

Brittany Place Asset Living Trailing 12-Month Income Statement Through September 30, 2024													
	10/31/2023	11/30/2023	12/31/2023	01/31/2024	02/29/2024	03/31/2024	04/30/2024	05/31/2024	06/30/2024	07/31/2024	08/31/2024	09/30/2024	Last 12 Month Total
INCOME													
4000-000 - Market Rent	253,250.00	253,250.00	253,250.00	253,250.00	253,395.16	238,450.00	238,450.00	238,450.00	238,450.00	238,450.00	216,850.00	217,963.33	2,893,458.49
4010-000 - Gain/Loss to Lease	(19,218.31)	(18,557.47)	(17,818.23)	(17,180.16)	(17,028.72)	(3,840.32)	(3,600.00)	(3,267.58)	(2,939.19)	(2,919.38)	(2,710.13)	(2,411.50)	(111,490.99)
Gross Possible	234,031.69	234,692.53	235,431.77	236,069.84	236,366.44	234,609.68	234,850.00	235,182.42	235,510.81	235,530.62	214,139.87	215,551.83	2,781,967.50
LESS DEDUCTIONS													
4100-000 - Vacancy Loss	(18,200.09)	(19,339.46)	(18,072.64)	(25,776.33)	(24,398.79)	(21,977.42)	(22,241.67)	(21,786.13)	(27,179.64)	(27,900.95)	(24,556.44)	(27,316.94)	(278,746.50)
4101-000 - Vacancy-Down Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(20,150.00)	(21,600.00)	0.00	0.00	(41,750.00)
4110-100 - Concessions-One Time	0.00	0.00	(1,672.89)	(697.57)	(2,003.00)	(4,206.00)	(2,404.00)	(3,005.00)	(601.00)	(2,504.00)	(4,105.00)	(3,047.93)	(24,246.39)
4120-000 - Model/Guest Suite	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(900.00)	(900.00)	(900.00)	(900.00)	(900.00)	(900.00)	(900.00)	(11,300.00)
Total Deductions	(19,200.09)	(20,339.46)	(20,745.53)	(27,473.90)	(27,401.79)	(27,083.42)	(25,545.67)	(25,691.13)	(48,830.64)	(52,904.95)	(29,561.44)	(31,264.87)	(356,042.89)
EFFECTIVE ECONOMIC OCCUPANCY	214,831.60	214,353.07	214,686.24	208,595.94	208,964.65	207,526.26	209,304.33	209,491.29	186,680.17	182,625.67	184,578.43	184,286.96	2,425,924.61
4140-000 - Rent Write Off	(819.35)	(1,504.46)	(2,829.88)	(3,646.30)	(8,654.05)	(2,081.88)	(43.60)	(1,758.53)	(10,464.05)	(1,968.51)	(1,828.49)	(6,478.82)	(42,077.92)
4150-000 - Collections-Bad Debt Recovery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.62	0.00	0.00	0.00	157.62
4160-000 - Beginning Arrears	15,057.94	15,644.09	18,388.45	19,603.91	21,760.24	15,492.04	5,109.14	8,758.16	23,493.20	18,067.58	25,938.59	0.00	187,313.34
4170-000 - Month End Arrears	(15,644.09)	(18,388.45)	(19,603.91)	(20,585.93)	(15,492.04)	(5,109.14)	(8,758.16)	(16,984.13)	(18,067.58)	(25,938.59)	(24,414.70)	0.00	(188,986.72)
4180-000 - Current Paid Prior	(16,648.91)	(20,898.33)	(19,989.64)	(18,603.23)	(10,980.93)	(21,399.03)	(19,943.59)	(14,035.77)	(13,955.23)	(15,869.55)	(8,841.92)	0.00	(181,166.13)
4190-000 - Future Rent Paid	20,898.33	19,989.64	18,603.23	10,980.93	21,399.03	19,943.59	14,035.77	13,955.23	15,869.55	8,841.92	17,556.64	0.00	182,073.86
.	2,843.92	(5,157.51)	(5,431.75)	(12,250.62)	8,032.25	6,845.58	(9,600.44)	(10,065.04)	(2,966.49)	(16,867.15)	8,410.12	(6,478.82)	(42,685.95)
Total Rental Income	217,675.52	209,195.56	209,254.49	196,345.32	216,996.90	214,371.84	199,703.89	199,426.25	183,713.68	165,758.52	192,988.55	177,808.14	2,383,238.66
OTHER INCOME													
