

**Hopkins Glen (1644)**  
**Detail Statement of Operations**  
**June 2018**  
**Books = Accrual, Tax**

		<u>MTD</u>	<u>MTD</u>	<u>\$</u>	<u>%</u>	<u>YTD</u>	<u>YTD</u>	<u>\$</u>	<u>%</u>	<u>Annual</u>
		<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance</u>	<u>Budget</u>
<b>Income</b>										
<b>Potential Rents</b>										
Market Rent - Apartments	41000	76,613.00	80,617.00	-4,004.00	-4.97	919,356.00	967,404.00	-48,048.00	-4.97	967,404.00
Gain\Loss to Lease	41005	8,861.00	-200.00	9,061.00	4,530.50	91,404.00	-15,660.00	107,064.00	683.68	-15,660.00
<b>Total Potential Rents</b>		<b>85,474.00</b>	<b>80,417.00</b>	<b>5,057.00</b>	<b>6.29</b>	<b>1,010,760.00</b>	<b>951,744.00</b>	<b>59,016.00</b>	<b>6.20</b>	<b>951,744.00</b>
<b>Rent Adjustments</b>										
Vacancy Losses	41011	-989.00	-1,000.00	11.00	1.10	-35,770.99	-12,000.00	-23,770.99	-198.09	-12,000.00
Rental Concessions	41012	-880.00	-824.00	-56.00	-6.80	-10,560.00	-9,888.00	-672.00	-6.80	-9,888.00
Model,Office,Shop,Other Apts.	41013	-732.00	-732.00	0.00	0.00	-8,784.00	-8,784.00	0.00	0.00	-8,784.00
Bad Debts	41032	0.00	-333.12	333.12	100.00	-2,095.29	-3,997.00	1,901.71	47.58	-3,997.00
Recovery Of Bad Debts	41033	0.00	0.00	0.00	0.00	847.51	0.00	847.51	0.00	0.00
MTM/Short Term Rent Premiums	41045	0.00	25.00	-25.00	-100.00	25.00	300.00	-275.00	-91.67	300.00
<b>Total Rent Adjustments</b>		<b>-2,601.00</b>	<b>-2,864.12</b>	<b>263.12</b>	<b>9.19</b>	<b>-56,337.77</b>	<b>-34,369.00</b>	<b>-21,968.77</b>	<b>-63.92</b>	<b>-34,369.00</b>
<b>Net Rental Income</b>		<b>82,873.00</b>	<b>77,552.88</b>	<b>5,320.12</b>	<b>6.86</b>	<b>954,422.23</b>	<b>917,375.00</b>	<b>37,047.23</b>	<b>4.04</b>	<b>917,375.00</b>
<b>Other Income</b>										
Rec. Of Elec.Gas.Water	42011	0.00	13.50	-13.50	-100.00	0.00	162.00	-162.00	-100.00	162.00
Damages Rec From Tenants	42014	0.00	80.62	-80.62	-100.00	2,228.40	967.00	1,261.40	130.44	967.00
Late Fees	42016	431.40	131.63	299.77	227.74	1,976.68	1,580.00	396.68	25.11	1,580.00
Application Fees	42017	80.00	103.37	-23.37	-22.61	1,640.00	1,240.00	400.00	32.26	1,240.00
Return Check Fee	42018	0.00	0.00	0.00	0.00	150.00	400.00	-250.00	-62.50	400.00
Commissions-Laundry	42021	0.00	1,518.63	-1,518.63	-100.00	15,420.82	18,224.00	-2,803.18	-15.38	18,224.00
Bad Debt-Other Income	42033	0.00	-17.12	17.12	100.00	0.00	-205.00	205.00	100.00	-205.00
Administrative Fees	42041	0.00	0.00	0.00	0.00	300.00	0.00	300.00	0.00	0.00
Miscellaneous Income	42042	0.00	22.12	-22.12	-100.00	820.00	265.00	555.00	209.43	265.00
Interest Income	42231	354.59	66.63	287.96	432.18	1,348.88	800.00	548.88	68.61	800.00
<b>Total Other Income</b>		<b>865.99</b>	<b>1,919.38</b>	<b>-1,053.39</b>	<b>-54.88</b>	<b>23,884.78</b>	<b>23,433.00</b>	<b>451.78</b>	<b>1.93</b>	<b>23,433.00</b>
<b>Total Income</b>		<b>83,738.99</b>	<b>79,472.26</b>	<b>4,266.73</b>	<b>5.37</b>	<b>978,307.01</b>	<b>940,808.00</b>	<b>37,499.01</b>	<b>3.99</b>	<b>940,808.00</b>
<b>Operating Expenses</b>										
<b>Administrative Expenses</b>										
