

Haverford Court Apartments (131)

Budget Comparison

Period = Sep 2023

Book = Actual - Tree = neg, Is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	NOTES
39999 INCOME										
40001 Market Rent	245,580.00	243,528.56	2,051.44	0.84	2,201,930.00	2,191,757.04	10,172.96	0.46	2,922,342.72	
40003 Loss to Lease	(12,609.00)	(10,235.90)	(2,373.10)	(23.18)	(157,966.00)	(156,540.34)	(1,425.66)	(0.91)	(179,205.11)	
40004 Vacancy	(15,412.57)	(9,741.14)	(5,671.43)	(56.22)	(107,961.27)	(97,046.14)	(10,915.13)	(11.25)	(128,704.86)	
40005 Late charge income	1,800.00	1,562.50	237.50	15.20	12,200.00	14,062.50	(1,862.50)	(13.24)	18,750.00	
40006 Check fee income	50.00	51.50	(1.50)	(2.91)	975.00	463.50	511.50	110.36	618.00	
40008 Court cost fee income	1,608.50	602.92	1,005.58	166.78	6,045.55	5,426.28	628.27	11.58	7,235.04	
40010 Damage incomes	60.00	67.42	(617.42)	(91.14)	3,143.00	6,096.78	(2,953.78)	(48.45)	8,129.04	
40020 Pet fee income	620.00	451.33	168.67	37.37	6,183.06	4,061.97	2,121.09	52.22	5,415.96	
40021 Early Lease Termination fees	0.00	1,190.33	(1,190.33)	(100.00)	8,541.56	10,712.97	(2,171.41)	(20.27)	14,283.96	
40022 short-term/term fee	341.00	247.42	93.58	37.82	4,280.31	2,226.78	2,053.53	92.22	2,969.04	
40024 Application fee income	220.00	375.83	(155.83)	(41.46)	2,475.00	3,382.47	(907.47)	(26.83)	4,509.96	
40051 Storage income	605.00	665.00	(60.00)	(9.02)	5,941.68	5,985.00	(43.32)	(0.72)	7,980.00	
40053 Laundry and vending income	2,400.00	2,505.50	(106.50)	(4.25)	22,570.50	22,558.50	5,012.00	22.22	30,078.00	
40056 Telecom marketing income	800.00	1,533.50	(733.50)	(91.83)	2,400.00	13,801.50	(11,401.50)	(82.61)	18,402.00	
40130 Employee non income unit	(2,421.24)	(1,295.33)	(1,125.91)	(86.92)	(18,941.30)	(11,657.97)	(7,283.33)	(62.49)	(15,543.96)	
40210 Concessions-Marketing	0.00	0.00	0.00	N/A	(300.00)	0.00	(300.00)	N/A	0.00	
40212 Concessions-Services	(300.00)	(300.00)	0.00	0.00	(2,700.00)	(2,700.00)	0.00	0.00	(3,600.00)	
40214 Concessions-Inconvenience	58.02	0.00	58.02	N/A	(250.00)	0.00	(250.00)	N/A	0.00	
40302 Renters Ins Income	0.00	0.00	0.00	N/A	697.33	0.00	697.33	N/A	0.00	
40303 Forfeited Sec Deposit Inc	0.00	0.00	0.00	N/A	163.11	0.00	163.11	N/A	0.00	
40347 Allowance for Doubtful Accounts	(5,470.49)	0.00	(5,470.49)	N/A	18,191.23	0.00	18,191.23	N/A	0.00	
40350 Bad Debts-Rent & Utilis	(2,526.31)	(3,666.67)	1,140.36	31.10	(43,531.04)	(33,000.03)	(10,531.01)	(31.91)	(44,000.04)	
40351 Recovery Bad Debt	150.00	(497.19)	(647.19)	(76.82)	1,230.00	5,824.71	(4,594.71)	(78.88)	7,766.28	
40352 Bad Debts-Termination Fee	0.00	(677.58)	677.58	100.00	(3,292.96)	(6,098.22)	2,805.26	(46.00)	(8,130.86)	
40398 Rent Adjustment	0.00	0.00	0.00	N/A	(535.00)	0.00	(535.00)	N/A	0.00	
49999 TOTAL INCOME	215,552.91	228,123.38	(12,570.47)	(5.51)	1,966,496.76	1,979,317.30	(12,820.54)	(0.65)	2,669,294.87	
50001 OPERATING EXPENSES										
50100 UTILITIES										
50110 Electric Expense	8,177.83	8,581.00	403.17	4.70	63,171.10	64,026.00	854.90	1.34	82,000.00	
