

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Jan 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	15,919.00	16,714.67	-795.67	58,224.00	66,858.68	-8,634.68	200,576.00
5121	Section 8 Income	9,909.00	9,814.00	95.00	39,396.00	39,256.00	140.00	117,768.00
5126	Prepaid Rent	19.00	0.00	19.00	-741.00	0.00	-741.00	0.00
5410	Int. Income Operating	73.42	0.50	72.92	316.65	2.00	314.65	6.00
5420	Int. Income Sec. Deposit	2.69	0.09	2.60	9.91	0.36	9.55	1.00
5440	Int. Income Reserve for Replace	1,393.04	750.00	643.04	5,505.06	3,000.00	2,505.06	9,000.00
5450	Int. Income Escrow	13.40	0.00	13.40	41.79	0.00	41.79	0.00
5472	NSF/Late Fee	75.00	0.00	75.00	325.00	0.00	325.00	0.00
	Total INCOME	27,404.55	27,279.26	125.29	103,077.41	109,117.04	-6,039.63	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.59	1,355.59	0.00	-5,422.36	5,422.36	-16,267.00
	Total VACANCY	0.00	-1,355.59	1,355.59	0.00	-5,422.36	5,422.36	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	131.00	175.00	-44.00	656.00	700.00	-44.00	2,100.00
5910	Laundry Income	181.62	291.67	-110.05	990.37	1,166.68	-176.31	3,500.00
5960	Donations	0.14	0.00	0.14	280.50	0.00	280.50	0.00
	Total MISCELLANEOUS INCOME	312.76	466.67	-153.91	1,926.87	1,866.68	60.19	5,600.00
	Total Operating Income	27,717.31	26,390.34	1,326.97	105,004.28	105,561.36	-557.08	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6250	Other Renting Expenses	161.00	41.67	-119.33	217.29	166.68	-50.61	500.00
6310	Office Salary	400.00	433.34	33.34	1,600.00	1,733.36	133.36	5,200.00
6311	Office Expense	413.56	250.00	-163.56	1,000.52	1,000.00	-0.52	3,000.00
6315	Administration Fee	930.21	295.00	-635.21	4,673.65	1,180.00	-3,493.65	3,540.00
6320	Management Fee	1,734.27	2,002.50	268.23	7,279.07	8,010.00	730.93	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	720.00	980.00	260.00	3,087.80	3,920.00	822.20	11,760.00
6340	Legal Expense	82.50	125.00	42.50	82.50	500.00	417.50	1,500.00
6350	Audit Expense	0.00	104.17	104.17	0.00	416.68	416.68	1,250.00
6351	Bookkeeping	297.49	306.25	8.76	1,189.99	1,225.00	35.01	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	Telephone/Internet Expense	24.21	95.00	70.79	291.29	380.00	88.71	1,140.00
6361	Computer/Equip/Software/IT Support	0.00	8.34	8.34	35.44	33.36	-2.08	100.00
6365	Bank Fees	0.00	12.50	12.50	8.00	50.00	42.00	150.00
	Total ADMINISTRATIVE	4,763.24	4,678.77	-84.47	19,801.80	18,715.08	-1,086.72	56,145.00
6400	UTILITIES							
6450	Electric	973.00	430.84	-542.16	2,222.60	1,723.36	-499.24	5,170.00
6450-0	Electric - Vacant	160.91	41.67	-119.24	184.73	166.68	-18.05	500.00
6451	Water	0.00	579.17	579.17	2,268.38	2,316.68	48.30	6,950.00
6453	Sewer	0.00	680.84	680.84	2,566.72	2,723.36	156.64	8,170.00
	Total UTILITIES	1,133.91	1,732.52	598.61	7,242.43	6,930.08	-312.35	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	127.88	715.00	587.12	325.89	2,660.00	2,534.11	8,580.00
6515	Janitorial Supplies	260.38	20.84	-239.54	260.38	83.36	-177.02	250.00
6517	Janitorial Contract	300.00	120.84	-179.16	1,095.00	483.36	-611.64	1,450.00
6519	Exterminating	587.13	395.84	-191.29	1,857.46	1,583.36	-274.10	4,750.00
6525	Trash Removal	305.28	305.84	0.56	2,020.45	1,223.36	-797.09	3,670.00
6536	Grounds Supplies	0.00	20.84	20.84	0.00	83.36	83.36	250.00
6537	Grounds Contract	0.00	414.17	414.17	1,839.00	1,656.68	-182.32	4,970.00
6539	Hot Water Heater	0.00	163.34	163.34	0.00	653.36	653.36	1,960.00
6540	Maintenance Payroll	1,087.25	870.84	-216.41	4,474.55	3,483.36	-991.19	10,450.00
6541	Maintenance Material	394.33	685.84	291.51	3,290.49	2,743.36	-547.13	8,230.00
6542	Repairs Contract	0.00	500.00	500.00	3,491.82	2,000.00	-1,491.82	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	2,000.00	-2,230.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.67	41.67	150.00	166.68	16.68	500.00
6548	Snow Removal	0.00	126.67	126.67	0.00	506.68	506.68	1,520.00
6560	Decorating Contract	0.00	333.34	333.34	2,425.00	1,333.36	-1,091.64	4,000.00
6561	Decorating Supplies	0.00	58.34	58.34	685.00	233.36	-451.64	700.00
6592	Flooring Replacement	-810.00	708.34	1,518.34	4,196.55	2,833.36	-1,363.19	8,500.00
6593	Appliance Replacement	-62.00	233.34	295.34	417.00	933.36	516.36	2,800.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total OPERATING & MAINTENANCE	2,190.25	6,215.09	4,024.84	30,758.39	24,860.36	-5,898.03	74,580.00
	TAXES & INSURANCE							
6700	FICA C/S	224.18	229.17	4.99	782.50	916.68	134.18	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	40.00	40.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	200.00	200.00	600.00
6723	Health Insurance	0.00	70.84	70.84	0.00	283.36	283.36	850.00
6724	Unemployment Insurance	445.45	144.17	-301.28	758.24	576.68	-181.56	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	50.00	50.00	150.00
6729	Other Insurance	0.00	22.50	22.50	0.00	90.00	90.00	270.00
	Total TAXES & INSURANCE	669.63	539.18	-130.45	1,540.74	2,156.72	615.98	6,470.00
	INTEREST EXPENSE							
6800	Mortgage Interest	6,471.46	6,500.92	29.46	26,440.24	26,003.68	-436.56	78,011.00
6820		6,471.46	6,500.92	29.46	26,440.24	26,003.68	-436.56	78,011.00
	Total INTEREST EXPENSE	15,228.49	19,666.48	4,437.99	85,783.60	78,665.92	-7,117.68	235,996.00
	Total Operating Income	27,717.31	26,390.34	1,326.97	105,004.28	105,561.36	-557.08	316,684.00
	Total Operating Expense	15,228.49	19,666.48	4,437.99	85,783.60	78,665.92	-7,117.68	235,996.00
	NOI - Net Operating Income	12,488.82	6,723.86	5,764.96	19,220.68	26,895.44	-7,674.76	80,688.00
	Other Expense							
	ESCROWS							
1300	Escrows : Insurance	917.00	916.67	-0.33	3,668.00	3,666.68	-1.32	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	14,400.00	14,400.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.67	-0.33	18,068.00	18,066.69	-1.31	54,200.01
	MORTGAGE PRINCIPAL							
2320	MORTGAGE PRINCIPAL	3,493.87	3,464.42	-29.45	13,421.08	13,857.68	436.60	41,573.00
2320-0		3,493.87	3,464.42	-29.45	13,421.08	13,857.68	436.60	41,573.00
	Total MORTGAGE PRINCIPAL	8,010.87	7,981.09	-29.78	31,489.08	31,924.37	435.29	95,773.01
	Net Other Income	-8,010.87	-7,981.09	-29.78	-31,489.08	-31,924.37	435.29	-95,773.01
	Total Income	27,717.31	26,390.34	1,326.97	105,004.28	105,561.36	-557.08	316,684.00
	Total Expense	23,239.36	27,647.57	4,408.21	117,272.68	110,590.29	-6,682.39	331,769.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	4,477.95	-1,257.23	5,735.18	-12,288.40	-5,028.93	-7,239.47	-15,085.01

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As of: Feb 2024

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	16,400.00	16,714.67	-314.67	74,624.00	83,573.35	-8,949.35	200,576.00
5121	Section 8 Income	9,486.00	9,814.00	-328.00	48,882.00	49,070.00	-188.00	117,768.00
5126	Prepaid Rent	175.00	0.00	175.00	-566.00	0.00	-566.00	0.00
5410	Int. Income Operating	63.44	0.50	62.94	380.09	2.50	377.59	6.00
5420	Int. Income Sec. Deposit	2.48	0.08	2.40	12.39	0.44	11.95	1.00
5440	Int. Income Reserve for Replace	1,306.61	750.00	556.61	6,811.67	3,750.00	3,061.67	9,000.00
5450	Int. Income Escrow	13.07	0.00	13.07	54.86	0.00	54.86	0.00
5472	NSF/Late Fee	50.00	0.00	50.00	375.00	0.00	375.00	0.00
	Total INCOME	27,496.60	27,279.25	217.35	130,574.01	136,396.29	-5,822.28	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-6,777.94	6,777.94	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-6,777.94	6,777.94	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	200.00	175.00	25.00	856.00	875.00	-19.00	2,100.00
5910	Laundry Income	209.75	291.67	-81.92	1,200.12	1,458.35	-258.23	3,500.00
5960	Donations	0.01	0.00	0.01	280.51	0.00	280.51	0.00
	Total MISCELLANEOUS INCOME	409.76	466.67	-56.91	2,336.63	2,333.35	3.28	5,600.00
	Total Operating Income	27,906.36	26,390.34	1,516.02	132,910.64	131,951.70	958.94	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	125.00	125.00	300.00
6250	Other Renting Expenses	518.15	41.67	-476.48	735.44	208.35	-527.09	500.00
6310	Office Salary	400.00	433.33	33.33	2,000.00	2,166.69	166.69	5,200.00
6311	Office Expense	500.00	250.00	-250.00	1,500.52	1,250.00	-250.52	3,000.00
6315	Administration Fee	913.02	295.00	-618.02	5,586.67	1,475.00	-4,111.67	3,540.00
6320	Management Fee	2,055.65	2,002.50	-53.15	9,334.72	10,012.50	677.78	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	720.00	980.00	260.00	3,817.80	4,900.00	1,082.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	82.50	625.00	542.50	1,500.00
6350	Audit Expense	0.00	104.17	104.17	0.00	520.85	520.85	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	1,487.49	1,531.25	43.76	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	Telephone/Internet Expense	160.75	95.00	-65.75	452.04	475.00	22.96	1,140.00
6361	Computer/Equip/Software/IT Support	12.84	8.33	-4.51	48.28	41.69	-6.59	100.00
6365	Bank Fees	18.00	12.50	-5.50	18.00	82.50	44.50	150.00
	Total ADMINISTRATIVE	5,995.91	4,678.75	-917.16	25,389.71	23,393.83	-1,995.88	56,145.00
6400	UTILITIES							
6450	Electric	328.63	430.83	102.20	2,179.82	2,154.19	-25.63	5,170.00
6450-0	Electric - Vacant	206.65	41.67	-164.98	762.79	208.35	-554.44	500.00
6451	Water	848.13	579.17	-268.96	3,116.51	2,895.85	-220.66	6,950.00
6453	Sewer	982.83	680.83	-302.00	3,549.55	3,404.19	-145.36	8,170.00
	Total UTILITIES	2,366.24	1,732.50	-633.74	9,608.67	8,662.58	-946.09	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	165.00	715.00	550.00	490.89	3,575.00	3,084.11	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	260.38	104.19	-156.19	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	604.19	-490.81	1,450.00
