

Budget Comparison

Property: Stonecroft MHP, LLC

Comparison Periods: 04/01/20 - 06/30/20 and 01/01/20 - 06/30/20 (cash basis)

	Actual 04/01/20 - 06/30/20	Budget 04/20 - 06/20	\$ Change	% Change	Actual YTD 01/01/20 - 06/30/20	Budget YTD 01/20 - 06/20	\$ Change	% Change
INCOME								
4100 Rental Income (non-posting)								
4109 NSF Fees	0	0	0		25	0	25	
4138 Lot Rent	2,375	30,000	-27,625	-92.1 %	11,440	60,000	-48,560	-80.9 %
4100 Total Rental Income (non-posting)	2,375	30,000	-27,625	-92.1 %	11,465	60,000	-48,535	-80.9 %
4700 Unallocated Prepays	-135	0	-135		-605	0	-605	
TOTAL INCOME	2,240	30,000	-27,760	-92.5 %	10,860	60,000	-49,140	-81.9 %
EXPENSE								
5000 Management Fees Expense	7,500	7,500	0	0.0 %	15,000	15,000	0	0.0 %
5020 Travel & Entertainment Expense (non-								
5021 Mileage	0	30	-30	-100.0 %	0	60	-60	-100.0 %
5022 Meals	0	60	-60	-100.0 %	65	120	-55	-45.6 %
5023 Travel	0	510	-510	-100.0 %	431	1,020	-589	-57.8 %
5020 Total Travel & Entertainment Exper	0	600	-600	-100.0 %	496	1,200	-704	-58.6 %
5030 Cleaning & Maintenance Expense (noi								
5033 Landscaping	536	0	536		1,858	0	1,858	
5039 Snow Plowing	3,800	0	3,800		3,800	0	3,800	
5030 Total Cleaning & Maintenance Expe	4,336	0	4,336		5,658	0	5,658	
5050 Insurance Expense (non-posting)								
5052 Building Insurance Expense	0	2,092	-2,092	-100.0 %	0	4,184	-4,184	-100.0 %
5054 Employee Health Care	9	0	9		9	0	9	
5050 Total Insurance Expense (non-post	9	2,092	-2,083	-99.6 %	9	4,184	-4,175	-99.8 %
5060 Legal and Other Professional Fees (nc								
5061 Professional Fees	420	375	45	11.9 %	420	750	-331	-44.1 %
5062 Legal Fees	18,595	625	17,970	2,875.2 %	22,292	1,250	21,042	1,683.4 %
5064 Bank Fees	140	125	15	12.0 %	290	250	40	16.0 %
5067 Security - Patrol	6,000	0	6,000		6,000	0	6,000	
5060 Total Legal and Other Professional	25,154	1,125	24,029	2,135.9 %	29,001	2,250	26,751	1,188.9 %
5100 Repairs & Maintenance Expense (non-								
5104 Maintenance	2,400	9,250	-6,850	-74.1 %	4,680	18,500	-13,820	-74.7 %
5109 Miscellaneous Repairs Expense	0	1,250	-1,250	-100.0 %	0	2,500	-2,500	-100.0 %
5110 Electrical Repairs	0	0	0		3,700	0	3,700	
5100 Total Repairs & Maintenance Expe	2,400	10,500	-8,100	-77.1 %	8,380	21,000	-12,620	-60.1 %
5300 Taxes Expense (non-posting)								
5301 Property Taxes	528	4,265	-3,737	-87.6 %	35,765	8,530	27,235	319.3 %

	Actual 04/01/20 - 06/30/20	Budget 04/20 - 06/20	\$ Change	% Change	Actual YTD 01/01/20 - 06/30/20	Budget YTD 01/20 - 06/20	\$ Change	% Change
5302 State Taxes	0	425	-425	-100.0 %	0	850	-850	-100.0 %
5305 Payroll Tax	493	1,275	-782	-61.3 %	905	2,550	-1,645	-64.5 %
5306 Workers Compensation	172	250	-78	-31.4 %	291	500	-209	-41.9 %
5300 Total Taxes Expense (non-posting)	1,192	6,215	-5,023	-80.8 %	36,960	12,430	24,530	197.3 %
5400 Utilities Expense (non-posting)								
5401 Gas & Propane	0	236	-236	-100.0 %	309	472	-164	-34.7 %
5402 Water	19,799	12,500	7,299	58.4 %	102,892	25,000	77,892	311.6 %
5404 Electric	1,714	788	927	117.6 %	2,371	1,575	795	50.5 %
5405 Garbage	0	0	0		800	0	800	
5400 Total Utilities Expense (non-posting)	21,514	13,524	7,990	59.1 %	106,371	27,048	79,323	293.3 %
5600 Office Expense (non-posting)								
5601 Office Supplies	185	1,250	-1,065	-85.2 %	237	2,500	-2,263	-90.5 %
5603 Telephone Services	0	270	-270	-100.0 %	0	540	-540	-100.0 %
5604 Software	195	274	-79	-28.8 %	390	548	-158	-28.8 %
5605 Postage	68	0	68		68	0	68	
5600 Total Office Expense (non-posting)	449	1,794	-1,345	-75.0 %	695	3,588	-2,892	-80.6 %
5700 General Expenses (non-posting)								
5701 Wages, Salary	5,319	7,305	-1,986	-27.2 %	9,300	14,610	-5,310	-36.3 %
5704 Payroll Fees	210	195	15	7.8 %	373	390	-17	-4.4 %
5700 Total General Expenses (non-posting)	5,529	7,500	-1,971	-26.3 %	9,673	15,000	-5,327	-35.5 %
6000 Other Expenses								
6001 Dues & Subscriptions	80	0	80		80	0	80	
6000 Total Other Expenses	80	0	80		80	0	80	
TOTAL EXPENSE	68,164	50,850	17,314	34.0 %	212,324	101,699	110,625	108.8 %
NOI	-65,924	-20,850	-45,074	-216.2 %	-201,464	-41,699	-159,765	-383.1 %
NON OPERATING EXPENSE								
5106 Home Remodels/Repairs	307,066	0	307,066		307,066	0	307,066	
7500 Demolition and Disposal	12,195	0	12,195		91,445	0	91,445	
7800 Park Improvements & Site Prep	2,130	0	2,130		9,055	0	9,055	
TOTAL NON OPERATING EXPENSE	321,391	0	321,391		407,566	0	407,566	
NET INCOME	-387,314	-20,850	-366,465	-1,757.7 %	-609,030	-41,699	-567,331	-1,360.5 %

	Actual 04/01/20 - 06/30/20	Budget 04/20 - 06/20	\$ Change	% Change	Actual YTD 01/01/20 - 06/30/20	Budget YTD 01/20 - 06/20	\$ Change	% Change
NET INCOME SUMMARY								
Income	2,240	30,000	-27,760	-92.5 %	10,860	60,000	-49,140	-81.9 %
Expense	-68,164	-50,850	-17,314	34.0 %	-212,324	-101,699	-110,625	108.8 %
Other Income & Expense	0	0	0		0	0	0	
Non Operating Expense	-321,391	0	-321,391		-407,566	0	-407,566	
NET INCOME	-387,314	-20,850	-366,465	-1,757.7 %	-609,030	-41,699	-567,331	-1,360.5 %