

Budget Detail

Broihahn Management

Properties: MSA - Monona Shores Apartments 2 Waunona Woods Ct. #102 Madison, WI 53713

Period Range: Jan 2019 to Dec 2019

Consolidate: No

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
MSA - Monona Shores Apartments 2 Waunona Woods Ct. #102 Madison, WI 53713 - DRAFT BUDGET														
Income														
REVENUES														
Rent Income	101,000.00	101,000.00	101,000.00	101,250.00	101,750.00	102,000.00	102,250.00	102,500.00	102,750.00	103,000.00	103,100.00	103,100.00	1,224,700.00	103.75
REVENUES	101,000.00	101,000.00	101,000.00	101,250.00	101,750.00	102,000.00	102,250.00	102,500.00	102,750.00	103,000.00	103,100.00	103,100.00	1,224,700.00	103.75
Less:														
Vacancies	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-6,000.00	-72,000.00	-6.10
Concessions	-500.00	-500.00	-500.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-1,000.00	-500.00	-500.00	-500.00	-500.00	-8,500.00	-0.72
Less:	-6,500.00	-6,500.00	-6,500.00	-7,000.00	-7,000.00	-7,000.00	-7,000.00	-7,000.00	-6,500.00	-6,500.00	-6,500.00	-6,500.00	-80,500.00	-6.82
Other Revenue														
Late Fee	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00	0.79
Application Fee	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	0.20
Damages and cleaning fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.41
Prorated gas	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	8,640.00	0.73
Miscellaneous revenue	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.51
Pet rent	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00	0.43
Other Revenue	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	3,020.00	36,240.00	3.07
Total Budgeted Income	97,520.00	97,520.00	97,520.00	97,270.00	97,770.00	98,020.00	98,270.00	98,520.00	99,270.00	99,520.00	99,620.00	99,620.00	1,180,440.00	100.00
Expense														
Administrative Expense														
Advertising	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	1.32
Rental expense	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00	0.70
Education/ seminars	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00	0.14

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Office salaries	2,560.00	2,560.00	2,560.00	2,560.00	3,840.00	2,560.00	2,640.00	2,640.00	2,640.00	3,955.00	2,640.00	2,640.00	33,795.00	4.66
Office supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Management fees	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	72,000.00	9.92
Manager salaries	3,810.00	3,810.00	3,810.00	3,810.00	5,715.00	3,810.00	3,810.00	3,810.00	3,810.00	5,885.00	3,925.00	3,925.00	49,930.00	6.88
Manager rent credit	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Employee bonus	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00	0.99
Legal fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.66
Bookkeeping/ accounting fees	0.00	0.00	0.00	6,990.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,990.00	0.96
WHEDA compliance fee	0.00	0.00	2,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00	0.37
Telephone/ pager/ internet/cell	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00	0.45
Signs	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.21
Bad debts	0.00	0.00	4,000.00	0.00	0.00	4,000.00	0.00	0.00	4,000.00	0.00	0.00	4,000.00	16,000.00	2.20
Community Development Costs	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00	600.00	100.00	100.00	850.00	2,950.00	0.41
Other administrative expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.83
Administrative Expense	16,065.00	16,065.00	23,015.00	23,055.00	19,250.00	21,815.00	16,145.00	16,645.00	20,895.00	19,535.00	16,260.00	21,260.00	230,005.00	31.69
Utility Expense														
Electricity	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	1,965.00	23,580.00	3.25
Water	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00	18,540.00	2.55
Gas	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00	1.49
Sewer	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	19,800.00	2.73
Storm Water	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	0.74
Utility Expense	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	6,510.00	78,120.00	10.76

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Maintenance Expense														
Janitor and cleaning payroll	570.00	570.00	570.00	570.00	855.00	570.00	570.00	570.00	570.00	880.00	600.00	600.00	7,495.00	1.03
Janitor and cleaning supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.08
Janitor and cleaning contract	1,203.37	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	1,203.33	14,440.00	1.99
Water softener and supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Exterminating contract	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Garbage and trash removal	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	14,100.00	1.94
Security contract	120.00	0.00	0.00	120.00	0.00	0.00	120.00	0.00	0.00	120.00	0.00	0.00	480.00	0.07
Fire protection	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	1.03
Grounds payroll	570.00	570.00	570.00	570.00	855.00	570.00	570.00	570.00	570.00	880.00	600.00	600.00	7,495.00	1.03
Ground supplies	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	5,000.00	0.69
Grounds contract	0.00	0.00	0.00	0.00	3,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	3,000.00	0.00	16,000.00	2.20
Repairs payroll	3,500.00	3,500.00	3,500.00	3,500.00	5,350.00	3,500.00	3,500.00	3,500.00	3,500.00	5,375.00	3,585.00	3,585.00	45,895.00	6.32
Repairs material	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	1.24
Repairs contract	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00	1.98
Plumbing	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	765.00	9,180.00	1.27
HVAC repairs and maintenance	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	485.00	960.00	485.00	6,295.00	0.87
Snow removal	4,500.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	20,500.00	2.82