6519	Exterminating	0.00	395.83	395.83	1,857.46	1,979.19	121.73	4,750.00
6525	Trash Removal	303.65	305.83	2.18	2,324.10	1,529.19	-794.91	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	0.00	104.19	104.19	250.00
6537	Grounds Contract	657.00	414.17	-242.83	2,496.00	2,070.85	-425.15	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	816.69	816.69	1,960.00
6540	Maintenance Payroll	940.50	870.83	-69.67	5,415.05	4,354.19	-1,060.86	10,450.00
6541	Maintenance Material	133.79	685.83	552.04	3,424.28	3,429.19	4.91	8,230.00
6542	Repairs Contract	0.00	500.00	500.00	3,491.62	2,500.00	-991.62	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	2,500.00	-1,730.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.67	41.67	150.00	208.35	58.35	500.00
6548	Snow Removal	910.00	126.67	-783.33	910.00	633.35	-276.65	1,520.00
6560	Decorating Contract	1,675.00	333.33	-1,341.67	4,100.00	1,666.69	-2,433.31	4,000.00
6561	Decorating Supplies	495.00	58.33	-436.67	1,180.00	291.69	-888.31	700.00
6592	Flooring Replacement	4,850.64	708.33	-4,142.31	9,047.19	3,541.69	-5,505.50	8,500.00
6593	Appliance Replacement	0.00	233.33	233.33	417.00	1,166.69	749.69	2,800.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total OPERATING & MAINTENANCE	10,130.58	6,214.97	-3,915.61	40,888.97	31,075.33	-9,813.64	74,580.00
	TAXES & INSURANCE							
6700	FICA C/S	178.65	229.17	50.52	961.15	1,145.85	184.70	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	50.00	50.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	250.00	250.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	354.19	354.19	850.00
6724	Unemployment Insurance	0.00	144.17	144.17	758.24	720.85	-37.39	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	62.50	62.50	150.00
6729	Other Insurance	0.00	22.50	22.50	0.00	112.50	112.50	270.00
	Total TAXES & INSURANCE	178.65	539.17	360.52	1,719.39	2,695.89	976.50	6,470.00
	INTEREST EXPENSE							
6800	Mortgage Interest	6,663.94	6,500.92	-163.02	33,104.18	32,504.60	-599.58	78,011.00
6820		6,663.94	6,500.92	-163.02	33,104.18	32,504.60	-599.58	78,011.00
	Total INTEREST EXPENSE	24,935.32	19,666.31	-5,269.01	110,710.92	98,332.23	-12,378.69	235,996.00
	Total Operating Expense							
	Total Operating Income	27,906.36	26,390.34	1,516.02	132,910.64	131,951.70	958.94	316,684.00
	Total Operating Expense	24,935.32	19,666.31	-5,269.01	110,710.92	98,332.23	-12,378.69	235,996.00
	NOI - Net Operating Income	2,971.04	6,724.03	-3,752.99	22,199.72	33,619.47	-11,419.75	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.67	-0.33	4,585.00	4,583.35	-1.65	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	18,000.00	18,000.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.67	-0.33	22,585.00	22,583.36	-1.64	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,301.39	3,464.42	163.03	16,722.47	17,322.10	599.63	41,573.00
	Total MORTGAGE PRINCIPAL	3,301.39	3,464.42	163.03	16,722.47	17,322.10	599.63	41,573.00
	Total Other Expense	7,818.39	7,981.09	162.70	39,307.47	39,905.46	597.99	95,773.01
	Net Other Income	-7,818.39	-7,981.09	162.70	-39,307.47	-39,905.46	597.99	-95,773.01
	Total Income	27,906.36	26,390.34	1,516.02	132,910.64	131,951.70	958.94	316,684.00
	Total Expense	32,753.71	27,647.40	-5,106.31	150,018.39	138,237.69	-11,780.70	331,769.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	-4,847.35	-1,257.06	-3,590.29	-17,107.75	-6,285.99	-10,821.76	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Mar 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	15,772.00	16,714.67	-942.67	90,396.00	100,288.02	-9,892.02	200,576.00
5121	Section 8 Income	9,141.00	9,814.00	-673.00	58,023.00	58,884.00	-861.00	117,768.00
5126	Prepaid Rent	-272.00	0.00	-272.00	-838.00	0.00	-838.00	0.00
5410	Int. Income Operating	58.91	0.50	58.41	439.00	3.00	436.00	6.00
5420	Int. Income Sec. Deposit	2.56	0.08	2.48	14.95	0.52	14.43	1.00
5440	Int. Income Reserve for Replace	1,400.39	750.00	650.39	8,212.06	4,500.00	3,712.06	9,000.00
5450	Int. Income Escrow	23.33	0.00	23.33	78.19	0.00	78.19	0.00
5472	NSF/Late Fee	0.00	0.00	0.00	375.00	0.00	375.00	0.00
	Total INCOME	26,126.19	27,279.25	-1,153.06	156,700.20	163,675.54	-6,975.34	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-8,133.52	8,133.52	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-8,133.52	8,133.52	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	4,725.00	175.00	4,550.00	5,581.00	1,050.00	4,531.00	2,100.00
5910	Laundry Income	211.50	291.67	-80.17	1,411.62	1,750.02	-338.40	3,500.00
5960	Donations	0.00	0.00	0.00	280.51	0.00	280.51	0.00
	Total MISCELLANEOUS INCOME	4,936.50	466.67	4,469.83	7,273.13	2,800.02	4,473.11	5,600.00
	Total Operating Income	31,062.69	26,390.34	4,672.35	163,973.33	158,342.04	5,631.29	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	150.00	150.00	300.00
6250	Other Renting Expenses	54.94	41.67	-13.27	790.38	250.02	-540.36	500.00
6310	Office Salary	600.00	433.33	-166.67	2,600.00	2,600.02	0.02	5,200.00
6311	Office Expense	221.05	250.00	28.95	1,721.57	1,500.00	-221.57	3,000.00
6315	Administration Fee	940.88	295.00	-645.88	6,527.55	1,770.00	-4,757.55	3,540.00
6320	Management Fee	2,055.36	2,002.50	-52.86	11,380.08	12,015.00	624.92	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	1,080.00	980.00	-100.00	4,897.80	5,880.00	982.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	82.50	750.00	667.50	1,500.00
6350	Audit Expense	0.00	104.17	104.17	0.00	625.02	625.02	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	1,784.99	1,837.50	52.51	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	Telephone/Internet Expense	88.31	95.00	6.69	540.35	570.00	29.65	1,140.00
6361	Computer/Equip/Software/IT Support	0.00	8.33	8.33	48.28	50.02	1.74	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	75.00	57.00	150.00
6399	Predevelopment Rehab Cost	2,250.00	0.00	-2,250.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	7,588.04	4,678.75	-2,909.29	32,977.75	28,072.58	-4,905.17	56,145.00
6400	UTILITIES							
6450	Electric	392.70	430.83	38.13	2,572.52	2,585.02	12.50	5,170.00
6450-0	Electric - Vacant	99.98	41.67	-58.31	862.77	250.02	-612.75	500.00
6451	Water	0.00	579.17	579.17	3,116.51	3,475.02	358.51	6,950.00
6453	Sewer	0.00	680.83	680.83	3,549.55	4,085.02	535.47	8,170.00
	Total UTILITIES	492.68	1,732.50	1,239.82	10,101.35	10,395.08	293.73	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	78.38	715.00	636.62	569.27	4,290.00	3,720.73	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	260.38	125.02	-135.36	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	725.02	-369.98	1,450.00
6519	Exterminating	2,606.84	395.83	-2,211.01	4,464.30	2,375.02	-2,089.28	4,750.00
6525	Trash Removal	379.13	305.83	-73.30	2,703.23	1,835.02	-868.21	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	0.00	125.02	125.02	250.00
6537	Grounds Contract	0.00	414.17	414.17	2,496.00	2,485.02	-10.98	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	980.02	980.02	1,960.00
6540	Maintenance Payroll	1,016.63	870.83	-145.80	6,431.68	5,225.02	-1,206.66	10,450.00
6541	Maintenance Material	1,041.31	685.83	-355.48	4,465.59	4,115.02	-350.57	8,230.00
6542	Repairs Contract	0.00	500.00	500.00	3,491.62	3,000.00	-491.62	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	3,000.00	-1,230.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.67	41.67	150.00	250.02	100.02	500.00
6548	Snow Removal	190.00	126.67	-63.33	1,100.00	760.02	-339.98	1,520.00
6560	Decorating Contract	0.00	333.33	333.33	4,100.00	2,000.02	-2,099.98	4,000.00
6561	Decorating Supplies	0.00	58.33	58.33	1,180.00	350.02	-829.98	700.00
6592	Flooring Replacement	0.00	708.33	708.33	9,047.19	4,250.02	-4,797.17	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	Appliance Replacement	1,254.32	233.33	-1,020.99	1,671.32	1,400.02	-271.30	2,800.00
	Total OPERATING & MAINTENANCE	6,566.61	6,214.97	-351.64	47,455.58	37,290.30	-10,165.28	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	170.25	229.17	58.92	1,131.40	1,375.02	243.62	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	60.00	60.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	300.00	300.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	425.02	425.02	850.00
6724	Unemployment Insurance	0.00	144.17	144.17	758.24	865.02	106.78	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	75.00	75.00	150.00
6729	Other Insurance	0.00	22.50	22.50	0.00	135.00	135.00	270.00
	Total TAXES & INSURANCE	170.25	539.17	368.92	1,889.64	3,235.06	1,345.42	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,193.99	6,500.92	306.93	39,298.17	39,005.52	-292.65	78,011.00
	Total INTEREST EXPENSE	6,193.99	6,500.92	306.93	39,298.17	39,005.52	-292.65	78,011.00
	Total Operating Expense	21,011.57	19,666.31	-1,345.26	131,722.49	117,998.54	-13,723.95	235,996.00
	Total Operating Income	31,062.69	26,390.34	4,672.35	163,973.33	158,342.04	5,631.29	316,684.00
	Total Operating Expense	21,011.57	19,666.31	-1,345.26	131,722.49	117,998.54	-13,723.95	235,996.00
	NOI - Net Operating Income	10,051.12	6,724.03	3,327.09	32,250.84	40,343.50	-8,092.66	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	0.00	916.67	916.67	4,585.00	5,500.02	915.02	11,000.00