50111 Electric Income	(13,540.67)	(10,213.00)	3,327.67	32.58	(94,341.38)	(73,194.00)	21,147.38	28.89	(97,000.00)	
50120 Gas Expense	440.52	1,405.00	964.48	68.65	38,510.38	40,683.00	2,172.62	5.34	48,369.00	
50130 Water Expense (some incl sewer)	9,744.13	7,657.00	(2,087.13)	(21.34)	72,350.75	66,584.00	(5,766.75)	(8.66)	88,000.00	
50140 Sewer Expense	1,298.06	1,488.17	(189.89)	(20.82)	14,586.85	13,393.53	(1,193.32)	(8.91)	17,858.00	
50150 TOTAL UTILITIES	6,519.87	8,913.17	2,393.30	25.33	94,277.70	111,492.53	17,214.83	15.44	139,227.00	
51000 PAYROLL EXPENSE										
51202 Community Managers	4,320.00	4,717.89	397.89	8.43	41,523.00	44,819.95	3,296.95	7.34	61,332.56	
51203 Office Payroll	0.00	0.00	0.00	N/A	240.00	0.00	(240.00)	N/A	0.00	
51205 Resident Services	1,760.00	1,595.93	(164.07)	(10.28)	15,992.51	15,161.34	(831.17)	(5.48)	20,747.10	
51209 Maint Manager	0.00	0.00	0.00	N/A	21.64	0.00	(21.64)	N/A	0.00	
51211 Maintenance Staff	3,938.05	5,809.67	1,871.62	32.22	35,580.90	55,191.87	19,610.97	35.53	75,525.72	
51270 Payroll Bonuses	1,860.00	1,700.83	(1,509.17)	(88.34)	5,690.00	7,857.47	2,167.47	27.58	9,949.96	
51530 Payroll Taxes-Employer	938.41	1,160.00	221.59	19.10	10,191.09	12,276.64	2,085.55	16.99	16,497.74	
51531 401k Match Co. Exp	423.60	386.67	(36.93)	(9.55)	3,575.53	3,673.36	97.83	2.66	5,026.70	
51540 Workers Compensation Ins	243.51	397.45	153.94	38.23	2,087.66	3,775.77	1,688.11	44.71	5,166.84	
51560 Health & Dental Ins Benefits	2,980.86	2,200.71	119.85	5.45	18,699.29	18,235.68	(463.61)	(2.54)	24,372.40	
51999 TOTAL PAYROLL EXPENSE	15,384.43	16,439.15	1,054.72	6.42	133,607.62	160,992.08	27,384.46	17.01	218,619.02	
55000 FIXED EXPENSES										
55010 Real estate taxes	24,883.55	24,883.33	(0.22)	0.00	221,951.95	223,950.63	(1,998.68)	(0.90)	298,600.62	
55030 Bond Expense	0.00	0.00	0.00	N/A	2,569.52	2,643.00	73.48	2.78	2,643.00	
55040 Ins-Bldg/Fire-Lab-Bolier-Machinery	12,784.73	12,784.73	0.00	0.00	96,501.70	97,439.70	938.00	0.96	135,793.89	
55050 Management fees	10,493.95	11,526.23	1,032.28	8.96	100,293.40	103,736.07	3,442.67	3.32	138,314.74	
55999 TOTAL FIXED EXPENSES	48,162.23	49,194.29	1,032.06	2.10	423,316.57	427,709.40	4,392.83	1.04	575,352.25	
56000 SUPPLIES										
56110 Appliance Repair Supplies	0.00	51.83	51.83	100.00	295.87	466.47	170.60	36.57	621.96	
56112 Blinds Supplies	166.67	166.67	0.00	0.00	2,029.36	1,500.03	(529.33)	(35.29)	2,000.04	
56114 Carpeting Supplies	42.09	0.00	(42.09)	N/A	790.77	0.00	(790.77)	N/A	0.00	
56115 Cleaning Supplies	0.00	0.00	0.00	N/A	41.00	0.00	(41.00)	N/A	0.00	
56116 Custodial Supplies	411.87	247.75	(164.12)	(66.24)	2,152.93	2,229.75	76.82	3.45	2,973.00	TOilet paper, dog trashbags and contractor bags
56117 Decorating Supplies	0.00	34.33	34.33	100.00	313.78	308.97	(4.81)	(1.56)	411.96	
56118 Doors Supplies	0.00	16.47	16.47	100.00	16.77	150.03	133.26	88.82	200.04	
56119 Electrical Supplies	0.00	159.08	159.08	100.00	2,794.37	1,431.72	(1,362.65)	(55.18)	1,908.96	