4200-000 - Application Fees	750.00	300.00	200.00	350.00	1,150.00	300.00	600.00	300.00	500.00	700.00	500.00	800.00	6,450.00
4201-000 - Administrative Fees	0.00	0.00	100.00	0.00	200.00	100.00	300.00	400.00	700.00	1,200.00	700.00	1,300.00	5,000.00
4205-000 - Month to Month Fees	550.00	506.66	653.28	500.00	458.62	556.45	650.01	540.33	333.33	472.58	435.48	123.33	5,780.07
4210-000 - Late Fees	3,900.00	4,100.00	3,765.19	3,435.00	3,835.00	2,920.00	2,865.01	2,850.00	3,180.00	3,315.00	3,230.00	2,835.00	40,230.20
4211-000 - NSF Fees	0.00	0.00	75.00	150.00	450.00	0.00	75.00	150.00	300.00	150.00	0.00	150.00	1,500.00
4240-000 - Forfeited Security Deposit	0.00	0.00	428.46	416.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	845.17
4244-000 - Cleaning/Damages	74.13	0.00	804.10	0.00	0.00	0.00	592.74	148.34	0.00	0.00	740.00	150.00	2,509.31
4250-000 - Interest Income	1.57	9.08	1.57	1.57	1.47	1.57	1.52	1.57	1.52	1.57	1.57	0.00	24.58
4252-000 - Legal Fees	0.00	0.00	0.00	(129.00)	(130.00)	(129.00)	0.00	0.00	0.00	0.00	258.00	(129.00)	(259.00)
4254-000 - Pet Rent	535.00	553.17	497.27	502.26	502.59	470.00	422.17	415.01	336.50	322.74	336.29	315.00	5,208.00
4254-500 - Pet Fees	0.00	0.00	20.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00	150.00	0.00	470.00
4256-000 - Key/Lockout Fees	0.00	0.00	70.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
4257-000 - Termination/Notice Fees	2,970.69	1,860.00	2,343.23	0.00	0.00	0.00	0.00	0.00	117.84	0.00	196.57	0.00	7,488.33
4272-000 - Pest Control Income	0.00	0.00	0.06	0.00	415.92	(415.98)	0.00	0.00	0.00	0.06	0.00	365.61	365.67
4274-000 - Resident Liability Ins. Inc	672.32	781.43	821.09	352.44	348.72	465.87	520.53	466.67	1,365.10	358.96	362.88	1,374.65	7,890.66
4277-000 - Covered Pkng/Carport Inc	60.00	60.00	60.00	22.58	106.21	111.79	120.00	120.00	120.00	148.39	160.00	159.67	1,248.64
4280-000 - Utility Reimbursement Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,567.74	11,567.74
4280-500 - Water/Sewer Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,311.15	11,311.15
Total Other Income	9,513.71	8,170.34	9,839.25	5,601.56	7,488.53	4,420.70	6,146.98	5,391.92	6,954.29	6,819.30	7,070.79	30,323.15	107,740.52
TOTAL INCOME	227,189.23	217,365.90	219,093.74	201,946.88	224,485.43	218,792.54	205,850.87	204,818.17	190,667.97	172,577.82	200,059.34	208,131.29	2,490,979.18

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EXPENSES													
MARKETING & LEASING EXPENSES													
5100-000 - Advertising	1,976.94	1,258.41	1,496.00	1,015.59	1,743.51	1,743.59	1,567.00	1,273.41	2,158.22	1,528.00	1,528.00	1,528.00	18,816.67
5102-000 - Community Website Exp	690.36	1,206.23	1,029.95	691.19	776.45	984.15	957.15	533.19	753.19	1,176.10	898.51	483.87	10,180.34
5110-000 - Locator Fees	599.00	339.00	0.00	725.00	(500.00)	429.00	117.00	864.00	1,039.00	39.00	939.00	(1,000.00)	3,590.00
5110-500 - Resident Referral Fees	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	1,000.00	0.00	2,000.00
5130-000 - Other Marketing	171.07	546.35	438.62	996.13	65.95	568.36	464.73	580.94	584.76	322.39	854.89	471.98	6,066.17