1312	Real Estate Tax	0.00	3,600.00	3,600.00	18,000.00	21,600.00	3,600.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	0.00	4,516.67	4,516.67	22,585.00	27,100.03	4,515.03	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,771.34	3,464.42	-306.92	20,493.81	20,786.52	292.71	41,573.00
	Total MORTGAGE PRINCIPAL	3,771.34	3,464.42	-306.92	20,493.81	20,786.52	292.71	41,573.00
	Total Other Expense	3,771.34	7,981.09	4,209.75	43,078.81	47,886.55	4,807.74	95,773.01
	Net Other Income	-3,771.34	-7,981.09	4,209.75	-43,078.81	-47,886.55	4,807.74	-95,773.01
	Total Income	31,062.69	26,390.34	4,672.35	163,973.33	158,342.04	5,631.29	316,684.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Expense	24,782.91	27,647.40	2,864.49	174,801.30	165,885.09	-8,916.21	331,769.01
	Net Income	6,279.78	-1,257.06	7,536.84	-10,827.97	-7,543.05	-3,284.92	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Apr 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	15,928.00	16,714.67	-786.67	106,324.00	117,002.69	-10,678.69	200,576.00
5121	Section 8 Income	9,815.00	9,814.00	-99.00	67,638.00	68,698.00	-1,060.00	117,768.00
5126	Prepaid Rent	991.00	0.00	991.00	153.00	0.00	153.00	0.00
5410	Int. Income Operating	63.27	0.50	62.77	602.27	3.50	498.77	6.00
5420	Int. Income Sec. Deposit	2.86	0.08	2.78	17.81	0.60	17.21	1.00
5440	Int. Income Reserve for Replace	1,358.82	750.00	608.82	9,570.88	5,250.00	4,320.88	9,900.00
5450	Int. Income Escrow	29.45	0.00	29.45	107.64	0.00	107.64	0.00
5472	NSF/Late Fee	25.00	0.00	25.00	400.00	0.00	400.00	0.00
	Total INCOME	28,013.40	27,279.25	734.15	184,713.60	190,954.79	-6,241.19	327,351.00
5280	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-9,489.10	9,489.10	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-9,489.10	9,489.10	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	175.00	175.00	0.00	5,756.00	1,225.00	4,531.00	2,100.00
5910	Laundry Income	184.25	291.67	-107.42	1,595.87	2,041.69	-445.82	3,500.00
5960	Donations	0.00	0.00	0.00	280.51	0.00	280.51	0.00
	Total MISCELLANEOUS INCOME	359.25	466.67	-107.42	7,632.38	3,266.69	4,365.69	5,600.00
	Total Operating Income	28,372.65	26,390.34	1,982.31	192,345.98	184,732.38	7,613.60	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	175.00	175.00	300.00
6250	Other Renting Expenses	29.20	41.67	12.47	619.58	291.69	-527.89	500.00
6310	Office Salary	400.00	433.33	33.33	3,000.00	3,033.35	33.35	5,200.00
6311	Office Expense	626.71	250.00	-376.71	2,348.28	1,750.00	-598.28	3,000.00
6315	Administration Fee	820.87	295.00	-525.87	7,348.42	2,065.00	-5,283.42	3,540.00
6320	Management Fee	1,923.24	2,002.50	79.26	13,313.32	14,017.50	704.18	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	756.00	980.00	244.00	5,633.80	6,860.00	1,226.20	11,760.00
6340	Legal Expense	479.00	125.00	-354.00	561.50	875.00	313.50	1,500.00
6350	Audit Expense	0.00	104.17	104.17	0.00	729.19	729.19	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	2,082.49	2,143.75	61.26	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	Telephone/Internet Expense	95.26	95.00	-0.26	635.61	665.00	29.39	1,140.00
6361	Computer/Equip/Software/IT Support	6.42	8.33	1.91	54.70	58.35	3.65	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	87.50	69.50	150.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	5,414.20	4,678.75	-735.45	38,391.95	32,751.33	-5,640.62	56,145.00
6400	UTILITIES							
6450	Electric	479.46	430.83	-48.63	3,051.98	3,015.85	-36.13	5,170.00
6450-0	Electric - Vacant	27.24	41.67	14.43	890.01	291.69	-598.32	500.00
6451	Water	882.53	579.17	-303.36	3,999.04	4,054.19	55.15	6,950.00
6453	Sewer	1,019.43	680.83	-338.60	4,568.98	4,765.85	196.87	8,170.00
	Total UTILITIES	2,408.66	1,732.50	-676.16	12,510.01	12,127.58	-382.43	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	28.88	715.00	686.12	598.15	5,005.00	4,406.85	8,580.00
6515	Janitorial Supplies	80.04	20.83	-59.21	340.42	145.85	-194.57	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	845.85	-249.15	1,450.00
6519	Exterminating	288.23	395.83	107.60	4,752.53	2,770.85	-1,981.68	4,750.00
6525	Trash Removal	308.93	305.83	-3.10	3,012.16	2,140.85	-871.31	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	0.00	145.85	145.85	250.00
6537	Grounds Contract	0.00	414.17	414.17	2,496.00	2,899.19	403.19	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,143.35	1,143.35	1,960.00
6540	Maintenance Payroll	873.25	870.83	-2.42	7,304.93	6,095.85	-1,209.08	10,450.00
6541	Maintenance Material	1,187.86	885.83	-302.03	5,853.45	4,800.85	-852.60	8,230.00
6542	Repairs Contract	77.00	500.00	423.00	3,568.62	3,500.00	-68.62	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	3,500.00	-730.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.67	41.67	150.00	291.69	141.69	500.00
6548	Snow Removal	0.00	126.67	126.67	1,100.00	886.69	-213.31	1,520.00
6560	Decorating Contract	0.00	333.33	333.33	4,100.00	2,333.35	-1,766.65	4,000.00
6561	Decorating Supplies	0.00	58.33	58.33	1,180.00	408.35	-771.65	700.00
6592	Flooring Replacement	0.00	708.33	708.33	9,047.19	4,958.35	-4,088.84	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	Appliance Replacement	0.00	233.33	233.33	1,671.32	1,633.35	-37.97	2,800.00
	Total OPERATING & MAINTENANCE	2,844.19	6,214.97	3,370.78	50,299.77	45,505.27	-6,794.50	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	212.28	229.17	16.89	1,343.88	1,604.19	260.31	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	70.00	70.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	350.00	350.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	495.85	495.85	850.00
6724	Unemployment Insurance	176.06	144.17	-31.89	934.30	1,009.19	74.89	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	87.50	87.50	150.00
6729	Other Insurance	0.00	22.50	22.50	0.00	157.50	157.50	270.00
	Total TAXES & INSURANCE	388.34	539.17	150.83	2,277.98	3,774.23	1,496.25	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,193.99	6,500.92	306.93	45,492.16	45,506.44	14.28	78,011.00
	Total INTEREST EXPENSE	6,193.99	6,500.92	306.93	45,492.16	45,506.44	14.28	78,011.00
	Total Operating Expense	17,249.38	19,666.31	2,416.93	148,971.87	137,664.85	-11,307.02	235,996.00
	Total Operating Income	28,372.65	26,390.34	1,982.31	192,345.98	184,732.38	7,613.60	316,684.00
	Total Operating Expense	17,249.38	19,666.31	2,416.93	148,971.87	137,664.85	-11,307.02	235,996.00
	NOI - Net Operating Income	11,123.27	6,724.03	4,399.24	43,374.11	47,067.53	-3,693.42	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	0.00	916.67	916.67	4,555.00	6,416.69	1,831.69	11,000.00
1312	Real Estate Tax	0.00	3,600.00	3,600.00	18,000.00	25,200.00	7,200.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	0.00	4,516.67	4,516.67	22,555.00	31,616.70	9,031.70	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,771.34	3,464.42	-306.92	24,265.15	24,250.94	-14.21	41,573.00
	Total MORTGAGE PRINCIPAL	3,771.34	3,464.42	-306.92	24,265.15	24,250.94	-14.21	41,573.00
	Total Other Expense	3,771.34	7,981.09	4,209.75	46,850.15	55,867.64	9,017.49	95,773.01
	Net Other Income	-3,771.34	-7,981.09	4,209.75	-46,850.15	-55,867.64	9,017.49	-95,773.01
	Total Income	28,372.65	26,390.34	1,982.31	192,345.98	184,732.38	7,613.60	316,684.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Expense	21,020.72	27,647.40	6,626.68	195,822.02	193,532.49	-2,289.53	331,769.01
	Net Income	7,351.93	-1,257.06	8,608.99	-3,476.04	-8,800.11	5,324.07	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: May 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	15,474.00	16,714.67	-1,240.67	121,798.00	133,717.36	-11,919.36	200,576.00
5121	Section 8 Income	9,591.00	9,814.00	-223.00	77,229.00	78,512.00	-1,283.00	117,768.00
5126	Prepaid Rent	-389.00	0.00	-389.00	-236.00	0.00	-236.00	0.00
5410	Int. Income Operating	51.53	0.50	51.03	553.80	4.00	549.80	6.00
5420	Int. Income Sec. Deposit	2.80	0.08	2.72	20.61	0.68	19.93	1.00
5440	Int. Income Reserve for Replace	1,407.88	750.00	657.88	10,978.76	6,000.00	4,978.76	9,000.00
5450	Int. Income Escrow	30.95	0.00	30.95	138.59	0.00	138.59	0.00
5472	NSF/Late Fee	130.00	0.00	130.00	530.00	0.00	530.00	0.00
	Total INCOME	26,299.16	27,279.25	-980.09	211,012.76	218,234.04	-7,221.28	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-10,844.68	10,844.68	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-10,844.68	10,844.68	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	198.00	175.00	23.00	5,954.00	1,400.00	4,554.00	2,100.00
5910	Laundry Income	233.50	291.67	-58.17	1,829.37	2,333.36	-503.99	3,500.00
5960	Donations	1,000.00	0.00	1,000.00	1,280.51	0.00	1,280.51	0.00
	Total MISCELLANEOUS INCOME	1,431.50	466.67	964.83	9,063.88	3,733.36	5,330.52	5,600.00
	Total Operating Income	27,730.66	26,390.34	1,340.32	220,076.64	211,122.72	8,953.92	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6250	Other Renting Expenses	28.44	41.67	13.23	848.02	333.36	-514.66	500.00
6310	Office Salary	400.00	433.33	33.33	3,400.00	3,466.68	66.68	5,200.00
6311	Office Expense	317.10	250.00	-67.10	2,665.38	2,000.00	-665.38	3,000.00
6315	Administration Fee	962.58	295.00	-667.58	8,311.00	2,360.00	-5,951.00	3,540.00
6320	Management Fee	2,029.98	2,002.50	-27.48	15,343.30	16,020.00	676.70	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	752.00	960.00	228.00	6,385.80	7,840.00	1,454.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	561.50	1,000.00	438.50	1,500.00
6350	Audit Expense	0.00	104.17	104.17	0.00	833.36	833.36	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	2,379.99	2,450.00	70.01	3,675.00