Management Fee	53031	2,513.17	2,352.67	-160.50	-6.82	29,540.18	28,224.24	-1,315.94	-4.66	28,224.24
Misc Adm Expense	53033	4,001.31	183.37	-3,817.94	-2,082.10	6,272.17	2,200.00	-4,072.17	-185.10	2,200.00
Office Supplies	53040	149.81	216.63	66.82	30.85	1,564.65	2,600.00	1,035.35	39.82	2,600.00

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		<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance</u>	<u>Budget</u>
Site Software/Computer Svcs	53041	392.92	494.12	101.20	20.48	5,433.65	5,929.00	495.35	8.35	5,929.00
Misc Office Expense	53043	37.95	153.37	115.42	75.26	1,555.59	1,840.00	284.41	15.46	1,840.00
Credit Verification	53058	0.00	49.12	49.12	100.00	735.81	589.00	-146.81	-24.93	589.00
Telephone	53080	160.57	495.38	334.81	67.59	5,152.30	5,945.00	792.70	13.33	5,945.00
Warr And Court Costs Net	53083	0.00	0.00	0.00	0.00	2,670.50	0.00	-2,670.50	0.00	0.00
Association Fees	53085	0.00	0.00	0.00	0.00	104.11	600.00	495.89	82.65	600.00
Bank Fees	53090	24.00	4.87	-19.13	-392.81	78.50	58.00	-20.50	-35.34	58.00
<b>Total Administrative Expenses</b>		<b>7,279.73</b>	<b>3,949.53</b>	<b>-3,330.20</b>	<b>-84.32</b>	<b>53,107.46</b>	<b>47,985.24</b>	<b>-5,122.22</b>	<b>-10.67</b>	<b>47,985.24</b>
<b>Advertising &amp; Marketing</b>										
Internet Advertising	53511	0.00	0.00	0.00	0.00	900.00	1,600.00	700.00	43.75	1,600.00
Resident Relations	53660	19.48	66.63	47.15	70.76	136.51	800.00	663.49	82.94	800.00
<b>Total Advertising &amp; Marketing</b>		<b>19.48</b>	<b>66.63</b>	<b>47.15</b>	<b>70.76</b>	<b>1,036.51</b>	<b>2,400.00</b>	<b>1,363.49</b>	<b>56.81</b>	<b>2,400.00</b>
<b>Personnel Expenses</b>										
Superintendent Salary	55010	4,437.79	4,331.48	-106.31	-2.45	56,660.74	55,521.66	-1,139.08	-2.05	55,521.66
Gen Maintenance Salary	55020	2,855.72	3,060.60	204.88	6.69	35,200.05	39,007.15	3,807.10	9.76	39,007.15
Managers Salary	55050	5,164.14	5,093.40	-70.74	-1.39	66,125.98	65,315.36	-810.62	-1.24	65,315.36
Clerical Salary	55060	152.00	152.00	0.00	0.00	1,824.00	2,232.00	408.00	18.28	2,232.00
Overtime	55081	268.11	250.00	-18.11	-7.24	2,170.71	3,000.00	829.29	27.64	3,000.00
Temporary Labor	55101	105.00	0.00	-105.00	0.00	1,262.98	0.00	-1,262.98	0.00	0.00
Training & Education	55105	30.03	28.21	-1.82	-6.45	764.14	788.52	24.38	3.09	788.52
Insurance - Group Life	55121	7.80	8.00	0.20	2.50	109.20	96.00	-13.20	-13.75	96.00
Insurance-Health & Dental	55122	525.70	1,322.00	796.30	60.23	9,474.00	15,864.00	6,390.00	40.28	15,864.00
Uniform-Employee	55182	0.00	0.00	0.00	0.00	552.94	250.00	-302.94	-121.18	250.00
<b>Total Personnel Expenses</b>		<b>13,546.29</b>	<b>14,245.69</b>	<b>699.40</b>	<b>4.91</b>	<b>174,144.74</b>	<b>182,074.69</b>	<b>7,929.95</b>	<b>4.36</b>	<b>182,074.69</b>
<b>Maintenance Supplies</b>										
Landscaping Supplies	66011	792.50	0.00	-792.50	0.00	1,542.50	800.00	-742.50	-92.81	800.00
Janitorial Supplies	66020	726.50	235.87	-490.63	-208.01	3,033.73	2,830.00	-203.73	-7.20	2,830.00
Electrical Supplies	66022	131.50	110.87	-20.63	-18.61	2,113.52	1,330.00	-783.52	-58.91	1,330.00