5160-000 - Resident Promotion/Events	140.72	303.34	304.63	444.06	352.05	211.00	422.33	1,157.00	131.99	(211.00)	(211.33)	0.00	3,044.79
5165-000 - Resident Services	0.00	0.00	0.00	0.00	199.00	0.00	281.46	(199.00)	0.00	503.36	140.72	0.00	925.54
Total Marketing & Leasing	3,578.09	3,653.33	3,269.20	3,871.97	3,136.96	3,936.10	3,809.67	4,209.54	4,667.16	3,857.85	5,149.79	1,483.85	44,623.51
GENERAL & ADMINISTRATIVE EXP													
5200-000 - Office Supplies	642.70	0.00	424.75	98.75	675.93	354.80	348.10	1,013.98	228.91	178.69	21.63	367.22	4,355.46
5210-000 - Office Furn/Equip Rental	10.00	51.93	0.00	232.21	0.00	78.91	38.94	116.65	33.43	0.00	39.50	50.94	652.51
5218-000 - On-Site Sftwre & Support	1,086.38	889.31	1,116.33	869.05	869.05	869.05	1,298.10	783.08	1,376.38	509.02	604.91	(358.67)	9,911.99
5219-000 - Blue Moon/TAA Expense	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	385.68	950.09	0.00	1,435.77
5220-000 - Telephone/Fax	601.81	617.47	281.13	605.30	534.23	716.32	637.05	514.05	574.05	453.95	729.53	826.49	7,091.38
5225-000 - Answering Service	103.76	103.76	103.76	103.76	103.76	103.76	103.76	205.24	106.04	346.29	129.80	0.00	1,513.69
5230-000 - Postage & Delivery	0.00	12.69	(4.60)	0.00	0.00	141.26	15.28	8.32	23.60	49.14	9.11	0.00	254.80
5240-000 - Eviction Costs	0.00	129.00	646.00	388.00	0.00	141.82	0.00	0.00	258.00	0.00	258.00	151.14	1,971.96
5245-000 - Vehicle/Travel Expense	0.00	0.00	0.00	0.00	0.00	12.82	0.00	0.00	0.00	0.00	0.00	0.00	12.82
5248-000 - Meal & Entertainment	0.00	0.00	0.00	0.00	21.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.15
5250-000 - Permits & Licenses	50.00	836.97	555.00	(555.00)	(11.54)	0.00	0.00	289.48	0.00	0.00	841.99	167.07	2,173.97
5260-000 - Other Administrative	35.00	1,063.83	1,064.40	36.93	60.69	70.21	107.64	77.14	63.37	276.26	(468.19)	174.60	2,561.88
5265-000 - Bank Fees	0.00	0.00	0.00	0.00	97.93	0.00	0.00	161.45	0.00	37.20	113.13	76.85	486.56
5270-000 - Other Income Related Exp.	137.67	826.02	275.34	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.67	0.00	2,340.39
5274-000 - Applicant Screening Exps	235.72	301.15	386.41	159.34	79.67	142.00	342.37	300.37	156.58	411.21	304.47	(304.48)	2,514.81
5275-000 - Res Payment Srvc Fees	244.89	243.49	188.89	228.50	249.11	239.13	185.38	174.18	190.06	227.11	228.67	0.00	2,399.41
5280-000 - Training/Seminars	57.55	57.55	115.10	129.80	129.80	129.80	129.80	129.80	129.80	129.80	150.45	168.90	1,458.15
Total General & Administrative Exp	3,205.48	5,233.17	5,152.51	2,434.31	2,947.45	3,137.55	3,344.09	3,911.41	3,277.89	3,142.02	4,050.76	1,320.06	41,156.70
CONTRACT SERVICES													
5303-000 - Internet Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.93	0.00	0.00	0.00	0.00	36.93
5315-000 - Equipment Leasing	26.81	26.81	26.81	26.81	26.81	26.81	26.81	26.81	26.81	26.81	26.81	26.81	321.72
5320-000 - Exterminating	34.03	(42.10)	79.85	156.36	421.53	(410.29)	(0.63)	1.53	60.92	57.52	269.66	486.29	1,114.67
5322-000 - Exterminating-Interior	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	33.00	0.00	0.00	433.00