6352	Compliance/Training	156.25	0.00	-156.25	482.50	0.00	482.50	0.00
6360	Telephone/Internet Expense	88.70	95.00	6.30	724.31	760.00	35.69	1,140.00
6361	Computer/Equip/Software/IT Support	0.00	8.33	8.33	54.70	66.68	11.98	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	100.00	82.00	150.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	5,032.55	4,678.75	-353.80	43,424.50	37,430.08	-5,994.42	56,145.00
6400	UTILITIES							
6450	Electric	114.91	430.83	315.92	3,166.89	3,446.68	279.79	5,170.00
6450-0	Electric - Vacant	33.07	41.67	8.60	923.08	333.36	-589.72	500.00
6451	Water	826.16	579.17	-246.99	4,825.20	4,633.36	-191.84	6,950.00
6453	Sewer	908.96	680.83	-228.13	5,477.94	5,446.68	-31.26	8,170.00
	Total UTILITIES	1,883.10	1,732.50	-150.60	14,393.11	13,860.08	-533.03	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	0.00	715.00	715.00	598.15	5,720.00	5,121.85	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	340.42	166.68	-173.74	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	966.68	-128.32	1,450.00
6519	Exterminating	240.19	395.83	155.64	4,992.72	3,166.68	-1,826.04	4,750.00
6525	Trash Removal	801.06	305.83	-495.23	3,318.22	2,446.68	-871.54	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	0.00	166.68	166.68	250.00
6537	Grounds Contract	405.00	414.17	9.17	2,901.00	3,313.36	412.36	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,306.68	1,306.68	1,960.00
6540	Maintenance Payroll	1,078.25	870.83	-207.42	8,383.18	6,966.68	-1,416.50	10,450.00
6541	Maintenance Material	2,430.97	685.83	-1,745.14	8,084.42	5,486.68	-2,597.74	8,230.00
6542	Repairs Contract	26,894.09	500.00	-26,394.09	30,462.71	4,000.00	-26,462.71	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	4,000.00	-230.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.67	41.67	150.00	333.36	183.36	500.00
6548	Snow Removal	0.00	126.67	126.67	1,100.00	1,013.36	-86.64	1,520.00
6560	Decorating Contract	925.00	333.33	-591.67	5,025.00	2,666.68	-2,358.32	4,000.00
6561	Decorating Supplies	162.00	58.33	-103.67	1,342.00	466.68	-875.32	700.00
6592	Flooring Replacement	2,465.96	708.33	-1,757.63	11,513.15	5,666.68	-5,846.47	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	Appliance Replacement	0.00	233.33	233.33	1,671.32	1,866.68	195.36	2,800.00
	Total OPERATING & MAINTENANCE	35,402.52	6,214.97	-29,187.55	85,207.29	49,720.24	-35,487.05	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	155.91	229.17	73.26	1,499.59	1,833.36	333.77	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	80.00	80.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	400.00	400.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	566.68	566.68	850.00
6724	Unemployment Insurance	0.00	144.17	144.17	934.30	1,163.36	219.06	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	100.00	100.00	150.00
6729	Other Insurance	0.00	22.50	22.50	0.00	180.00	180.00	270.00
	Total TAXES & INSURANCE	155.91	539.17	383.26	2,433.89	4,313.40	1,879.51	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,596.08	6,500.92	-95.16	52,088.24	52,007.36	-80.88	78,011.00
	Total INTEREST EXPENSE	6,596.08	6,500.92	-95.16	52,088.24	52,007.36	-80.88	78,011.00
	Total Operating Expense	49,070.16	19,666.31	-29,403.85	197,547.03	157,331.16	-40,215.87	235,996.00
	Total Operating Income	27,730.66	26,390.34	1,340.32	220,076.64	211,122.72	8,953.92	316,684.00
	Total Operating Expense	49,070.16	19,666.31	-29,403.85	197,547.03	157,331.16	-40,215.87	235,996.00
	NOI - Net Operating Income	-21,339.50	6,724.03	-28,063.53	22,529.61	53,791.56	-31,261.95	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.67	-0.33	7,336.00	7,333.36	-2.64	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	28,800.00	28,800.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.67	-0.33	36,136.00	36,133.37	-2.63	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,369.25	3,464.42	95.17	27,634.40	27,715.36	80.96	41,573.00
	Total MORTGAGE PRINCIPAL	3,369.25	3,464.42	95.17	27,634.40	27,715.36	80.96	41,573.00
	Total Other Expense	7,886.25	7,981.09	94.84	63,770.40	63,848.73	78.33	95,773.01
	Net Other Income	-7,886.25	-7,981.09	94.84	-63,770.40	-63,848.73	78.33	-95,773.01
	Total Income	27,730.66	26,390.34	1,340.32	220,076.64	211,122.72	8,953.92	316,684.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Expense	56,956.41	27,647.40	-29,309.01	281,317.43	221,179.89	-40,137.54	331,769.01
	Net Income	-29,225.75	-1,257.06	-27,968.69	-41,240.79	-10,057.17	-31,183.62	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Jun 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	13,539.00	16,714.66	-3,175.66	135,337.00	150,432.02	-15,095.02	200,576.00
5121	Section 8 Income	9,711.00	9,814.00	-103.00	86,940.00	88,326.00	-1,386.00	117,768.00
5126	Prepaid Rent	27.00	0.00	27.00	-209.00	0.00	-209.00	0.00
5410	Int. Income Operating	30.85	0.50	30.35	584.65	4.50	580.15	6.00
5420	Int. Income Sec. Deposit	2.54	0.08	2.46	23.15	0.76	22.39	1.00
5440	Int. Income Reserve for Replace	1,366.09	750.00	616.09	12,344.85	6,750.00	5,594.85	9,000.00
5450	Int. Income Escrow	30.00	0.00	30.00	168.59	0.00	168.59	0.00
5472	NSF/Late Fee	50.00	0.00	50.00	580.00	0.00	580.00	0.00
	Total INCOME	24,756.48	27,279.24	-2,522.76	235,769.24	245,513.28	-9,744.04	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-12,200.26	12,200.26	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-12,200.26	12,200.26	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	173.00	175.00	-2.00	6,127.00	1,575.00	4,552.00	2,100.00
5910	Laundry Income	248.25	291.66	-43.41	2,077.62	2,625.02	-547.40	3,500.00
5960	Donations	10,638.41	0.00	10,638.41	11,938.92	0.00	11,938.92	0.00
	Total MISCELLANEOUS INCOME	11,079.66	466.66	10,613.00	20,143.54	4,200.02	15,943.52	5,600.00
	Total Operating Income	35,836.14	26,390.32	9,445.82	255,912.78	237,513.04	18,399.74	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	225.00	225.00	300.00
6250	Other Renting Expenses	0.00	41.66	41.66	848.02	375.02	-473.00	500.00
6310	Office Salary	400.00	433.33	33.33	3,800.00	3,900.01	100.01	5,200.00
6311	Office Expense	40.40	250.00	209.60	2,705.78	2,250.00	-455.78	3,000.00
6315	Administration Fee	975.96	295.00	-680.96	9,286.96	2,655.00	-6,631.96	3,540.00
6320	Management Fee	1,940.57	2,002.50	61.93	17,283.87	18,022.50	738.63	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	752.00	980.00	228.00	7,137.80	8,820.00	1,682.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	561.50	1,125.00	563.50	1,500.00
6350	Audit Expense	0.00	104.16	104.16	0.00	937.52	937.52	1,250.00
6351	Bookkeeping	297.49	306.25	8.76	2,677.48	2,756.25	78.77	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	482.50	0.00	-482.50	0.00
6360	Telephone/Internet Expense	41.52	95.00	53.48	765.83	855.00	89.17	1,140.00
6361	Computer/Equip/Software/IT Support	12.84	8.33	-4.51	67.54	75.01	7.47	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	112.50	94.50	150.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	4,480.78	4,678.73	217.95	47,885.28	42,108.81	-5,776.47	56,145.00
6400	UTILITIES							
6450	Electric	332.63	430.83	98.20	3,499.52	3,877.51	377.99	5,170.00
6450-0	Electric - Vacant	11.63	41.66	30.03	934.71	375.02	-559.69	500.00
6451	Water	0.00	579.16	579.16	4,825.20	5,212.52	387.32	6,950.00
6453	Sewer	0.00	680.83	680.83	5,477.94	6,127.51	649.57	8,170.00
	Total UTILITIES	344.26	1,732.48	1,388.22	14,737.37	15,592.56	855.19	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	70.13	715.00	644.87	668.28	6,435.00	5,766.72	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	340.42	187.51	-152.91	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	1,087.51	-7.49	1,450.00
6519	Exterminating	0.00	395.83	395.83	4,992.72	3,562.51	-1,430.21	4,750.00
6525	Trash Removal	302.48	305.83	3.35	3,620.70	2,752.51	-868.19	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	0.00	187.51	187.51	250.00
6537	Grounds Contract	540.00	414.16	-125.84	3,441.00	3,727.52	286.52	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,470.01	1,470.01	1,960.00
6540	Maintenance Payroll	426.00	870.83	444.83	8,809.18	7,837.51	-971.67	10,450.00
6541	Maintenance Material	537.92	685.83	147.91	8,622.34	6,172.51	-2,449.83	8,230.00
6542	Repairs Contract	425.00	500.00	75.00	30,887.71	4,500.00	-26,387.71	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	4,500.00	270.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.66	41.66	150.00	375.02	225.02	500.00
6548	Snow Removal	0.00	126.66	126.66	1,100.00	1,140.02	40.02	1,520.00
6560	Decorating Contract	0.00	333.33	333.33	5,025.00	3,000.01	-2,024.99	4,000.00
6561	Decorating Supplies	0.00	58.33	58.33	1,342.00	525.01	-816.99	700.00
6592	Flooring Replacement	2,234.96	708.33	-1,526.63	13,748.11	6,375.01	-7,373.10	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	Appliance Replacement	1,203.07	233.33	-969.74	2,874.39	2,100.01	-774.38	2,800.00
	Total OPERATING & MAINTENANCE	5,739.56	6,214.94	475.38	90,946.85	55,935.18	-35,011.67	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	170.63	229.16	58.53	1,670.22	2,062.52	392.30	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	90.00	90.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	637.51	637.51	850.00
6724	Unemployment Insurance	0.00	144.16	144.16	934.30	1,297.52	363.22	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	112.50	112.50	150.00
6729	Other Insurance	287.12	22.50	-264.62	287.12	202.50	-84.62	270.00