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Painting/ Decorating contract	700.00	700.00	700.00	5,700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	13,400.00	1.85
Painting/ Decorating supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Carpeting / Vinyl	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00	0.10
Draperies and shades	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.50
Appliance Parts & Service	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00	1.57
Electrical	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	1,000.00	12,000.00	1.65
Miscellaneous maintenance	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00	0.03
Maintenance Expense	19,443.37	19,823.33	19,823.33	24,943.33	21,243.33	17,823.33	17,943.33	17,823.33	17,823.33	19,438.33	18,443.33	15,968.33	230,540.00	31.77
Tax & Insurance Expense														
Real estate taxes	0.00	0.00	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	5.51
Property/ liability insurance	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	1,327.00	15,924.00	2.19
Workers' compensation	330.00	330.00	330.00	330.00	500.00	330.00	330.00	330.00	330.00	510.00	330.00	330.00	4,310.00	0.59
Payroll tax	880.00	880.00	880.00	880.00	1,220.00	890.00	885.00	885.00	885.00	1,245.00	900.00	900.00	11,330.00	1.56
Medical plan contributions	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,276.00	14,036.00	1.93
Employee retirement plan	250.00	250.00	250.00	250.00	310.00	250.00	250.00	250.00	250.00	310.00	250.00	250.00	3,120.00	0.43
Tax & Insurance Expense	3,947.00	3,947.00	43,947.00	3,947.00	4,517.00	3,957.00	3,952.00	3,952.00	3,952.00	4,552.00	3,967.00	4,083.00	88,720.00	12.23
Asset management fee	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	12,480.00	1.72
Financial Expense														

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Interest - mortgage payable	7,420.00	7,380.00	6,863.00	7,292.00	7,016.00	7,206.00	6,933.00	7,120.00	7,077.00	6,807.00	7,990.00	6,722.00	85,826.00	11.83
Financial Expense	7,420.00	7,380.00	6,863.00	7,292.00	7,016.00	7,206.00	6,933.00	7,120.00	7,077.00	6,807.00	7,990.00	6,722.00	85,826.00	11.83
Total Budgeted Expense	54,425.37	54,765.33	101,198.33	66,787.33	59,576.33	58,351.33	52,523.33	53,090.33	57,297.33	57,882.33	54,210.33	55,583.33	725,691.00	100.00
Total Budgeted Income	97,520.00	97,520.00	97,520.00	97,270.00	97,770.00	98,020.00	98,270.00	98,520.00	99,270.00	99,520.00	99,620.00	99,620.00	1,180,440.00	100.00
Total Budgeted Expense	54,425.37	54,765.33	101,198.33	66,787.33	59,576.33	58,351.33	52,523.33	53,090.33	57,297.33	57,882.33	54,210.33	55,583.33	725,691.00	100.00
Net Operating Income	43,094.63	42,754.67	-3,678.33	30,482.67	38,193.67	39,668.67	45,746.67	45,429.67	41,972.67	41,637.67	45,409.67	44,036.67	454,749.00	100.00
Other Expense														
Capital expenditures														
Appliances	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	24,996.00	18.61
Carpet/Vinyl	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00	16.75
HVAC	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	833.00	9,996.00	7.44
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	15,000.00	11.17
Security systems	40,000.00	13,860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,860.00	40.09
Water Heaters	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	2.68
Water Softeners	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	4,380.00	3.26
Capital expenditures	45,456.00	19,316.00	5,456.00	5,456.00	5,456.00	5,456.00	10,456.00	10,456.00	10,456.00	5,456.00	5,456.00	5,456.00	134,332.00	100.00
Total Budgeted Other Expense	45,456.00	19,316.00	5,456.00	5,456.00	5,456.00	5,456.00	10,456.00	10,456.00	10,456.00	5,456.00	5,456.00	5,456.00	134,332.00	100.00