5324-000 - Termite Treatment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,704.94	0.00	0.00	0.00	0.00	1,704.94
5325-000 - Landscaping Contract	2,162.99	2,162.99	4,325.98	0.00	2,292.77	2,227.88	2,227.88	2,227.88	2,227.88	2,227.88	2,227.88	2,227.88	26,539.89
5327-000 - Landscaping Services	2,976.88	0.00	0.00	0.00	0.00	0.00	0.00	2,976.88	0.00	0.00	0.00	0.00	5,953.76
5335-000 - Security Service	3,875.43	4,205.51	4,523.77	3,875.89	3,875.89	4,273.71	3,637.20	4,239.61	4,000.92	3,909.99	4,182.78	3,875.89	48,476.59
5337-000 - Key Control Contract	58.58	112.12	58.58	58.58	58.58	58.58	58.58	58.58	58.58	58.58	58.58	58.58	756.50
5350-000 - Uniforms	0.00	325.27	0.00	0.00	0.00	0.00	0.00	20.37	0.00	622.27	0.00	0.00	967.91
5360-000 - Miscellaneous Service	642.53	642.02	642.53	639.98	643.89	514.74	643.36	651.01	642.83	632.86	636.22	0.00	6,931.97
5365-000 - Alarm Monitoring Service	80.00	80.00	40.00	80.00	125.41	80.00	80.00	80.00	40.00	80.00	151.55	160.00	1,076.96
5390-000 - GAP Renter's Liability Ins	382.58	496.54	553.52	0.00	0.00	0.00	0.00	0.00	1,009.36	0.00	0.00	960.52	3,402.52
Total Contract Services	10,239.83	8,009.16	10,251.04	4,837.62	7,444.88	7,171.43	6,673.20	12,024.54	8,067.30	7,648.91	7,553.48	7,795.97	97,717.36
REPAIR & MAINTENANCE EXPENSES													
5500-000 - Appliance Supplies & Rprs	2,001.48	351.56	660.78	186.22	567.75	1,467.11	2,924.30	1,856.19	200.02	1,573.92	510.21	722.24	13,021.78

Brittany Place
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Through September 30, 2024

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5505-000 - Electrical Supplies & Rprs	938.22	0.00	403.49	435.03	970.30	17.46	317.00	740.19	204.29	758.87	1,601.91	247.24	6,634.00
5510-000 - Plumbing Supplies & Rprs	1,719.49	(95.51)	1,413.29	370.31	1,151.66	481.49	840.50	1,574.02	296.24	648.99	2,329.05	986.51	11,716.04
5514-000 - Water Extraction/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	750.00
5515-000 - HVAC Supplies & Rprs	1,939.12	1,720.57	(224.36)	970.58	0.00	1,357.20	2,725.78	647.41	3,571.32	104.61	1,589.27	514.32	14,915.82
5520-000 - Interior Supplies & Rprs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
5525-000 - Doors/ Wndws/Glass Rprs	0.00	17.45	0.00	0.00	0.00	0.00	44.86	118.38	172.39	0.00	0.00	0.00	353.08
5530-000 - Security Locks & Keys	36.80	0.00	(59.46)	0.00	68.37	0.00	199.44	262.10	0.00	0.00	0.00	0.00	507.25
5545-000 - Landscaping Supp/Rprs	0.00	0.00	0.00	0.00	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	3.06
5560-000 - Pool, Courts, Clubs, Laun	853.27	0.00	794.19	0.00	0.00	472.50	0.00	1,193.35	1,271.57	960.47	1,561.72	0.00	7,107.07
5566-000 - Tools & Small Equipment	0.00	0.00	0.00	0.00	0.00	0.00	6.15	0.00	0.00	0.00	0.00	0.00	6.15
5570-000 - Other Maintenance Supp.	95.29	79.57	219.16	129.15	395.25	593.95	406.49	787.17	472.03	362.12	350.09	106.40	3,996.67
5572-000 - Janitorial Supplies	393.57	452.46	309.49	460.14	396.48	118.08	662.67	537.05	99.88	341.40	516.72	863.86	5,151.80
Total Repair & Maintenance Expenses	7,977.24	2,526.10	3,516.58	2,551.43	3,549.81	4,510.85	8,127.19	7,715.86	6,287.74	5,500.38	8,458.97	4,440.57	65,162.72