	Total TAXES & INSURANCE	457.75	539.15	81.40	2,891.64	4,852.55	1,960.91	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,362.24	6,500.91	138.67	58,450.48	58,508.27	57.79	78,011.00
	Total INTEREST EXPENSE	6,362.24	6,500.91	138.67	58,450.48	58,508.27	57.79	78,011.00
	Total Operating Expense	17,364.59	19,666.21	2,301.62	214,911.62	176,997.37	-37,914.25	235,996.00
	Total Operating Income	35,836.14	26,390.32	9,445.82	255,912.78	237,513.04	18,399.74	316,684.00
	Total Operating Expense	17,364.59	19,666.21	2,301.62	214,911.62	176,997.37	-37,914.25	235,996.00
	NOI - Net Operating Income	18,471.55	6,724.11	11,747.44	41,001.16	60,515.67	-19,514.51	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.66	-0.34	8,253.00	8,250.02	-2.98	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	32,400.00	32,400.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.66	-0.34	40,653.00	40,650.03	-2.97	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,603.09	3,464.41	-138.68	31,237.49	31,179.77	-57.72	41,573.00
	Total MORTGAGE PRINCIPAL	3,603.09	3,464.41	-138.68	31,237.49	31,179.77	-57.72	41,573.00
	Total Other Expense	8,120.09	7,981.07	-139.02	71,890.49	71,829.80	-60.69	95,773.01
	Net Other Income	-8,120.09	-7,981.07	-139.02	-71,890.49	-71,829.80	-60.69	-95,773.01
	Total Income	35,836.14	26,390.32	9,445.82	255,912.78	237,513.04	18,399.74	316,684.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Expense	25,484.68	27,647.28	2,162.60	286,802.11	248,827.17	-37,974.94	331,769.01
	Net Income	10,351.46	-1,256.96	11,608.42	-30,889.33	-11,314.13	-19,575.20	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Jul 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	18,923.00	16,714.66	2,208.34	154,260.00	167,146.68	-12,886.68	200,576.00
5121	Section 8 Income	8,273.00	9,814.00	-1,541.00	95,213.00	98,140.00	-2,927.00	117,768.00
5126	Prepaid Rent	-80.00	0.00	-80.00	-289.00	0.00	-289.00	0.00
5410	Int. Income Operating	38.10	0.50	37.60	622.75	5.00	617.75	6.00
5420	Int. Income Sec. Deposit	3.02	0.08	2.94	26.17	0.84	25.33	1.00
5440	Int. Income Reserve for Replace	1,415.42	750.00	665.42	13,760.27	7,500.00	6,260.27	9,000.00
5450	Int. Income Escrow	37.71	0.00	37.71	206.30	0.00	206.30	0.00
5472	NSF/Late Fee	100.00	0.00	100.00	680.00	0.00	680.00	0.00
	Total INCOME	28,710.25	27,279.24	1,431.01	264,479.49	272,792.52	-8,313.03	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-13,555.84	13,555.84	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-13,555.84	13,555.84	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	198.00	175.00	23.00	6,325.00	1,750.00	4,575.00	2,100.00
5910	Laundry Income	223.50	291.66	-68.16	2,301.12	2,916.68	-615.56	3,500.00
5960	Donations	-653.20	0.00	-653.20	11,285.72	0.00	11,285.72	0.00
	Total MISCELLANEOUS INCOME	-231.70	466.66	-698.36	19,911.84	4,666.68	15,245.16	5,600.00
	Total Operating Income	28,478.55	26,390.32	2,088.23	284,391.33	263,903.36	20,487.97	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6250	Other Renting Expenses	109.59	41.66	-67.93	957.61	416.68	-540.93	500.00
6310	Office Salary	400.00	433.33	33.33	4,200.00	4,333.34	133.34	5,200.00
6311	Office Expense	549.42	250.00	-299.42	3,255.20	2,500.00	-755.20	3,000.00
6315	Administration Fee	899.49	295.00	-604.49	10,186.45	2,950.00	-7,236.45	3,540.00
6320	Management Fee	1,823.21	2,002.50	179.29	19,107.08	20,025.00	917.92	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	Manager's Salary	752.00	980.00	228.00	7,889.80	9,800.00	1,910.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	561.50	1,250.00	688.50	1,500.00
6350	Audit Expense	0.00	104.16	104.16	0.00	1,041.68	1,041.68	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	2,974.98	3,062.50	87.52	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	482.50	0.00	-482.50	0.00
6360	Telephone/Internet Expense	384.08	95.00	-289.08	1,149.91	950.00	-199.91	1,140.00
6361	Computer/Equip/Software/IT Support	0.00	8.33	8.33	67.54	83.34	15.80	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	125.00	107.00	150.00
6398	Benevity Expenses	980.78	0.00	-980.78	980.78	0.00	-980.78	0.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	6,196.07	4,678.73	-1,517.34	54,081.35	46,787.54	-7,293.81	56,145.00
6400	UTILITIES							
6450	Electric	282.43	430.83	148.40	3,781.95	4,308.34	526.39	5,170.00
6450-0	Electric - Vacant	11.52	41.66	30.14	946.23	416.68	-529.55	500.00
6451	Water	0.00	579.16	579.16	4,825.20	5,791.68	966.48	6,950.00
6453	Sewer	0.00	680.83	680.83	5,477.94	6,808.34	1,330.40	8,170.00
	Total UTILITIES	293.95	1,732.48	1,438.53	15,031.32	17,325.04	2,293.72	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	0.00	715.00	715.00	688.28	7,150.00	6,461.72	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	340.42	208.34	-132.08	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	1,208.34	113.34	1,450.00
6519	Exterminating	0.00	395.83	395.83	4,992.72	3,958.34	-1,034.38	4,750.00
6525	Trash Removal	302.97	305.83	2.86	3,923.67	3,068.34	-855.33	3,670.00
6536	Grounds Supplies	20.00	20.83	0.83	20.00	208.34	188.34	250.00
6537	Grounds Contract	405.00	414.16	9.16	3,846.00	4,141.68	295.68	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,633.34	1,633.34	1,960.00
6540	Maintenance Payroll	586.50	870.83	284.33	9,395.68	8,708.34	-687.34	10,450.00
6541	Maintenance Material	262.14	685.83	423.69	8,884.48	6,858.34	-2,026.14	8,230.00
6542	Repairs Contract	0.00	500.00	500.00	30,887.71	5,000.00	-25,887.71	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	5,000.00	770.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.66	41.66	150.00	416.68	266.68	500.00
6548	Snow Removal	0.00	126.66	126.66	1,100.00	1,266.66	166.66	1,520.00
6560	Decorating Contract	240.00	333.33	93.33	5,265.00	3,393.34	-1,871.66	4,000.00
6561	Decorating Supplies	0.00	58.33	58.33	1,342.00	583.34	-758.66	700.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6592	Flooring Replacement	0.00	708.33	708.33	13,748.11	7,083.34	-6,664.77	8,500.00
6593	Appliance Replacement	0.00	233.33	233.33	2,874.39	2,333.34	-541.05	2,800.00
	Total OPERATING & MAINTENANCE	1,816.61	6,214.94	4,398.33	92,763.46	62,150.12	-30,613.34	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	126.08	229.16	103.08	1,796.30	2,291.66	495.38	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	100.00	100.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	500.00	500.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	708.34	708.34	850.00
6724	Unemployment Insurance	142.00	144.16	2.16	1,076.30	1,441.68	365.38	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	125.00	125.00	150.00
6729	Other Insurance	0.00	22.50	22.50	287.12	225.00	-62.12	270.00
	Total TAXES & INSURANCE	268.08	539.15	271.07	3,159.72	5,391.70	2,231.98	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,553.29	6,500.91	-52.38	65,003.77	65,009.18	5.41	78,011.00
	Total INTEREST EXPENSE	6,553.29	6,500.91	-52.38	65,003.77	65,009.18	5.41	78,011.00
	Total Operating Expense	15,128.00	19,666.21	4,538.21	230,039.62	196,663.58	-33,376.04	235,996.00
	Total Operating Income	28,478.55	26,390.32	2,088.23	284,391.33	263,903.36	20,487.97	316,684.00
	Total Operating Expense	15,128.00	19,666.21	4,538.21	230,039.62	196,663.58	-33,376.04	235,996.00
	NOI - Net Operating Income	13,350.55	6,724.11	6,626.44	54,351.71	67,239.78	-12,888.07	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.66	-0.34	9,170.00	9,166.68	-3.32	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	36,000.00	36,000.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.66	-0.34	45,170.00	45,166.69	-3.31	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,412.04	3,464.41	52.37	34,649.53	34,644.18	-5.35	41,573.00
	Total MORTGAGE PRINCIPAL	3,412.04	3,464.41	52.37	34,649.53	34,644.18	-5.35	41,573.00
	Total Other Expense	7,929.04	7,981.07	52.03	79,819.53	79,810.87	-8.66	95,773.01
	Net Other Income	-7,929.04	-7,981.07	52.03	-79,819.53	-79,810.87	-8.66	-95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	28,478.55	26,390.32	2,088.23	284,391.33	263,903.36	20,487.97	316,664.00
	Total Expense	23,057.04	27,647.28	4,590.24	309,859.15	276,474.45	-33,384.70	331,769.01
	Net Income	5,421.51	-1,256.96	6,678.47	-25,467.82	-12,571.09	-12,896.73	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150
 As of: Aug 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	16,714.66	16,714.66	-258.45	170,716.21	183,861.34	-13,145.13	200,576.00
5121	Section 8 Income	8,901.00	9,814.00	-913.00	104,114.00	107,954.00	-3,840.00	117,768.00
5126	Prepaid Rent	-739.21	0.00	-739.21	-1,028.21	0.00	-1,028.21	0.00
5410	Int. Income Operating	35.53	0.50	35.03	658.28	5.50	652.78	6.00
5420	Int. Income Sec. Deposit	2.75	0.08	2.67	28.92	0.92	28.00	1.00
5440	Int. Income Reserve for Replace	1,419.25	750.00	669.25	15,179.52	8,250.00	6,929.52	9,000.00
5450	Int. Income Escrow	36.61	0.00	36.61	242.91	0.00	242.91	0.00
5472	NSF/Late Fee	50.00	0.00	50.00	730.00	0.00	730.00	0.00
	Total INCOME	26,162.14	27,279.24	-1,117.10	290,641.63	300,071.76	-9,430.13	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-14,911.42	14,911.42	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-14,911.42	14,911.42	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	148.00	175.00	-27.00	6,473.00	1,925.00	4,548.00	2,100.00
5910	Laundry Income	170.12	291.66	-121.54	2,471.24	3,208.34	-737.10	3,500.00
5960	Donations	2.51	0.00	2.51	11,288.23	0.00	11,288.23	0.00