56120 Elevator Supplies	0.00	0.00	0.00	N/A	91.96	0.00	(91.96)	N/A	0.00	
56121 Exterminating Supplies	0.00	53.25	53.25	100.00	436.05	479.25	43.20	9.01	639.00	
56123 Fire Protection Supplies	346.60	29.83	(316.77)	(1,061.32)	420.59	268.47	(152.12)	(75.29)	357.96	CO Detectors
56126 Hardware Supplies	473.01	0.00	(473.01)	N/A	1,012.29	0.00	(1,012.29)	N/A	0.00	Light Bulbs, Shower curtains and Batteries
56127 Hospitality Supplies	0.00	0.00	0.00	N/A	78.94	0.00	(78.94)	N/A	0.00	
56128 HVAC Supplies	58.74	131.33	72.59	55.27	58.74	1,181.97	1,123.23	95.03	1,575.96	

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Budget Comparison

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	NOTES
56129	0.00	71.42	71.42	100.00	148.25	642.78	494.53	76.94	857.04	
56133	0.00	0.00	0.00	N/A	384.53	0.00	(384.53)	N/A	0.00	
56134	102.19	30.50	(71.69)	(233.05)	931.08	274.50	(656.58)	(239.19)	366.00	
56136	469.70	318.92	(150.78)	(41.28)	4,030.76	2,870.28	(1,160.48)	(40.43)	3,827.04	
56137	0.00	0.00	0.00	N/A	4,200.00	4,200.00	0.00	100.00	4,200.00	
56141	0.00	16.42	16.42	100.00	42.22	147.78	105.56	71.43	197.04	
56142	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	635.00	
56145	0.00	0.00	0.00	N/A	315.64	0.00	(315.64)	N/A	0.00	
56151	0.00	12.42	12.42	100.00	0.00	111.78	111.78	100.00	149.04	
56152	0.00	115.92	115.92	100.00	188.43	1,043.28	854.85	81.94	1,391.04	
56159	0.00	386.50	386.50	100.00	2,237.59	1,043.28	1,240.91	35.67	4,638.00	
56200	1,935.20	1,842.84	(92.36)	(5.01)	18,861.92	20,785.56	1,923.64	9.25	26,949.08	
56213	0.00	105.92	105.92	100.00	0.00	953.28	953.28	100.00	1,271.04	
56215	0.00	42.33	42.33	100.00	0.00	380.97	380.97	100.00	507.96	
56216	3,368.00	3,616.67	248.67	6.88	33,714.76	32,550.03	(1,164.73)	(3.58)	43,400.04	Tub Glazing
56219	0.00	194.75	194.75	100.00	779.18	1,752.75	973.57	55.55	2,317.00	
56220	689.86	691.67	1.81	0.26	7,108.54	6,225.03	(883.51)	(14.19)	8,300.04	
56221	469.80	450.00	(19.80)	(4.40)	5,551.60	4,050.00	(1,501.60)	(37.08)	5,400.00	
56223	0.00	458.33	458.33	100.00	4,022.63	4,124.97	102.34	2.48	5,499.96	
56224	0.00	45.00	45.00	100.00	0.00	405.00	405.00	100.00	540.00	
56225	0.00	26.92	26.92	100.00	0.00	242.28	242.28	100.00	323.04	
56228	617.33	815.08	198.75	24.35	10,952.28	7,344.72	(3,607.56)	(49.12)	9,792.96	
56231	3,660.41	3,250.00	(410.41)	(12.63)	20,668.46	22,750.00	2,081.54	9.15	26,000.00	
56233	0.00	0.00	0.00	N/A	394.20	0.00	(394.20)	N/A	0.00	
56234	0.00	239.83	239.83	100.00	2,410.00	2,158.47	(251.53)	(11.65)	2,877.96	
56236	194.00	640.25	446.25	69.70	7,095.68	5,762.25	(1,333.43)	(23.14)	7,683.00	
56237	5,163.00	3,500.00	(1,263.00)	(37.38)	24,688.00	19,500.00	(5,188.00)	(26.61)	19,500.00	
56239	0.00	38.33	38.33	100.00	500.00	344.97	(155.03)	(44.94)	459.96	
56241	0.00	0.00	0.00	N/A	59.40	0.00	(59.40)	N/A	0.00	
56242	0.00	0.00	0.00	N/A	35.00	1,181.01	1,146.01	97.04	2,362.00	
56244	2,236.72	2,000.00	(236.72)	(11.84)	20,226.48	18,000.00	(2,226.48)	(12.37)	24,300.00	