TURNKEY EXPENSES													
5600-000 - Carpet Cleaning & Repairs	627.85	752.34	508.77	1,266.54	340.99	0.00	432.99	712.17	0.00	3,095.45	1,788.16	632.64	10,157.90
5620-000 - Contract Painting	1,815.52	2,997.00	3,276.00	2,659.00	3,161.00	2,737.00	2,299.00	3,491.00	7,243.00	4,611.71	9,152.00	2,450.00	45,892.23
5630-000 - Contract Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.15	405.94	0.00	538.09
5632-000 - Countertop/Cabinet Resurf	1,780.00	1,735.00	2,120.00	1,307.00	1,620.00	970.00	5,225.00	0.00	0.00	1,290.00	1,775.00	1,550.00	19,372.00
5634-000 - Bath Tub/Sink Resurfacing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	515.00	0.00	0.00	515.00
5640-000 - Paint & Supplies	734.59	282.73	218.10	1,384.92	69.22	242.09	714.25	536.64	376.69	240.86	346.08	0.00	5,146.17
5645-000 - Unit Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.69	0.00	0.00	0.00	0.00	61.69
Total Turnkey Expenses	4,957.96	5,767.07	6,122.87	6,617.46	5,191.21	3,949.09	8,671.24	4,801.50	7,619.69	9,885.17	13,467.18	4,632.64	81,683.08
PAYROLL EXPENSES													
5710-000 - Mgt., Leasing & Bookkpng.	8,418.38	7,832.91	7,445.50	8,975.26	10,442.88	7,084.96	7,369.37	10,377.49	8,921.99	12,847.49	8,828.65	4,138.72	102,683.60
5720-000 - Maintenance & Interior	15,422.98	15,868.84	15,548.93	23,171.42	17,222.44	16,484.32	16,268.46	16,880.77	23,461.51	22,725.26	21,668.62	4,946.42	209,669.97
5730-000 - Exterior Porter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,373.65	(3,373.65)	3,055.87	3,055.87
5760-000 - Rental & Renewal Bonuses	1,360.00	1,070.00	880.00	1,210.00	710.00	1,040.00	800.00	1,275.00	885.00	1,075.00	2,025.00	1,100.00	13,430.00
5770-000 - Incentive Pay	0.00	236.00	3,100.00	354.00	0.00	354.00	354.00	118.00	0.00	0.00	0.00	0.00	4,516.00
5780-000 - Payroll Taxes & Benefits	6,431.79	6,503.75	5,930.75	2,774.89	1,974.10	2,045.06	1,841.09	2,212.86	3,618.87	3,297.80	7,204.81	1,124.19	44,959.96
5780-100 - Workers Compensation	0.00	0.00	0.00	620.65	508.78	489.44	480.17	503.01	595.06	775.81	545.34	239.64	4,757.90
5780-200 - Group Insurance	0.00	0.00	0.00	6,858.44	3,265.95	(394.13)	2,584.52	2,584.52	2,584.52	6,878.10	(383.48)	3,630.79	27,609.23
5780-300 - 401K Benefit	0.00	0.00	0.00	192.08	129.20	132.00	125.36	155.06	128.90	122.70	0.00	0.00	985.30
Total Payroll Expenses	31,633.15	31,511.50	32,905.18	44,156.74	34,253.35	27,235.65	29,822.97	34,106.71	40,195.85	51,095.81	36,515.29	18,235.63	411,667.83
UTILITY EXPENSES													
5910-000 - Electricity Expense-Bldg	23,220.87	13,394.36	10,579.85	10,611.33	13,912.64	9,511.42	10,509.27	11,499.33	13,587.59	16,494.80	14,953.20	18,967.19	167,241.85
5920-000 - Gas Expense-Bldg	3,031.45	3,509.28	4,104.85	4,574.51	4,440.25	3,996.16	3,984.60	3,411.84	2,700.94	2,745.60	3,119.33	2,707.64	42,326.45
5927-000 - Gas-Reimbursements	(2,614.89)	(2,971.14)	(3,583.10)	(3,792.69)	(3,677.34)	(2,708.70)	(3,369.30)	(2,863.50)	(2,191.94)	(1,964.09)	(2,285.93)	0.00	(32,022.62)
5930-000 - Water & Sewer Expense	29,661.13	18,978.23	20,141.27	15,174.69	18,523.28	15,102.73	16,636.08	17,827.27	18,323.38	17,839.61	20,070.58	17,631.78	225,910.03