5993	Forfeited Sec. Deposit	100.00	0.00	100.00	100.00	0.00	100.00	0.00
	Total MISCELLANEOUS INCOME	420.63	466.66	-46.03	20,332.47	5,133.34	15,199.13	5,600.00
	Total Operating Income	26,582.77	26,390.32	192.45	310,374.10	290,293.68	20,680.42	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	275.00	275.00	300.00
6250	Other Renting Expenses	0.00	41.66	41.66	957.61	458.34	-499.27	500.00
6310	Office Salary	600.00	433.33	-166.67	4,800.00	4,766.67	-33.33	5,200.00
6311	Office Expense	359.54	250.00	-109.54	3,614.74	2,750.00	-864.74	3,000.00
6315	Administration Fee	1,187.57	295.00	-892.57	11,374.02	3,245.00	-8,129.02	3,540.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6320	Management Fee	2,118.81	2,002.50	-116.31	21,225.89	22,027.50	801.61	24,030.00
6330	Manager's Salary	1,128.00	980.00	-148.00	9,017.80	10,780.00	1,762.20	11,760.00
6340	Legal Expense	1,577.00	125.00	-1,452.00	2,138.50	1,375.00	-763.50	1,500.00
6350	Audit Expense	1,290.00	104.16	-1,185.84	1,290.00	1,145.84	-144.16	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	3,272.48	3,368.75	96.27	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	482.50	0.00	-482.50	0.00
6360	Telephone/Internet Expense	208.75	95.00	-113.75	1,358.86	1,045.00	-313.86	1,140.00
6361	Computer/Equip/Software/IT Support	0.00	8.33	8.33	67.54	91.67	24.13	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	137.50	119.50	150.00
6398	Benevity Expenses	0.00	0.00	0.00	980.78	0.00	-980.78	0.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	8,767.17	4,678.73	-4,088.44	62,848.52	51,466.27	-11,382.25	56,145.00
6400	UTILITIES							
6450	Electric	415.63	430.83	15.20	4,197.58	4,739.17	541.59	5,170.00
6450-0	Electric - Vacant	77.77	41.66	-36.11	1,024.00	458.34	-565.66	500.00
6451	Water	1,483.58	579.16	-904.42	6,308.78	6,370.84	62.06	6,950.00
6453	Sewer	1,538.83	680.83	-858.00	7,016.77	7,489.17	472.40	8,170.00
	Total UTILITIES	3,515.81	1,732.48	-1,783.33	18,547.13	19,057.52	510.39	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	8.25	715.00	706.75	676.53	7,865.00	7,188.47	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	340.42	229.17	-111.25	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	1,329.17	234.17	1,450.00
6519	Exterminating	0.00	395.83	395.83	4,992.72	4,354.17	-638.55	4,750.00
6525	Trash Removal	304.14	305.83	1.69	4,227.81	3,364.17	-863.64	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	20.00	229.17	209.17	250.00
6537	Grounds Contract	405.00	414.16	9.16	4,251.00	4,555.84	304.84	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,796.67	1,796.67	1,960.00
6540	Maintenance Payroll	1,633.00	870.83	-762.17	11,028.68	9,579.17	-1,449.51	10,450.00
6541	Maintenance Material	-53.80	685.83	739.63	8,830.68	7,544.17	-1,286.51	8,230.00
6542	Repairs Contract	993.30	500.00	-493.30	31,881.01	5,500.00	-26,381.01	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	5,500.00	1,270.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.66	41.66	150.00	458.34	308.34	500.00
6548	Snow Removal	0.00	126.66	126.66	1,100.00	1,393.34	293.34	1,520.00
6560	Decorating Contract	-240.00	333.33	573.33	5,025.00	3,666.67	-1,358.33	4,000.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6561	Decorating Supplies	0.00	58.33	58.33	1,342.00	641.67	-700.33	700.00
6592	Flooring Replacement	0.00	708.33	708.33	13,748.11	7,791.67	-5,956.44	8,500.00
6593	Appliance Replacement	-650.00	233.33	883.33	2,224.39	2,566.67	342.28	2,800.00
	Total OPERATING & MAINTENANCE	2,399.89	6,214.94	3,815.05	95,163.35	66,365.06	-26,798.29	74,560.00
6700	TAXES & INSURANCE							
6711	FICA C/S	132.99	229.16	96.17	1,929.29	2,520.84	591.55	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	110.00	110.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	550.00	550.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	779.17	779.17	850.00
6724	Unemployment Insurance	0.00	144.16	144.16	1,076.30	1,585.84	509.54	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	137.50	137.50	150.00
6729	Other Insurance	0.00	22.50	22.50	287.12	247.50	-39.62	270.00
	Total TAXES & INSURANCE	132.99	539.15	406.16	3,292.71	5,930.85	2,638.14	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,318.40	6,500.91	182.51	71,322.17	71,510.09	187.92	78,011.00
	Total INTEREST EXPENSE	6,318.40	6,500.91	182.51	71,322.17	71,510.09	187.92	78,011.00
	Total Operating Expense	21,134.26	19,666.21	-1,468.05	251,173.88	216,329.79	-34,844.09	235,996.00
	Total Operating Income	26,582.77	26,390.32	192.45	310,974.10	290,293.68	20,680.42	316,684.00
	Total Operating Expense	21,134.26	19,666.21	-1,468.05	251,173.88	216,329.79	-34,844.09	235,996.00
	NOI - Net Operating Income	5,448.51	6,724.11	-1,275.60	59,800.22	73,963.89	-14,163.67	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.66	-0.34	10,087.00	10,083.34	-3.66	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	39,600.00	39,600.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.66	-0.34	49,687.00	49,683.35	-3.65	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,646.93	3,464.41	-182.52	38,296.46	38,108.59	-187.87	41,573.00
	Total MORTGAGE PRINCIPAL	3,646.93	3,464.41	-182.52	38,296.46	38,108.59	-187.87	41,573.00
	Total Other Expense	8,163.93	7,981.07	-182.86	87,983.46	87,791.94	-191.52	95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Other Income	-8,163.93	-7,981.07	-182.86	-87,983.46	-87,791.94	-191.52	-95,773.01
	Total Income	26,682.77	26,390.32	192.45	310,974.10	290,293.68	20,680.42	316,684.00
	Total Expense	29,298.19	27,647.28	-1,650.91	339,157.34	304,121.73	-35,035.61	331,769.01
	Net Income	<u>-2,715.42</u>	<u>-1,256.96</u>	<u>-1,458.46</u>	<u>-28,183.24</u>	<u>-13,828.05</u>	<u>-14,355.19</u>	<u>-15,085.01</u>

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Sep 2024

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	Rental Income	14,674.00	16,714.66	-2,040.66	185,390.21	200,576.00	-15,185.79	200,576.00
5121	Section 8 Income	8,576.00	9,814.00	-1,238.00	112,690.00	117,768.00	-5,078.00	117,768.00
5126	Prepaid Rent	0.00	0.00	0.00	-1,028.21	0.00	-1,028.21	0.00
5410	Int. Income Operating	34.28	0.50	33.78	692.56	6.00	686.56	6.00
5420	Int. Income Sec. Deposit	2.85	0.08	2.77	31.77	1.00	30.77	1.00
5440	Int. Income Reserve for Replace	1,377.13	750.00	627.13	16,556.65	9,000.00	7,556.65	9,000.00
5450	Int. Income Escrow	40.06	0.00	40.06	282.97	0.00	282.97	0.00
5472	NSF/Late Fee	50.00	0.00	50.00	780.00	0.00	780.00	0.00
	Total INCOME	24,754.32	27,279.24	-2,524.92	315,395.95	327,351.00	-11,955.05	327,351.00
5200	VACANCY							
5220	Vacancy	0.00	-1,355.58	1,355.58	0.00	-16,267.00	16,267.00	-16,267.00
	Total VACANCY	0.00	-1,355.58	1,355.58	0.00	-16,267.00	16,267.00	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	Misc. Income	165.00	175.00	-10.00	6,638.00	2,100.00	4,538.00	2,100.00
5910	Laundry Income	184.75	291.66	-106.91	2,655.99	3,500.00	-844.01	3,500.00
5960	Donations	1,000,147.26	0.00	1,000,147.26	1,011,435.49	0.00	1,011,435.49	0.00
5993	Forfeited Sec. Deposit	0.00	0.00	0.00	100.00	0.00	100.00	0.00
	Total MISCELLANEOUS INCOME	1,000,497.01	466.66	1,000,030.35	1,020,829.48	5,600.00	1,015,229.48	5,600.00
	Total Operating Income	1,025,251.33	26,390.32	998,861.01	1,336,225.43	316,684.00	1,019,541.43	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	Advertising	0.00	25.00	25.00	0.00	300.00	300.00	300.00
6250	Other Renting Expenses	0.00	41.66	41.66	957.61	500.00	-457.61	500.00
6310	Office Salary	400.00	433.33	33.33	5,200.00	5,200.00	0.00	5,200.00
6311	Office Expense	159.54	250.00	90.46	3,774.28	3,000.00	-774.28	3,000.00
6315	Administration Fee	853.33	295.00	-558.33	12,227.35	3,540.00	-8,687.35	3,540.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6320	Management Fee	1,924.95	2,002.50	77.55	23,150.84	24,030.00	879.16	24,030.00
6330	Manager's Salary	752.00	980.00	228.00	9,769.80	11,760.00	1,990.20	11,760.00
6340	Legal Expense	0.00	125.00	125.00	2,138.50	1,500.00	-638.50	1,500.00
6350	Audit Expense	0.00	104.16	104.16	1,290.00	1,250.00	-40.00	1,250.00
6351	Bookkeeping	297.50	306.25	8.75	3,569.98	3,675.00	105.02	3,675.00
6352	Compliance/Training	0.00	0.00	0.00	482.50	0.00	-482.50	0.00
6360	Telephone/Internet Expense	167.92	95.00	-72.92	1,526.58	1,140.00	-386.58	1,140.00
6361	Computer/Equip/Software/IT Support	19.26	8.33	-10.93	86.80	100.00	13.20	100.00
6365	Bank Fees	0.00	12.50	12.50	18.00	150.00	132.00	150.00
6398	Benevity Expenses	0.00	0.00	0.00	980.78	0.00	-980.78	0.00
6399	Predevelopment Rehab Cost	0.00	0.00	0.00	2,250.00	0.00	-2,250.00	0.00
	Total ADMINISTRATIVE	4,574.50	4,678.73	104.23	67,423.02	56,145.00	-11,278.02	56,145.00
6400	UTILITIES							
6450	Electric	303.37	430.83	127.46	4,500.95	5,170.00	669.05	5,170.00
6450-0	Electric - Vacant	118.31	41.66	-76.65	1,142.31	500.00	-642.31	500.00
6451	Water	0.00	579.16	579.16	6,308.78	6,950.00	641.22	6,950.00
6453	Sewer	0.00	680.83	680.83	7,016.77	8,170.00	1,153.23	8,170.00
	Total UTILITIES	421.68	1,732.48	1,310.80	18,968.81	20,790.00	1,821.19	20,790.00
6500	OPERATING & MAINTENANCE							
6510	Janitorial Payroll	94.88	715.00	620.12	771.41	8,580.00	7,808.59	8,580.00
6515	Janitorial Supplies	0.00	20.83	20.83	340.42	250.00	-90.42	250.00
6517	Janitorial Contract	0.00	120.83	120.83	1,095.00	1,450.00	355.00	1,450.00
6519	Exterminating	122.76	395.83	273.07	5,115.48	4,750.00	-365.48	4,750.00
6525	Trash Removal	302.48	305.83	3.35	4,530.29	3,670.00	-860.29	3,670.00