56299	16,399.12	16,516.08	116.96	0.71	138,206.21	127,725.73	(10,480.48)	(8.21)	160,254.96	
56400	0.00	143.12	143.12	100.00	469.71	1,339.19	869.48	64.93	1,724.51	
56402	0.00	77.92	77.92	100.00	1,498.47	729.13	(769.34)	(105.51)	938.91	
56405	0.00	33.94	33.94	100.00	903.47	317.59	(585.88)	(184.48)	408.98	
56410	0.00	399.36	399.36	(83.33)	2,278.62	3,736.87	1,458.25	39.02	4,812.07	W14 E118, W415, E208
56413	0.00	184.68	184.68	100.00	0.00	1,728.09	1,728.09	100.00	2,225.31	
56415	0.00	229.97	229.97	100.00	1,729.64	2,151.84	422.20	19.62	2,770.99	
56420	0.00	0.00	0.00	N/A	217.87	0.00	(217.87)	N/A	0.00	
56422	0.00	50.12	50.12	100.00	468.97	468.97	0.00	100.00	603.90	
56425	0.00	115.19	115.19	100.00	1,165.00	1,077.85	(87.15)	(8.09)	1,387.98	
56430	0.00	88.18	88.18	100.00	50.86	825.11	774.25	88.99	1,062.52	
56435	2,414.22	1,785.44	(268.35)	(19.93)	19,044.04	16,706.64	(2,337.40)	(13.99)	21,513.60	E406, E308, E209, E208
56440	0.00	268.35	268.35	100.00	858.22	2,510.97	1,652.75	65.82	3,233.64	
56499	2,873.38	3,376.27	502.89	14.89	28,255.90	31,592.25	3,336.35	10.56	40,682.21	
57000	0.00	301.00	301.00	0.76	2,039.42	2,278.00	238.58	10.47	3,679.00	
57100	0.00	0.00	0.00	N/A	2,750.00	3,076.00	326.00	10.60	3,076.00	
57110	1,097.21	1,140.75	43.54	3.82	11,021.69	10,766.75	(254.94)	(7.35)	13,689.00	
57126	91.22	61.00	(30.22)	(49.51)	750.81	548.00	(202.81)	(36.76)	722.00	
57130	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
57137	61.83	73.25	11.42	15.59	557.55	659.25	101.70	15.43	879.00	
57147	132.06	295.83	163.77	55.36	2,419.67	2,662.47	242.80	9.12	3,549.96	
57164	0.00	59.17	59.17	100.00	0.00	532.53	532.53	100.00	710.04	
57169	158.41	263.17	104.76	39.81	2,368.69	2,368.69	0.00	(0.01)	3,158.04	
57170	89.78	151.25	61.47	40.64	1,521.22	1,361.25	(159.97)	(11.75)	1,815.00	
57176	0.00	0.00	0.00	N/A	167.40	0.00	(167.40)	N/A	0.00	
57188	0.00	301.17	301.17	75.10	615.00	2,710.53	2,095.53	77.31	3,614.04	
57190	2,783.60	791.67	(1,991.93)	(25.61)	13,664.64	7,125.03	(6,539.61)	(91.78)	9,500.04	W104, E113, W318, E217
57199	478.03	368.25	(109.78)	(23.81)	4,824.20	3,314.25	(1,509.95)	(45.56)	4,419.00	
57210	0.00	0.00	0.00	N/A	10,554.00	9,261.00	(1,293.00)	(13.96)	9,261.00	
57225	735.54	524.17	(211.37)	(40.32)	4,860.64	4,717.53	(143.11)	(3.03)	6,290.04	
57227	0.00	28.33	28.33	100.00	136.77	254.97	118.20	46.36	339.96	
57230	57.34	32.00	(25.34)	(79.19)	865.35	288.00	(577.35)	(200.47)	384.00	
57232	0.00	0.00	0.00	N/A	486.00	0.00	(486.00)	N/A	0.00	
57240	41.56	91.67	50.11	54.66	1,568.26	825.03	(743.23)	(90.09)	1,100.04	

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57246	PR Service Fees	207.92	191.17	(16.75)	(8.76)	1,571.03	1,720.53	149.50	8.69	2,294.04	
57250	Postage	34.61	39.75	5.14	12.93	310.22	357.75	47.53	13.29	477.00	
57252	Printing Costs	0.00	0.00	0.00	N/A	43.75	0.00	(43.75)	N/A	0.00	
57290	Resident Activities	2,676.12	250.00	(2,426.12)	(970.05)	4,684.88	2,250.00	(2,434.88)	(108.22)	3,000.00	End of the summer Block Party
