Budget Comparison

Property: Stonecroft MHP, LLC

Comparison Periods: 01/01/20 - 03/31/20 and 03/01/20 - 03/31/20 (cash basis)

	Actual 01/01/20 - 03/31/20	Budget 01/20 - 03/20	$ Change	% Change	Actual 03/01/20 - 03/31/20	Budget 03/20 - 03/20	$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4109 NSF Fees	25	0	25		0	0	0	
4138 Lot Rent	9,065	30,000	-20,935	-69.8 %	2,555	10,000	-7,445	-74.4 %
4100 Total Rental Income (non-posting)	9,090	30,000	-20,910	-69.7 %	2,555	10,000	-7,445	-74.4 %
4700 Unallocated Prepays	-470	0	-470		-270	0	-270	
TOTAL INCOME	**8,620**	**30,000**	**-21,380**	**-71.3 %**	**2,285**	**10,000**	**-7,715**	**-77.2 %**
EXPENSE								
5000 Management Fees Expense	7,500	7,500	0	0.0 %	2,500	2,500	0	0.0 %
5020 Travel & Entertainment Expense (non-								
5021 Mileage	0	30	-30	-100.0 %	0	10	-10	-100.0 %
5022 Meals	65	60	5	8.9 %	33	20	13	65.5 %
5023 Travel	431	510	-79	-15.5 %	158	170	-12	-7.1 %
5020 Total Travel & Entertainment Exper	496	600	-104	-17.3 %	191	200	-9	-4.5 %
5030 Cleaning & Maintenance Expense (noi								
5033 Landscaping	1,321	0	1,321		1,140	0	1,140	
5030 Total Cleaning & Maintenance Exp	1,321	0	1,321		1,140	0	1,140	
5050 Insurance Expense (non-posting)								
5052 Building Insurace Expense	0	2,092	-2,092	-100.0 %	0	697	-697	-100.0 %
5050 Total Insurance Expense (non-post	0	2,092	-2,092	-100.0 %	0	697	-697	-100.0 %
5060 Legal and Other Professional Fees (nc								
5061 Professional Fees	0	375	-375	-100.0 %	0	125	-125	-100.0 %
5062 Legal Fees	3,697	625	3,072	491.5 %	1,250	208	1,042	500.0 %
5064 Bank Fees	150	125	25	20.0 %	50	42	8	20.0 %
5060 Total Legal and Other Professional	3,847	1,125	2,722	242.0 %	1,300	375	925	246.7 %
5100 Repairs & Maintenance Expense (non-								
5104 Maintenance	9,205	9,250	-45	-0.5 %	3,050	3,083	-33	-1.1 %
5109 Miscellaneous Repairs Expense	0	1,250	-1,250	-100.0 %	0	417	-417	-100.0 %
5110 Electrical Repairs	3,700	0	3,700		0	0	0	
5100 Total Repairs & Maintenance Exper	12,905	10,500	2,405	22.9 %	3,050	3,500	-450	-12.9 %
5300 Taxes Expense (non-posting)								
5301 Property Taxes	35,237	4,265	30,972	726.2 %	0	1,422	-1,422	-100.0 %
5302 State Taxes	0	425	-425	-100.0 %	0	142	-142	-100.0 %
5305 Payroll Tax	412	1,275	-863	-67.7 %	200	425	-225	-53.0 %
5306 Workers Compensation	119	250	-131	-52.4 %	65	83	-18	-21.7 %

	Actual 01/01/20 - 03/31/20	Budget 01/20 - 03/20	$ Change	% Change	Actual 03/01/20 - 03/31/20	Budget 03/20 - 03/20	$ Change	% Change
5300 Total Taxes Expense (non-posting)	35,768	6,215	29,553	475.5 %	265	2,072	-1,807	-87.2 %
5400 Utilities Expense (non-posting)								
5401 Gas & Propane	309	236	72	30.7 %	20	79	-59	-74.5 %
5402 Water	83,092	12,500	70,592	564.7 %	19,659	4,167	15,493	371.8 %
5404 Electric	656	788	-131	-16.7 %	188	263	-74	-28.3 %
5405 Garbage	800	0	800		0	0	0	
5400 Total Utilities Expense (non-posting	84,857	13,524	71,333	527.5 %	19,868	4,508	15,360	340.7 %
5600 Office Expense (non-posting)								
5601 Office Supplies	52	1,250	-1,198	-95.8 %	37	417	-380	-91.1 %
5603 Telephone Services	0	270	-270	-100.0 %	0	90	-90	-100.0 %
5604 Software	195	274	-79	-28.8 %	65	91	-26	-28.8 %
5600 Total Office Expense (non-posting)	247	1,794	-1,547	-86.2 %	102	598	-496	-83.0 %
5700 General Expenses (non-posting)								
5701 Wages, Salary	3,981	7,305	-3,324	-45.5 %	2,047	2,435	-388	-15.9 %
5704 Payroll Fees	163	195	-32	-16.5 %	62	65	-3	-4.3 %
5700 Total General Expenses (non-posti	4,144	7,500	-3,356	-44.8 %	2,109	2,500	-391	-15.6 %
TOTAL EXPENSE	**151,085**	**50,850**	**100,236**	**197.1 %**	**30,525**	**16,950**	**13,575**	**80.1 %**
NOI	**-142,465**	**-20,850**	**-121,616**	**-583.3 %**	**-28,240**	**-6,950**	**-21,290**	**-306.3 %**
NON OPERATING EXPENSE								
7500 Demolition and Disposal	79,250	0	79,250		6,600	0	6,600	
TOTAL NON OPERATING EXPENSE	**79,250**	**0**	**79,250**		**6,600**	**0**	**6,600**	
NET INCOME	**-221,715**	**-20,850**	**-200,866**	**-963.4 %**	**-34,840**	**-6,950**	**-27,890**	**-401.3 %**
NET INCOME SUMMARY								
Income	8,620	30,000	-21,380	-71.3 %	2,285	10,000	-7,715	-77.2 %
Expense	-151,085	-50,850	-100,236	197.1 %	-30,525	-16,950	-13,575	80.1 %
Other Income & Expense	0	0	0		0	0	0	
Non Operating Expense	-79,250	0	-79,250		-6,600	0	-6,600	
NET INCOME	**-221,715**	**-20,850**	**-200,866**	**-963.4 %**	**-34,840**	**-6,950**	**-27,890**	**-401.3 %**