6536	Grounds Supplies	0.00	20.83	20.83	20.00	250.00	230.00	250.00
6537	Grounds Contract	1,270.00	414.16	-855.84	5,521.00	4,970.00	-551.00	4,970.00
6539	Hot Water Heater	0.00	163.33	163.33	0.00	1,960.00	1,960.00	1,960.00
6540	Maintenance Payroll	396.75	870.83	474.08	11,425.43	10,450.00	-975.43	10,450.00
6541	Maintenance Material	247.95	685.83	437.88	9,078.63	8,230.00	-848.63	8,230.00
6542	Repairs Contract	695.00	500.00	-195.00	32,576.01	6,000.00	-26,576.01	6,000.00
6543	Repairs Extraordinary	0.00	500.00	500.00	4,230.00	6,000.00	1,770.00	6,000.00
6546	HVAC Contract/Repair	0.00	41.66	41.66	150.00	500.00	350.00	500.00
6548	Snow Removal	0.00	126.66	126.66	1,100.00	1,520.00	420.00	1,520.00
6560	Decorating Contract	1,480.00	333.33	-1,096.67	6,455.00	4,000.00	-2,455.00	4,000.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6561	Decorating Supplies	270.00	58.33	-211.67	1,612.00	700.00	-912.00	700.00
6592	Flooring Replacement	0.00	708.33	708.33	13,748.11	8,500.00	-5,248.11	8,500.00
6593	Appliance Replacement	638.36	233.33	-405.03	2,862.75	2,800.00	-62.75	2,800.00
	Total OPERATING & MAINTENANCE	5,468.18	6,214.94	746.76	100,631.53	74,580.00	-26,051.53	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	257.75	229.16	-28.59	2,187.04	2,750.00	562.96	2,750.00
6721	Fidelity Bond	0.00	10.00	10.00	0.00	120.00	120.00	120.00
6722	Workers Compensation	0.00	50.00	50.00	0.00	600.00	600.00	600.00
6723	Health Insurance	0.00	70.83	70.83	0.00	850.00	850.00	850.00
6724	Unemployment Insurance	0.00	144.16	144.16	1,076.30	1,730.00	653.70	1,730.00
6727	Other Taxes	0.00	12.50	12.50	0.00	150.00	150.00	150.00
6729	Other Insurance	0.00	22.50	22.50	287.12	270.00	-17.12	270.00
	Total TAXES & INSURANCE	257.75	539.15	281.40	3,550.46	6,470.00	2,919.54	6,470.00
6800	INTEREST EXPENSE							
6820	Mortgage Interest	6,505.46	6,500.91	-4.55	77,827.63	78,011.00	183.37	78,011.00
	Total INTEREST EXPENSE	6,505.46	6,500.91	-4.55	77,827.63	78,011.00	183.37	78,011.00
	Total Operating Expense	17,227.57	19,666.21	2,438.64	268,401.45	235,996.00	-32,405.45	235,996.00
	Total Operating Income	1,025,251.33	26,390.32	998,861.01	1,336,225.43	316,684.00	1,019,541.43	316,684.00
	Total Operating Expense	17,227.57	19,666.21	2,438.64	268,401.45	235,996.00	-32,405.45	235,996.00
	NOI - Net Operating Income	1,008,023.76	6,724.11	1,001,299.65	1,067,823.98	80,688.00	987,135.98	80,688.00
	Other Expense							
1300	ESCROWS							
1311	Escrows : Insurance	917.00	916.66	-0.34	11,004.00	11,000.00	-4.00	11,000.00
1312	Real Estate Tax	3,600.00	3,600.00	0.00	43,200.00	43,200.00	0.00	43,200.00
1313	Escrows : Reserve for Replacement	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.66	-0.34	54,204.00	54,200.01	-3.99	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,459.87	3,464.41	4.54	41,756.33	41,573.00	-183.33	41,573.00
	Total MORTGAGE PRINCIPAL	3,459.87	3,464.41	4.54	41,756.33	41,573.00	-183.33	41,573.00
	Total Other Expense	7,976.87	7,981.07	4.20	95,960.33	95,773.01	-187.32	95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Other Income	-7,976.87	-7,981.07	4.20	-95,960.33	-95,773.01	-187.32	-95,773.01
	Total Income	1,025,251.33	26,390.32	998,861.01	1,336,225.43	316,684.00	1,019,541.43	316,684.00
	Total Expense	25,204.44	27,647.28	2,442.84	364,361.78	331,769.01	-32,592.77	331,769.01
	Net Income	1,000,046.89	-1,256.96	1,001,303.85	971,863.65	-15,085.01	986,948.66	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Oct 2023

Additional Account Types: None

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	RENTAL INCOME	14,863.00	17,298.00	-2,435.00	14,863.00	17,298.00	-2,435.00	207,576.00
5121	SECTION 8 INCOME	9,814.00	9,814.00	0.00	9,814.00	9,814.00	0.00	117,768.00
5126	PREPAID RENT	28.00	0.00	28.00	28.00	0.00	28.00	0.00
5410	INT. INCOME OPERATING	89.70	0.50	89.20	89.70	0.50	89.20	6.00
5420	INT. INCOME SEC. DEPOSIT	2.50	0.09	2.41	2.50	0.09	2.41	1.00
5440	INT. INCOME RESERVE FOR REPLACE	1,381.88	750.00	631.88	1,381.88	750.00	631.88	9,000.00
5450	INT. INCOME ESCROW	8.12	0.00	8.12	8.12	0.00	8.12	0.00
5472	NSF/LATE FEE	50.00	0.00	50.00	50.00	0.00	50.00	0.00
	Total INCOME	26,237.20	27,862.59	-1,625.39	26,237.20	27,862.59	-1,625.39	334,351.00
5200	VACANCY							
5220	VACANCY	0.00	-1,355.59	1,355.59	0.00	-1,355.59	1,355.59	-16,267.00
	Total VACANCY	0.00	-1,355.59	1,355.59	0.00	-1,355.59	1,355.59	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	MISC INCOME	175.00	175.00	0.00	175.00	175.00	0.00	2,100.00
5910	LAUNDRY INCOME	257.25	291.67	-34.42	257.25	291.67	-34.42	3,500.00
5960	DONATIONS	279.15	0.00	279.15	279.15	0.00	279.15	0.00
	Total MISCELLANEOUS INCOME	711.40	466.67	244.73	711.40	466.67	244.73	5,600.00
	Total Operating Income	26,948.60	26,973.67	-25.07	26,948.60	26,973.67	-25.07	323,684.00
Expense								
6200	ADMINISTRATIVE							
6210	ADVERTISING	0.00	25.00	25.00	0.00	25.00	25.00	300.00
6250	OTHER RENTING EXPENSE	28.28	41.67	13.39	28.28	41.67	13.39	500.00
6310	OFFICE SALARY	400.00	433.34	33.34	400.00	433.34	33.34	5,200.00
6311	OFFICE EXPENSE	353.58	250.00	-103.58	353.58	250.00	-103.58	3,000.00
6315	ADMINISTRATION FEE	890.37	295.00	-595.37	890.37	295.00	-595.37	3,540.00
6320	MANAGEMENT FEE	1,873.38	2,002.50	129.12	1,873.38	2,002.50	129.12	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	MANAGER'S SALARY	720.00	980.00	260.00	720.00	980.00	260.00	11,760.00
6340	LEGAL EXPENSE	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6350	AUDIT EXPENSE	0.00	104.17	104.17	0.00	104.17	104.17	1,250.00
6351	BOOKKEEPING	297.50	306.25	8.75	297.50	306.25	8.75	3,675.00
6352	COMPLIANCE/TRAINING	326.25	0.00	-326.25	326.25	0.00	-326.25	0.00
6360	TELEPHONE/INTERNET EXPENSE	89.89	95.00	5.11	89.89	95.00	5.11	1,140.00
6361	COMPUTER EQUIP/SOFTWARE/IT SUPPORT	29.02	8.34	-20.68	29.02	8.34	-20.68	100.00
6365	BANK FEES	0.00	12.50	12.50	0.00	12.50	12.50	150.00
	Total ADMINISTRATIVE	5,008.27	4,678.77	-329.50	5,008.27	4,678.77	-329.50	56,145.00
6400	UTILITIES							
6450	ELECTRIC	423.23	430.84	7.61	423.23	430.84	7.61	5,170.00
6450-0	ELECTRIC - VACANT	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6451	WATER	1,134.19	579.17	-555.02	1,134.19	579.17	-555.02	6,950.00
6453	SEWER	1,283.36	680.84	-602.52	1,283.36	680.84	-602.52	8,170.00
	Total UTILITIES	2,840.78	1,732.52	-1,108.26	2,840.78	1,732.52	-1,108.26	20,790.00
6500	OPERATING & MAINTENANCE							
6510	JANITORIAL PAYROLL	0.00	715.00	715.00	0.00	715.00	715.00	8,580.00
6515	JANITORIAL SUPPLIES	0.00	20.84	20.84	0.00	20.84	20.84	250.00
6517	JANITORIAL CONTRACT	795.00	120.84	-674.16	795.00	120.84	-674.16	1,450.00
6519	EXTERMINATING	795.29	395.84	-399.45	795.29	395.84	-399.45	4,750.00
6525	TRASH REMOVAL	738.87	305.84	-433.03	738.87	305.84	-433.03	3,670.00
6536	GROUPS SUPPLIES	0.00	20.84	20.84	0.00	20.84	20.84	250.00
6537	GROUPS CONTRACT	1,098.00	414.17	-683.83	1,098.00	414.17	-683.83	4,970.00
6539	HOT WATER HEATER	0.00	163.34	163.34	0.00	163.34	163.34	1,960.00
6540	MAINTENANCE PAYROLL	1,461.30	870.84	-590.46	1,461.30	870.84	-590.46	10,450.00
6541	MAINTENANCE MATERIAL	1,031.54	685.84	-345.70	1,031.54	685.84	-345.70	8,230.00
6542	REPAIRS CONTRACT	75.00	500.00	425.00	75.00	500.00	425.00	6,000.00
6543	REPAIRS EXTRAORDINARY	175.00	500.00	325.00	175.00	500.00	325.00	6,000.00
6546	HVAC CONTRACT/REPAIR	150.00	41.67	-108.33	150.00	41.67	-108.33	500.00
6548	SNOW REMOVAL	0.00	126.67	126.67	0.00	126.67	126.67	1,520.00
6560	DECORATING CONTRACT	775.00	333.34	-441.66	775.00	333.34	-441.66	4,000.00
6561	DECORATING SUPPLIES	193.00	58.34	-134.66	193.00	58.34	-134.66	700.00
6592	FLOORING REPLACEMENT	0.00	708.34	708.34	0.00	708.34	708.34	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	APPLIANCE REPLACEMENT	0.00	233.34	233.34	0.00	233.34	233.34	2,800.00
	Total OPERATING & MAINTENANCE	7,288.00	6,215.09	-1,072.91	7,288.00	6,215.09	-1,072.91	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	261.76	229.17	-32.59	261.76	229.17	-32.59	2,750.00
6721	FIDELITY BOND	0.00	10.00	10.00	0.00	10.00	10.00	120.00
6722	WORKERS COMPENSATION	0.00	50.00	50.00	0.00	50.00	50.00	600.00
6723	HEALTH INSURANCE	0.00	70.84	70.84	0.00	70.84	70.84	850.00
6724	UNEMPLOYMENT INSURANCE	312.79	144.17	-168.62	312.79	144.17	-168.62	1,730.00
6727	OTHER TAXES	0.00	12.50	12.50	0.00	12.50	12.50	150.00
6729	OTHER INSURANCE	0.00	22.50	22.50	0.00	22.50	22.50	270.00
	Total TAXES & INSURANCE	574.55	539.18	-35.37	574.55	539.18	-35.37	6,470.00
6800	INTEREST EXPENSE							
6820	MORTGAGE INTEREST	6,749.89	6,500.92	-248.97	6,749.89	6,500.92	-248.97	78,011.00
	Total INTEREST EXPENSE	6,749.89	6,500.92	-248.97	6,749.89	6,500.92	-248.97	78,011.00
	Total Operating Expense	22,461.49	19,666.48	-2,795.01	22,461.49	19,666.48	-2,795.01	235,996.00
	Total Operating Income	26,948.60	26,973.67	-25.07	26,948.60	26,973.67	-25.07	323,684.00
	Total Operating Expense	22,461.49	19,666.48	-2,795.01	22,461.49	19,666.48	-2,795.01	235,996.00
	NOI - Net Operating Income	4,487.11	7,307.19	-2,820.08	4,487.11	7,307.19	-2,820.08	87,688.00
	Other Expense							
1300	ESCROWS							
1311	ESCROWS:INSURANCE	917.00	916.67	-0.33	917.00	916.67	-0.33	11,000.00
1312	REAL ESTATE TAX	3,600.00	3,600.00	0.00	3,600.00	3,600.00	0.00	43,200.00
1313	ESCROWS:RESERVE FOR REPLACEMENT	0.00	0.01	0.01	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.68	-0.32	4,517.00	4,516.68	-0.32	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,215.44	3,464.42	248.98	3,215.44	3,464.42	248.98	41,573.00