5935-000 - Water/Sewer Reimbursemnt	(19,092.95)	(15,506.68)	(13,415.08)	(10,618.70)	(12,977.69)	(11,018.05)	(11,114.49)	(10,303.45)	(11,905.15)	(11,222.78)	(12,464.56)	0.00	(139,639.58)
5940-000 - Trash Removal Expense	433.99	780.83	514.39	610.21	623.89	624.26	2,939.54	1,346.45	2,761.02	1,153.17	1,200.00	180.51	13,168.26
5950-000 - Utility Reimbursements	(14,353.66)	(11,417.68)	(6,885.62)	(6,545.07)	(10,886.04)	(8,068.70)	(9,365.64)	(8,829.41)	(7,867.45)	(14,034.26)	(11,309.81)	(548.39)	(110,111.73)
Total Utilities	20,285.94	6,767.20	11,456.56	10,014.28	9,958.99	7,439.12	10,220.06	12,088.53	15,408.39	11,012.05	13,282.81	38,938.73	166,872.66
FIXED EXPENSES													
6030-000 - Real Property Taxes	38,306.00	38,306.00	6,654.96	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	0.00	374,466.96
6040-000 - Insurance Expense	42,578.68	42,578.68	42,578.68	0.00	0.00	0.00	0.00	872.69	0.00	0.00	0.00	0.00	128,608.73

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	10/31/2023	11/30/2023	12/31/2023	01/31/2024	02/29/2024	03/31/2024	04/30/2024	05/31/2024	06/30/2024	07/31/2024	08/31/2024	09/30/2024	Last 12 Month Total
6040-100 - Insurance -Property	0.00	0.00	0.00	37,035.83	37,035.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,071.67
6040-200 - Insurance -Liability	0.00	0.00	0.00	5,542.85	5,542.88	5,542.89	5,074.79	6,802.50	6,802.50	6,802.50	6,802.50	0.00	48,913.41
Total Fixed Expenses	80,884.68	80,884.68	49,233.64	78,978.68	78,978.72	41,942.89	41,474.79	44,075.19	43,202.50	43,202.50	43,202.50	0.00	626,060.77
HOME OFFICE EXPENSES													
6110-000 - Management Fees	9,283.70	7,597.80	6,422.32	7,127.40	7,237.44	7,686.85	7,795.22	7,109.31	7,143.60	6,557.33	7,940.98	0.00	81,901.95
6120-000 - Data Processing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	472.00	472.00
6140-000 - Other Professional Fees	0.00	0.00	3,900.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	7,187.50	12,587.50
Total Home Office	9,283.70	7,597.80	10,322.32	7,127.40	7,237.44	9,186.85	7,795.22	7,109.31	7,143.60	6,557.33	7,940.98	7,659.50	94,961.45
TOTAL OPERATING EXPENSES	172,046.07	151,950.01	132,229.90	160,589.89	152,698.81	108,509.53	119,938.43	130,042.59	135,870.12	141,902.02	139,621.76	84,506.95	1,629,906.08
NET OPERATING INCOME	55,143.16	65,415.89	86,863.84	41,356.99	71,786.62	110,283.01	85,912.44	74,775.58	54,797.85	30,675.80	60,437.58	123,624.34	861,073.10
PARTNERSHIP EXPENSES													
6500-000 - Debt Svc-Interest 1st Mor	29,902.37	31,362.22	30,213.52	33,289.17	29,182.30	29,134.62	33,188.20	29,112.16	30,142.23	32,240.64	29,222.59	30,947.08	367,937.10
6503-000 - Debt Svc-Interest 2nd Mor	6,551.16	6,344.23	6,353.73	6,578.30	6,576.21	6,138.80	6,560.18	6,346.79	6,554.31	6,354.51	6,575.85	6,544.81	77,478.88
6504-000 - Swap Transactions	(18,100.00)	(18,746.21)	(18,222.18)	(20,110.12)	(17,585.60)	(17,527.88)	(19,987.89)	(17,500.69)	(18,135.89)	(19,452.58)	(17,634.37)	0.00	(203,003.41)
6510-000 - Partnership Acctng/Tax	0.00	3,312.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,276.00	0.00	4,588.50