Plumbing Supplies	66023	175.69	166.63	-9.06	-5.44	3,930.92	2,000.00	-1,930.92	-96.55	2,000.00
Buildings Exterior Misc Supplies	66031	226.61	113.37	-113.24	-99.89	1,053.78	1,360.00	306.22	22.52	1,360.00
Buildings Interior Misc Supplies	66040	2,909.83	183.37	-2,726.46	-1,486.86	7,036.40	2,200.00	-4,836.40	-219.84	2,200.00
Carpet & Floor Cleaning Supplies	66041	0.00	0.00	0.00	0.00	46.95	0.00	-46.95	0.00	0.00
Interior Paint Supplies	66046	96.64	97.50	0.86	0.88	682.75	1,170.00	487.25	41.65	1,170.00
HVAC Supplies	66051	1,218.69	166.63	-1,052.06	-631.37	2,494.99	2,000.00	-494.99	-24.75	2,000.00
Appliance Repair Supplies	66053	1,008.05	55.87	-952.18	-1,704.28	1,771.68	670.00	-1,101.68	-164.43	670.00
Maint Equip/Hand Tools	66060	6.47	41.63	35.16	84.46	1,007.63	1,824.99	817.36	44.79	1,824.99
Gasoline, Oil & Travel	66070	29.75	83.37	53.62	64.32	630.78	1,000.00	369.22	36.92	1,000.00

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		<u>MTD</u> <u>Actual</u>	<u>MTD</u> <u>Budget</u>	<u>\$</u> <u>Variance</u>	<u>%</u> <u>Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>\$</u> <u>Variance</u>	<u>%</u> <u>Variance</u>	<u>Annual</u> <u>Budget</u>
<b>Total Maintenance Supplies</b>		<b>7,322.23</b>	<b>1,255.11</b>	<b>-6,067.12</b>	<b>-483.39</b>	<b>25,345.63</b>	<b>17,184.99</b>	<b>-8,160.64</b>	<b>-47.49</b>	<b>17,184.99</b>
<b>Contract Services</b>										
Landscaping Contract	67011	1,893.33	1,458.00	-435.33	-29.86	18,309.96	17,496.00	-813.96	-4.65	17,496.00
Security Services	67013	0.00	51.87	51.87	100.00	422.16	622.44	200.28	32.18	622.44
Janitorial Contract	67020	2,880.00	0.00	-2,880.00	0.00	3,060.00	0.00	-3,060.00	0.00	0.00
Electrical Contract	67022	0.00	0.00	0.00	0.00	129.42	1,300.00	1,170.58	90.04	1,300.00
Plumbing Contract	67023	2,300.00	0.00	-2,300.00	0.00	6,770.47	3,300.00	-3,470.47	-105.17	3,300.00
Buildings Exterior Misc Contract	67031	1,391.00	0.00	-1,391.00	0.00	5,191.00	500.00	-4,691.00	-938.20	500.00
Roofing Contract	67035	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00	1,200.00
Building Interior Misc Contract	67040	0.00	148.37	148.37	100.00	4,020.00	1,780.00	-2,240.00	-125.84	1,780.00
Carpet Dying & Repair Service	67041	1,722.84	0.00	-1,722.84	0.00	1,722.84	0.00	-1,722.84	0.00	0.00
Wood Floor - Refinishing	67044	12,235.11	0.00	-12,235.11	0.00	12,235.11	0.00	-12,235.11	0.00	0.00
Exterminating Contract	67045	699.00	804.37	105.37	13.10	8,657.50	9,652.00	994.50	10.30	9,652.00
Interior Paint Contract	67046	0.00	0.00	0.00	0.00	2,660.00	900.00	-1,760.00	-195.56	900.00
Heating-Air Conditioning	67051	0.00	0.00	0.00	0.00	2,081.01	1,142.00	-939.01	-82.23	1,142.00
Life Safety Equipment Service	67060	0.00	0.00	0.00	0.00	0.00	4,290.00	4,290.00	100.00	4,290.00
Snow Removal	67092	0.00	0.00	0.00	0.00	11,743.75	4,500.00	-7,243.75	-160.97	4,500.00
<b>Total Contract Services</b>		<b>23,121.28</b>	<b>2,462.61</b>	<b>-20,658.67</b>	<b>-838.89</b>	<b>77,003.22</b>	<b>46,682.44</b>	<b>-30,320.78</b>	<b>-64.95</b>	<b>46,682.44</b>
<b>Utilities</b>										
