Hillman Housing Corporation
Budget
For Year Ending December 31, 2019

		Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
INCOME														
	APARTMENT INCOME	827,450	828,350	714,250	714,250	713,150	708,750	713,700	730,750	745,600	728,000	724,700	704,350	8,853,300
	COMMERCIAL INCOME	77,342	77,342	77,342	77,342	77,342	77,342	77,342	77,342	77,342	77,342	77,342	77,342	928,104
	OTHER INCOME	27,005	27,005	27,005	27,005	27,005	27,005	31,305	27,005	27,005	27,005	27,005	27,005	328,360
	FLIP TAX	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	1,550,004
TOTAL INCOME		1,060,964	1,061,864	947,764	947,764	946,664	942,264	951,514	964,264	979,114	961,514	958,214	937,864	11,659,768
EXPENSES														
	RE TAXES	975,926	0	0	973,549	0	(30,000)	1,029,049	0	(40,000)	1,029,049	0	(48,000)	3,889,573
	UTILITIES	176,400	194,200	186,600	189,000	150,000	166,500	179,600	204,400	171,600	167,200	142,900	173,100	2,101,500
	LABOR	120,837	114,989	105,117	106,917	109,317	130,555	117,217	108,017	137,789	106,617	136,361	104,917	1,398,650
	PAYROLL OVERHEAD	65,366	63,614	59,204	60,274	61,102	70,538	63,486	60,336	73,676	56,850	70,116	56,254	760,816
	INSURANCE	4500	4,500	48,700	4,500	4,500	189,500	4,500	41,000	4,500	16,000	4,500	41,000	367,700
	COPORATE TAXES	0	0	7,500	0	0	7,500	0	0	7,500	0	0	7,500	30,000
	REPAIR & MAINTENANCE	85,745	83,074	84,874	87,474	134,240	151,441	102,241	88,874	84,474	82,974	82,574	80,574	1,148,559
	MANAGEMENT	119,195	127,524	129,495	130,095	125,025	141,345	158,795	124,095	128,524	123995	119,095	122,795	1,549,978
	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
		1,581,511	621,443	655,032	1,585,351	617,726	860,921	1,688,430	660,264	601,605	1,616,227	589,086	571,680	11,649,276
PROFIT (LOSS)		(520,547)	440,421	292,732	(637,587)	328,938	81,343	(736,916)	304,000	377,509	(654,713)	369,128	366,184	10,492