6512-000 - Partnership Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,958.30	0.00	4,958.30
6540-000 - Asset Management Fees	1,000.00	1,000.00	0.00	2,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	4,000.00	0.00	11,000.00
6550-000 - Other Partnership Exp.	5,175.00	0.00	0.00	0.00	0.00	0.00	0.00	8,497.36	0.00	0.00	1,000.00	0.00	14,672.36
6593-000 - Prior Year Expense	0.00	0.00	0.00	26.03	0.00	0.00	0.00	0.00	0.00	0.00	3,450.65	0.00	3,476.68
Total Partnership Expenses	24,528.53	23,272.74	18,345.07	21,783.38	19,172.91	18,745.54	20,760.49	26,455.62	18,560.65	19,142.57	32,849.02	37,491.89	281,108.41
INSURANCE CLAIM													
7100-000 - Insurance Claim Expense	3,856.30	129.90	3,875.90	597.43	280.26	1,750.00	923.51	0.00	26,230.41	23,401.09	46,485.27	264.98	107,795.05
Net Insurance Claim Expense	3,856.30	129.90	3,875.90	597.43	280.26	1,750.00	923.51	0.00	26,230.41	23,401.09	46,485.27	264.98	107,795.05
7900-000 - COVID EXPENSES	74.77	0.00	0.00	0.00	0.00	0.00	0.00	43.28	0.00	0.00	0.00	0.00	118.05
NET INCOME	26,683.56	42,013.25	64,642.87	18,976.18	52,333.45	89,787.47	64,228.44	48,276.68	10,006.79	(11,867.86)	(18,896.71)	85,867.47	472,051.59
CAPITAL IMPROVEMENTS													
CAPITAL REPAIRS													
8030-000 - Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	729.61	0.00	729.61
8035-000 - Microwave/Disposal Repl	0.00	0.00	(335.06)	1,580.40	0.00	0.00	0.00	0.00	0.00	1,169.60	1,369.04	0.00	3,783.98
8040-000 - Window Blinds/Drape Repl	1,310.28	0.00	457.90	838.94	1,183.78	0.00	0.00	0.00	0.00	545.45	1,253.14	0.00	5,589.49
8050-000 - Apartment Interior Rpr	0.00	0.00	87.63	817.01	375.40	0.00	199.16	0.00	0.00	173.85	165.61	90.59	1,909.25
8054-000 - Hot Water Heater Rpr	380.73	0.00	0.00	0.00	3,011.61	0.00	1,602.58	1,435.52	1,002.73	0.00	3,605.00	1,587.51	12,625.68
8055-000 - Plumbing Repair	368.64	6,213.54	6,824.83	5,382.02	915.56	0.00	4,717.68	678.62	3,806.73	208.68	1,031.86	5,330.45	35,478.61
8060-000 - Electrical Repair	623.52	0.00	1,350.29	1,510.19	1,366.72	1,132.14	510.03	1,409.40	653.60	918.05	3,751.07	0.00	13,225.01
8065-000 - HVAC Repair	101.26	0.00	727.44	727.44	0.00	182.10	1,551.52	1,106.95	553.73	0.00	0.00	0.00	4,950.44
8067-000 - Fire Safety Repair	0.00	0.00	0.00	446.50	0.00	0.00	0.00	28.53	0.00	0.00	285.35	696.05	1,456.43
8069-000 - Access Gate Repair	0.00	817.44	650.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.12
8070-000 - Security/Lock Repair	184.35	0.00	0.00	0.00	0.00	140.62	568.72	0.00	0.00	0.00	0.00	0.00	893.69
8073-000 - Glass/Scrn//Dr/Wndw Rpr	0.00	0.00	631.78	0.00	1,908.99	625.47	1,196.58	1,985.05	256.31	147.09	692.57	0.00	7,443.84
8075-000 - Structural Repair	0.00	0.00	0.00	0.00	0.00	0.00	725.00	0.00	0.00	0.00	0.00	0.00	725.00
8076-000 - Roof Repair	3,125.00	114.59	0.00	2,500.00	5,625.00	0.00	0.00	2,500.00	1,875.00	625.00	7,905.00	4,415.00	28,684.59

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8081-000 - Asphalt/Parking Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	483.22	0.00	483.22
