Hillman Housing Corporation
Budget
For Year Ending December 31, 2018

		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
INCOME														
	APARTMENT INCOME	$802,655	$803,895	$687,093	$685,109	$683,497	$680,273	$689,263	$704,701	$719,457	$743,761	$703,833	$712,947	$8,616,484
	COMMERCIAL INCOME	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$71,933	$863,196
	OTHER INCOME	$28,925	$28,925	$27,925	$27,925	$27,925	$27,925	$32,025	$27,925	$27,925	$27,925	$27,925	$27,925	$341,200
	FLIP TAX	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,675	$141,575	$1,700,000
TOTAL INCOME		$1,045,188	$1,046,428	$928,626	$926,642	$925,030	$921,806	$934,896	$946,234	$960,990	$985,294	$945,366	$954,380	$11,520,880
EXPENSES														
	RE TAXES	$894,572	$0	-$22,000	$883,076	$0	-$22,000	$956,100	$0	-$22,000	$956,100	$0	-$28,000	$3,595,848
	UTILITIES	$186,567	$182,467	$174,367	$179,867	$137,667	$166,767	$172,167	$192,367	$228,567	$165,267	$194,967	$228,767	$2,209,804
	LABOR	$116,800	$118,000	$111,500	$127,788	$108,485	$129,155	$113,600	$104,985	$122,340	$109,694	$106,585	$127,155	$1,396,087
	PAYROLL OVERHEAD	$62,300	$63,085	$60,703	$67,845	$59,030	$68,445	$61,066	$57,493	$65,908	$57,129	$55,799	$64,855	$743,658
	INSURANCE	$3,500	$3,500	$49,700	$3,500	$3,500	$201,500	$3,500	$42,000	$3,500	$15,000	$3,500	$42,000	$374,700
	COPORATE TAXES	$0	$0	$22,700	$0	$0	$22,700	$0	$0	$22,700	$0	$0	$22,700	$90,800
	REPAIR & MAINTENANC	$93,025	$91,825	$93,725	$96,325	$106,325	$120,525	$116,825	$97,725	$93,325	$91,825	$91,425	$89,425	$1,182,300
	MANAGEMENT	$109,815	$109,845	$117,095	$111,805	$114,530	$126,305	$143,155	$109,555	$118,305	$109,555	$109,555	$109,555	$1,389,075
	MORTGAGE INTEREST	$33,542	$33,542	$33,542	$33,542	$33,542	$33,542	$33,542	$33,542	$33,542	$33,542	$33,540	$33,540	$402,500
TOTAL EXPENSES		$1,500,121	$602,264	$641,332	$1,503,748	$563,079	$846,939	$1,599,955	$637,667	$666,187	$1,538,112	$595,371	$689,997	$11,384,772
PROFIT (LOSS)		-$454,933	$444,164	$287,294	-$577,106	$361,951	$74,867	-$665,059	$308,567	$294,803	-$552,818	$349,995	$264,383	$136,108