57291	Retirement Plan 401k Admin Fees	0.00	33.00	33.00	100.00	522.95	297.00	(225.95)	(76.08)	396.00	
57295	Software & Software Services	2,253.90	1,697.42	(556.48)	(32.78)	18,641.99	15,276.78	(3,365.21)	(22.03)	20,369.04	
57308	Training and Seminars	72.12	141.67	69.55	49.09	649.08	1,275.03	625.95	49.09	1,700.04	
57325	Telecommunications										
57340	Telephone: Land Line	716.38	626.42	(89.96)	(14.36)	6,372.19	5,637.78	(734.41)	(13.03)	7,517.04	
57341	Telephone Maintenance	0.00	24.25	24.25	100.00	0.00	218.25	218.25	100.00	291.00	
57342	Telephone:Mobile	162.97	110.00	(52.97)	(48.15)	1,473.24	990.00	(483.24)	(48.81)	1,320.00	
57350	Uniforms	0.00	11.00	11.00	100.00	156.24	99.00	(57.24)	(98.22)	132.00	
57355	Utility Mgmt & Billing Fees(YES)	742.50	672.92	(69.58)	(10.34)	6,556.86	6,056.28	(500.58)	(8.27)	8,075.04	
57999	TOTAL GENERAL & ADMINISTRATIVE	12,967.32	8,280.28	(4,687.04)	(56.60)	102,193.74	86,428.52	(15,765.22)	(18.24)	111,767.36	
58999	TOTAL OPERATING EXPENSES	104,341.55	104,562.08	220.53	0.21	938,719.66	966,786.07	28,066.41	2.90	1,272,851.88	
59999	NET OPERATING INCOME	111,211.36	123,561.30	(12,349.94)	(9.99)	1,027,777.10	1,012,531.23	15,245.87	1.51	1,396,442.99	
60000	UPGRADES & NON-RECURRING EXP.										
60100	Bathroom Renovation										
60101	Occ Unit Capx Items	0.00	0.00	0.00	N/A	9,311.20	0.00	(9,311.20)	N/A	0.00	
60102	Mlt Unit Capx Items	9,364.35	9,397.75	33.40	0.36	54,984.14	84,579.75	29,595.61	34.99	112,773.00	
60105	Bldg/MAC	4,670.66	0.00	(4,670.66)	N/A	19,346.69	0.00	(19,346.69)	N/A	0.00	Leak in heater line, install of Air conditioners in the elevator rooms, water tank replacement
60109	Common Area Upgrade	0.00	0.00	0.00	N/A	3,993.44	20,000.00	16,006.56	80.03	20,000.00	
60113	Electrical Upgrades	0.00	0.00	0.00	N/A	502.13	0.00	(502.13)	N/A	0.00	
60114	Elevator Upgrades	0.00	0.00	0.00	N/A	7,800.00	0.00	(7,800.00)	N/A	0.00	
60115	Environmental Remediation	0.00	0.00	0.00	N/A	4,970.00	0.00	(4,970.00)	N/A	0.00	
60116	Equipment Purchases	0.00	0.00	0.00	N/A	2,338.98	0.00	(2,338.98)	N/A	0.00	
60117	Exterior Upgrade	0.00	0.00	0.00	N/A	3,856.21	20,000.00	16,143.79	80.72	20,000.00	
60120	Fire Protection	0.00	0.00	0.00	N/A	45.78	0.00	(45.78)	N/A	0.00	
60125	Kitchen Renovation										
60133	Lock Upgrades	0.00	0.00	0.00	N/A	2,439.45	0.00	(2,439.45)	N/A	0.00	
60134	Mail Boxes	0.00	0.00	0.00	N/A	1,270.00	5,000.00	3,730.00	74.60	5,000.00	
60142	Paving & Concrete	0.00	0.00	0.00	N/A	4,880.00	10,000.00	5,120.00	51.20	10,000.00	
60147	Rehab of Apts Contractors	15,416.06	0.00	(15,416.06)	N/A	83,309.61	51,591.00	(31,718.61)	(61.48)	51,591.00	Rehab of E321
60149	Security Upgrades	0.00	0.00	0.00	N/A	2,426.54	0.00	(2,426.54)	N/A	0.00	
60150	Signs	0.00	0.00	0.00	N/A	7,901.53	10,000.00	2,098.47	20.98	10,000.00	
60999	TOTAL UPGRADES & NON-RECURRING EXP.	29,451.07	9,397.75	(20,053.32)	(213.38)	209,375.70	201,170.75	(8,204.95)	(4.08)	229,164.00	
60999	NET INCOME AFTER UPGRADES	81,760.29	114,163.55	(32,403.26)	(28.38)	818,401.40	811,360.48	7,040.92	0.87	1,167,078.99	