8087-000 - Common Area Repair	0.00	0.00	0.00	0.00	0.00	725.00	0.00	0.00	0.00	0.00	0.00	0.00	725.00
Total Capital Repairs	6,093.78	7,145.57	10,395.49	13,802.50	14,387.06	2,805.33	11,071.27	9,144.07	8,148.10	3,787.72	21,271.47	12,119.60	120,171.96
CAPITAL REPLACEMENTS													
8100-000 - Carpet/Wood Flr Rplcmnt	3,439.36	4,642.49	2,983.65	5,068.51	1,817.06	9,243.99	3,531.87	6,237.33	5,378.08	3,996.11	3,967.65	11,034.01	61,340.11
8120-000 - Refrigerator Replacement	0.00	0.00	735.01	735.02	3,159.32	1,459.04	1,525.45	2,136.01	1,461.85	0.00	0.00	0.00	11,211.70
8125-000 - Stove Replacement	3,577.58	0.00	2,333.75	0.00	650.48	715.25	0.00	715.25	0.00	0.00	1,442.98	0.00	9,435.29
8130-000 - Dishwasher Replacement	1,166.94	0.00	586.59	0.00	1,047.12	486.04	0.00	1,458.13	561.08	0.00	1,663.03	356.14	7,325.07
8150-000 - Apartment Interior Rplcmnt	760.00	1,160.00	830.00	508.00	1,159.58	570.00	2,070.00	512.02	400.00	3,498.80	2,105.00	2,069.52	15,642.92
8155-000 - Wind/Screen/Door Rplc	500.24	0.00	975.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,475.24
8170-000 - HVAC Replacement	749.82	0.00	(1,308.01)	0.00	0.00	0.00	1,025.41	0.00	1,852.16	0.00	1,893.32	3,097.02	7,309.72
8175-000 - Boiler/Chiller Replacemnt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,899.00	0.00	0.00	10,899.00
8180-000 - Electrical Replacement	2,720.48	0.00	0.00	373.61	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	26,750.00	44,844.09
8190-000 - Structural Replacement	3,180.00	0.00	0.00	0.00	4,880.00	0.00	0.00	0.00	0.00	0.00	0.00	4,230.00	12,290.00
8195-000 - Roof/Gutter Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,940.00	0.00	24,940.00
8208-000 - Apts. Interior Upgrades	308.63	0.00	0.00	0.00	1,075.84	0.00	0.00	1,307.81	96.73	580.00	346.79	0.00	3,715.80
8235-000 - Office/Club Addtns/Upgrd	496.86	0.00	1,144.85	0.00	0.00	0.00	0.00	0.00	0.00	2,232.81	512.44	0.00	4,386.96
8237-000 - Laundry Addtns/Upgrades	0.00	0.00	0.00	0.00	0.00	2,700.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00
8255-000 - Fencing Replacement	311.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	311.05
8280-000 - Construction Suprvsn Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,852.55	423.44	845.76	3,121.75
Total Capital Replacements	17,210.96	5,802.49	8,280.84	6,685.14	13,789.40	15,174.32	8,152.73	27,366.55	9,749.90	23,059.27	37,294.65	48,382.45	220,948.70
TOTAL CAPITAL IMPROVEMENTS	23,304.74	12,948.06	18,676.33	20,487.64	28,176.46	17,979.65	19,224.00	36,510.62	17,898.00	26,846.99	58,566.12	60,502.05	341,120.66
CASH FLOW FROM OPERATION	3,378.82	29,065.19	45,966.54	(1,511.46)	24,156.99	71,807.82	45,004.44	11,766.06	(7,891.21)	(38,714.85)	(77,462.83)	25,365.42	130,930.93
8379-010 - RE Tax Reserve Reimb.	0.00	0.00	0.00	0.00	(434,372.86)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(434,372.86)
Total Escrow Activity	0.00	0.00	0.00	0.00	(434,372.86)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(434,372.86)
NET CASH FLOW	3,378.82	29,065.19	45,966.54	(1,511.46)	458,529.85	71,807.82	45,004.44	11,766.06	(7,891.21)	(38,714.85)	(77,462.83)	25,365.42	565,303.79