Gas/Oil	68010	1,921.83	1,333.37	-588.46	-44.13	20,460.43	16,000.00	-4,460.43	-27.88	16,000.00
Gas-Tenant	68011	0.00	0.00	0.00	0.00	0.00	150.00	150.00	100.00	150.00
Electric-Public	68020	598.10	458.37	-139.73	-30.48	7,893.43	5,500.00	-2,393.43	-43.52	5,500.00
Electric-Tenant	68030	45.69	66.63	20.94	31.43	1,167.23	800.00	-367.23	-45.90	800.00
Rec. Elec/Gas/Water	68035	0.00	13.50	13.50	100.00	0.00	162.00	162.00	100.00	162.00
Water	68040	1,348.96	1,106.00	-242.96	-21.97	13,905.84	13,272.00	-633.84	-4.78	13,272.00
Storm Water Management	68041	92.69	72.88	-19.81	-27.18	1,257.33	875.00	-382.33	-43.69	875.00
Sewerage	68050	3,319.53	2,884.63	-434.90	-15.08	41,361.46	34,616.00	-6,745.46	-19.49	34,616.00
Trash Removal	68060	1,364.72	913.13	-451.59	-49.46	12,579.79	10,957.56	-1,622.23	-14.80	10,957.56
<b>Total Utilities</b>		<b>8,691.52</b>	<b>6,848.51</b>	<b>-1,843.01</b>	<b>-26.91</b>	<b>98,625.51</b>	<b>82,332.56</b>	<b>-16,292.95</b>	<b>-19.79</b>	<b>82,332.56</b>
<b>Taxes,Licenses and Insurance</b>										
Taxes-Real Estate	78075	3,534.51	3,072.13	-462.38	-15.05	46,492.83	36,866.00	-9,626.83	-26.11	36,866.00
<b>Total Taxes, Lic and Insurance</b>		<b>3,534.51</b>	<b>3,072.13</b>	<b>-462.38</b>	<b>-15.05</b>	<b>46,492.83</b>	<b>36,866.00</b>	<b>-9,626.83</b>	<b>-26.11</b>	<b>36,866.00</b>
<b>Total Operating Expenses</b>		<b>63,515.04</b>	<b>31,900.21</b>	<b>-31,614.83</b>	<b>-99.11</b>	<b>475,755.90</b>	<b>415,525.92</b>	<b>-60,229.98</b>	<b>-14.49</b>	<b>415,525.92</b>
<b>Net Operating Income</b>		<b>20,223.95</b>	<b>47,572.05</b>	<b>-27,348.10</b>	<b>-57.49</b>	<b>502,551.11</b>	<b>525,282.08</b>	<b>-22,730.97</b>	<b>-4.33</b>	<b>525,282.08</b>

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		MTD Actual	MTD Budget	\$ Variance	% Variance	YTD Actual	YTD Budget	\$ Variance	% Variance	Annual Budget
<b>Debt-Related</b>										
<b>Escrows and Reserves</b>										
	Replacement Reserves	5,275.59	5,025.25	-250.34	-4.98	60,400.88	60,303.00	-97.88	-0.16	60,303.00
	Real Estate Tax Escrows	3,172.00	3,072.37	-99.63	-3.24	626.00	0.00	-626.00	0.00	0.00
	<b>Total Escrows and Reserves</b>	<b>8,447.59</b>	<b>8,097.62</b>	<b>-349.97</b>	<b>-4.32</b>	<b>61,026.88</b>	<b>60,303.00</b>	<b>-723.88</b>	<b>-1.20</b>	<b>60,303.00</b>
<b>Non-Operating Exp\Inc</b>										
	Asset Management Fees 84001	5,000.00	5,000.00	0.00	0.00	60,000.00	60,000.00	0.00	0.00	60,000.00
	Land Rent Expense 84500	1,485.18	1,404.00	-81.18	-5.78	17,659.74	16,848.00	-811.74	-4.82	16,848.00
	Depreciation	12,051.31	0.00	-12,051.31	0.00	144,615.72	0.00	-144,615.72	0.00	0.00
	Amortization	88.56	0.00	-88.56	0.00	1,062.72	0.00	-1,062.72	0.00	0.00
	<b>Total Non-Operating</b>	<b>18,625.05</b>	<b>6,404.00</b>	<b>-12,221.05</b>	<b>-190.83</b>	<b>223,338.18</b>	<b>76,848.00</b>	<b>-146,490.18</b>	<b>-190.62</b>	<b>76,848.00</b>
<b>Replacement Costs</b>										
	Exterior Repairs 89020	-2,880.00	0.00	2,880.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total Replacement Costs</b>	<b>-2,880.00</b>	<b>0.00</b>	<b>2,880.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital Expenditures</b>										
