000 · Advertising	2,066.45	5,000.00	41.3%
5505000 · Bank Fees	60.93	282.00	21.6%
5515000 · Sundry Administrative			
5520002 · Office Expense	2,071.69	2,400.00	86.3%
5520003 · Telephone Expense	1,510.74	1,858.00	81.3%
5520004 · Industry Organizations Expense	22.00	50.00	44.0%
5520005 · Software & Web Subscriptions	4,752.83	1,964.00	242.0%
5520006 · Cable TV Contract	10,576.44	10,652.00	99.3%
5520007 · Asset Management Fee	0.00	5,000.00	0.0%
5520008 · Certification/Inspection Fees	1,009.73	3,984.00	25.3%
5520009 · Management Fee	0.00	12,000.00	0.0%
5515000 · Sundry Administrative - Other	2,499.57	2,300.00	108.7%
Total 5515000 · Sundry Administrative	22,443.00	40,208.00	55.8%
5520000 · Travel Expense	0.00	400.00	0.0%
5520001 · Training Expense	0.00	400.00	0.0%
5610000 · Legal Services	0.00	200.00	0.0%
5612000 · Auditing Services	4,675.00	4,500.00	103.9%
5615000 · Property & Liability Insurance	31,693.83	20,125.00	157.5%
5630000 · Interest (Non-mortgage)	688.58		
6001000 · Miscellaneous Expenditures	0.00	100.00	0.0%

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7002002 · Laundry Lease	1,757.76	1,778.00	98.9%
Total Expense	283,960.41	306,759.00	92.6%
Net Ordinary Income	-39,317.56	-8,450.00	465.3%
Other Income/Expense			
Other Income			
4701313 · Reserve Funds	0.00	30,000.00	0.0%
Total Other Income	0.00	30,000.00	0.0%
Net Other Income	0.00	30,000.00	0.0%
Net Income	-39,317.56	21,550.00	-182.4%