	Parking-Sidewalk-Other Paving 16050	0.00	0.00	0.00	0.00	0.00	125,000.00	125,000.00	100.00	125,000.00
	Gutters And Downspouts 16255	0.00	0.00	0.00	0.00	0.00	5,100.00	5,100.00	100.00	5,100.00
	Building Interior Misc. 16290	-2,300.00	0.00	2,300.00	0.00	0.00	10,000.00	10,000.00	100.00	10,000.00
	Air Conditioning\Heat Pumps 16400	0.00	0.00	0.00	0.00	3,593.60	0.00	-3,593.60	0.00	0.00
	Water Heaters 16430	0.00	0.00	0.00	0.00	24,576.00	0.00	-24,576.00	0.00	0.00
	Ranges 16435	-958.24	658.75	1,616.99	245.46	0.00	7,905.00	7,905.00	100.00	7,905.00
	Refrigerators 16440	-2,713.61	1,062.50	3,776.11	355.40	0.00	12,750.00	12,750.00	100.00	12,750.00
	Kitchen and Bath Cabinets 16455	0.00	2,550.00	2,550.00	100.00	0.00	30,600.00	30,600.00	100.00	30,600.00
	Carpet Replacement 16480	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00	600.00
	Vinyl Floor Replacement 16486	-12,235.11	1,700.00	13,935.11	819.71	0.00	20,400.00	20,400.00	100.00	20,400.00
	Office Furniture & Equipment 16650	-3,906.57	0.00	3,906.57	0.00	0.00	900.00	900.00	100.00	900.00
	Computers 16675	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00	100.00	1,250.00
	<b>Total Capital Expenditures</b>	<b>-22,113.53</b>	<b>5,971.25</b>	<b>28,084.78</b>	<b>470.33</b>	<b>28,169.60</b>	<b>214,505.00</b>	<b>186,335.40</b>	<b>86.87</b>	<b>214,505.00</b>
<b>Other</b>										
	Accounts Receivable 14001	397.08	0.00	-397.08	0.00	-5,558.14	0.00	5,558.14	0.00	0.00
	Commissions Receivable 14030	0.00	0.00	0.00	0.00	-919.95	0.00	919.95	0.00	0.00
	Miscellaneous Receivables 14980	0.00	0.00	0.00	0.00	-760.92	0.00	760.92	0.00	0.00
	Miscellaneous Prepaid Expenses 15595	0.00	0.00	0.00	0.00	-104.32	0.00	104.32	0.00	0.00
	Accum Depreciation/Amort	-12,139.87	0.00	12,139.87	0.00	-145,678.44	0.00	145,678.44	0.00	0.00
	Accounts Payable 20010	1,077.37	0.00	-1,077.37	0.00	7,395.02	0.00	-7,395.02	0.00	0.00

**Hopkins Glen (1644)**  
**Detail Statement of Operations**  
**June 2018**  
**Books = Accrual, Tax**

		<u>MTD</u> <u>Actual</u>	<u>MTD</u> <u>Budget</u>	<u>\$</u> <u>Variance</u>	<u>%</u> <u>Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>\$</u> <u>Variance</u>	<u>%</u> <u>Variance</u>	<u>Annual</u> <u>Budget</u>
Accrued Real Estate Taxes	20100	-3,534.51	0.00	3,534.51	0.00	-4,078.68	0.00	4,078.68	0.00	0.00
Other Accrued Expenses	20295	8,992.70	0.00	-8,992.70	0.00	-1,116.76	0.00	1,116.76	0.00	0.00
Prepaid Rent	25100	-430.48	0.00	430.48	0.00	112.08	0.00	-112.08	0.00	0.00
<b>Total Other</b>		<b>-5,637.71</b>	<b>0.00</b>	<b>5,637.71</b>	<b>0.00</b>	<b>-150,710.11</b>	<b>0.00</b>	<b>150,710.11</b>	<b>0.00</b>	<b>0.00</b>
<b>Cash Flow Benefit</b>		<b>23,782.55</b>	<b>27,099.18</b>	<b>-3,316.63</b>	<b>-12.24</b>	<b>340,726.56</b>	<b>173,626.08</b>	<b>167,100.48</b>	<b>96.24</b>	<b>173,626.08</b>
<b>Funds To/(From) Owner</b>										
<b>Net Cash Flow</b>		<b>23,782.55</b>	<b>27,099.18</b>	<b>-3,316.63</b>	<b>-12.24</b>	<b>340,726.56</b>	<b>173,626.08</b>	<b>167,100.48</b>	<b>96.24</b>	<b>173,626.08</b>