	Total MORTGAGE PRINCIPAL	3,215.44	3,464.42	248.98	3,215.44	3,464.42	248.98	41,573.00
	Total Other Expense	7,732.44	7,981.10	248.66	7,732.44	7,981.10	248.66	95,773.01
	Net Other Income	-7,732.44	-7,981.10	248.66	-7,732.44	-7,981.10	248.66	-95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	26,948.60	26,973.67	-25.07	26,948.60	26,973.67	-25.07	323,684.00
	Total Expense	30,193.93	27,647.58	-2,546.35	30,193.93	27,647.58	-2,546.35	331,769.01
	Net Income	-3,245.33	-673.91	-2,571.42	-3,245.33	-673.91	-2,571.42	-8,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Nov 2023

Additional Account Types: None

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	RENTAL INCOME	14,566.00	16,714.67	-2,148.67	29,429.00	33,429.34	-4,000.34	200,576.00
5121	SECTION 8 INCOME	9,814.00	9,814.00	0.00	19,628.00	19,628.00	0.00	117,768.00
5126	PREPAID RENT	-21.00	0.00	-21.00	7.00	0.00	7.00	0.00
5410	INT. INCOME OPERATING	79.15	0.50	78.65	168.85	1.00	167.85	6.00
5420	INT. INCOME SEC. DEPOSIT	2.39	0.09	2.30	4.89	0.18	4.71	1.00
5440	INT. INCOME RESERVE FOR REPLACE	1,340.87	750.00	590.87	2,722.75	1,500.00	1,222.75	9,000.00
5450	INT. INCOME ESCROW	9.68	0.00	9.68	17.80	0.00	17.80	0.00
5472	NSF/LATE FEE	29.00	0.00	29.00	79.00	0.00	79.00	0.00
	Total INCOME	25,820.09	27,279.26	-1,459.17	52,057.29	54,558.52	-2,501.23	327,351.00
5200	VACANCY							
5220	VACANCY	0.00	-1,355.59	1,355.59	0.00	-2,711.18	2,711.18	-16,267.00
	Total VACANCY	0.00	-1,355.59	1,355.59	0.00	-2,711.18	2,711.18	-16,267.00
5900	MISCELLANEOUS INCOME							
5905	MISC INCOME	175.00	175.00	0.00	350.00	350.00	0.00	2,100.00
5910	LAUNDRY INCOME	262.88	291.67	-28.79	520.13	583.34	-63.21	3,500.00
5960	DONATIONS	1.19	0.00	1.19	280.34	0.00	280.34	0.00
	Total MISCELLANEOUS INCOME	439.07	466.67	-27.60	1,150.47	933.34	217.13	5,600.00
	Total Operating Income	26,259.16	26,390.34	-131.18	53,207.76	52,780.68	427.08	316,684.00
Expense								
6200	ADMINISTRATIVE							
6210	ADVERTISING	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6250	OTHER RENTING EXPENSE	28.01	41.67	13.66	56.29	83.34	27.05	500.00
6310	OFFICE SALARY	400.00	433.34	33.34	800.00	866.68	66.68	5,200.00
6311	OFFICE EXPENSE	181.10	250.00	68.90	534.68	500.00	-34.68	3,000.00
6315	ADMINISTRATION FEE	2,037.78	295.00	-1,742.78	2,928.15	590.00	-2,338.15	3,540.00
6320	MANAGEMENT FEE	1,931.55	2,002.50	70.95	3,804.93	4,005.00	200.07	24,030.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6330	MANAGER'S SALARY	720.00	980.00	260.00	1,440.00	1,960.00	520.00	11,760.00
6340	LEGAL EXPENSE	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6350	AUDIT EXPENSE	0.00	104.17	104.17	0.00	208.34	208.34	1,250.00
6351	BOOKKEEPING	297.50	306.25	8.75	595.00	612.50	17.50	3,675.00
6352	COMPLIANCE/TRAINING	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	TELEPHONE/INTERNET EXPENSE	85.12	95.00	9.88	175.01	190.00	14.99	1,140.00
6361	COMPUTER EQUIP/SOFTWARE/IT SUPPORT	6.42	8.34	1.92	35.44	16.68	-18.76	100.00
6365	BANK FEES	0.00	12.50	12.50	0.00	25.00	25.00	150.00
	Total ADMINISTRATIVE	5,687.48	4,678.77	-1,008.71	10,695.75	9,357.54	-1,338.21	56,145.00
6400	UTILITIES							
6450	ELECTRIC	401.65	430.84	29.19	824.88	861.68	36.80	5,170.00
6450-0	ELECTRIC - VACANT	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6451	WATER	0.00	579.17	579.17	1,134.19	1,158.34	24.15	6,950.00
6453	SEWER	0.00	680.84	680.84	1,283.36	1,361.68	78.32	8,170.00
	Total UTILITIES	401.65	1,732.52	1,330.87	3,242.43	3,465.04	222.61	20,790.00
6500	OPERATING & MAINTENANCE							
6510	JANITORIAL PAYROLL	0.00	715.00	715.00	0.00	1,430.00	1,430.00	8,680.00
6515	JANITORIAL SUPPLIES	0.00	20.84	20.84	0.00	41.68	41.68	250.00
6517	JANITORIAL CONTRACT	0.00	120.84	120.84	795.00	241.68	-553.32	1,450.00
6519	EXTERMINATING	0.00	395.84	395.84	795.29	791.68	-3.61	4,750.00
6525	TRASH REMOVAL	315.78	305.84	-9.94	1,054.65	611.68	-442.97	3,670.00
6536	GROUPS SUPPLIES	0.00	20.84	20.84	0.00	41.68	41.68	250.00
6537	GROUPS CONTRACT	741.00	414.17	-326.83	1,839.00	828.34	-1,010.66	4,970.00
6539	HOT WATER HEATER	0.00	163.34	163.34	0.00	326.68	326.68	1,960.00
6540	MAINTENANCE PAYROLL	531.00	870.84	339.84	1,992.30	1,741.68	-250.62	10,450.00
6541	MAINTENANCE MATERIAL	492.93	685.84	192.91	1,524.47	1,371.68	-152.79	8,230.00
6542	REPAIRS CONTRACT	1,838.00	500.00	-1,338.00	1,913.00	1,000.00	-913.00	6,000.00
6543	REPAIRS EXTRAORDINARY	4,055.00	500.00	-3,555.00	4,230.00	1,000.00	-3,230.00	6,000.00
6546	HVAC CONTRACT/REPAIR	0.00	41.67	41.67	150.00	83.34	-66.66	500.00
6548	SNOW REMOVAL	0.00	126.67	126.67	0.00	253.34	253.34	1,520.00
6560	DECORATING CONTRACT	0.00	333.34	333.34	775.00	666.68	-108.32	4,000.00
6561	DECORATING SUPPLIES	0.00	58.34	58.34	193.00	116.68	-76.32	700.00
6592	FLOORING REPLACEMENT	0.00	708.34	708.34	0.00	1,416.68	1,416.68	8,500.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6593	APPLIANCE REPLACEMENT	0.00	233.34	233.34	0.00	466.68	466.68	2,800.00
	Total OPERATING & MAINTENANCE	7,973.71	6,215.09	-1,758.62	15,261.71	12,430.18	-2,831.53	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	170.25	229.17	58.92	432.01	458.34	26.33	2,760.00
6721	FIDELITY BOND	0.00	10.00	10.00	0.00	20.00	20.00	120.00
6722	WORKERS COMPENSATION	0.00	50.00	50.00	0.00	100.00	100.00	600.00
6723	HEALTH INSURANCE	0.00	70.84	70.84	0.00	141.68	141.68	850.00
6724	UNEMPLOYMENT INSURANCE	0.00	144.17	144.17	312.79	288.34	-24.45	1,730.00
6727	OTHER TAXES	0.00	12.50	12.50	0.00	25.00	25.00	150.00
6729	OTHER INSURANCE	0.00	22.50	22.50	0.00	45.00	45.00	270.00
	Total TAXES & INSURANCE	170.25	539.18	368.93	744.80	1,078.36	333.56	6,470.00
6800	INTEREST EXPENSE							
6820	MORTGAGE INTEREST	6,512.06	6,500.92	-11.14	13,261.95	13,001.84	-260.11	78,011.00
	Total INTEREST EXPENSE	6,512.06	6,500.92	-11.14	13,261.95	13,001.84	-260.11	78,011.00
	Total Operating Expense	20,745.15	19,668.48	-1,076.67	43,206.64	39,332.96	-3,873.68	235,996.00
	Total Operating Income	26,259.16	26,390.34	-131.18	53,207.76	52,780.68	427.08	316,684.00
	Total Operating Expense	20,745.15	19,668.48	-1,076.67	43,206.64	39,332.96	-3,873.68	235,996.00
	NOI - Net Operating Income	5,514.01	6,723.86	-1,209.85	10,001.12	13,447.72	-3,446.60	80,688.00
	Other Expense							
1300	ESCROWS							
1311	ESCROWS:INSURANCE	917.00	916.67	-0.33	1,834.00	1,833.34	-0.66	11,000.00
1312	REAL ESTATE TAX	3,600.00	3,600.00	0.00	7,200.00	7,200.00	0.00	43,200.00
1313	ESCROWS:RESERVE FOR REPLACEMENT	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.67	-0.33	9,034.00	9,033.35	-0.65	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,453.27	3,464.42	11.15	6,668.71	6,928.84	260.13	41,573.00
	Total MORTGAGE PRINCIPAL	3,453.27	3,464.42	11.15	6,668.71	6,928.84	260.13	41,573.00
	Total Other Expense	7,970.27	7,981.09	10.82	15,702.71	15,962.19	259.48	95,773.01
	Net Other Income	-7,970.27	-7,981.09	10.82	-15,702.71	-15,962.19	259.48	-95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Income	26,259.16	26,390.34	-131.18	53,207.76	52,780.68	427.08	316,684.00
	Total Expense	28,715.42	27,647.57	-1,067.85	58,909.35	55,295.15	-3,614.20	331,769.01
	Net Income	-2,456.26	-1,257.23	-1,199.03	-5,701.59	-2,514.47	-3,187.12	-15,085.01

PROFIT & LOSS PERFORMANCE

Properties: Highview Apartments - 5856-5860 Highview Drive Milford, OH 45150

As of: Dec 2023

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
5000	INCOME							
5120	RENTAL INCOME	12,876.00	16,714.67	-3,838.67	42,305.00	50,144.01	-7,839.01	200,576.00
5121	SECTION 8 INCOME	9,859.00	9,814.00	45.00	29,487.00	29,442.00	45.00	117,768.00
5126	PREPAID RENT	-767.00	0.00	-767.00	-760.00	0.00	-760.00	0.00
5410	INT. INCOME OPERATING	74.38	0.50	73.88	243.23	1.50	241.73	6.00
5420	INT. INCOME SEC. DEPOSIT	2.33	0.09	2.24	7.22	0.27	6.95	1.00
5440	INT. INCOME RESERVE FOR REPLACE	1,389.27	750.00	639.27	4,112.02	2,250.00	1,862.02	9,000.00
5450	INT. INCOME ESCROW	10.59	0.00	10.59	28.39	0.00	28.39	0.00
5472	NSF/LATE FEE	171.00	0.00	171.00	250.00	0.00	250.00	0.00
	Total INCOME	<u>23,615.57</u>	<u>27,279.26</u>	<u>-3,663.69</u>	<u>75,672.86</u>	<u>81,837.78</u>	<u>-6,164.92</u>	<u>327,351.00</u>
5200	VACANCY							
5220	VACANCY	0.00	-1,355.59	1,355.59	0.00	-4,066.77	4,066.77	-16,267.00
	Total VACANCY	<u>0.00</u>	<u>-1,355.59</u>	<u>1,355.59</u>	<u>0.00</u>	<u>-4,066.77</u>	<u>4,066.77</u>	<u>-16,267.00</u>
5900	MISCELLANEOUS INCOME							
5905	MISC INCOME	175.00	175.00	0.00	525.00	525.00	0.00	2,100.00
5910	LAUNDRY INCOME	288.62	291.67	-3.05	808.75	875.01	-66.26	3,500.00
5960	DONATIONS	0.02	0.00	0.02	280.36	0.00	280.36	0.00
	Total MISCELLANEOUS INCOME	<u>463.64</u>	<u>466.67</u>	<u>-3.03</u>	<u>1,614.11</u>	<u>1,400.01</u>	<u>214.10</u>	<u>5,600.00</u>
	Total Operating Income	<u>24,079.21</u>	<u>26,390.34</u>	<u>-2,311.13</u>	<u>77,286.97</u>	<u>79,171.02</u>	<u>-1,884.05</u>	<u>316,684.00</u>
Expense								
6200	ADMINISTRATIVE							
6210	ADVERTISING	0.00	25.00	25.00	0.00	75.00	75.00	300.00
6250	OTHER RENTING EXPENSE	161.00	41.67	-119.33	217.29	125.01	-92.28	500.00
6310	OFFICE SALARY	400.00	433.34	-33.34	1,200.00	1,300.02	100.02	5,200.00
6311	OFFICE EXPENSE	52.28	250.00	197.72	586.96	750.00	163.04	3,000.00
6315	ADMINISTRATION FEE	815.29	295.00	-520.29	3,743.44	885.00	-2,858.44	3,540.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6320	MANAGEMENT FEE	1,739.87	2,002.50	262.63	5,544.80	6,007.50	462.70	24,030.00
6330	MANAGER'S SALARY	937.80	980.00	42.20	2,377.80	2,940.00	562.20	11,760.00
6340	LEGAL EXPENSE	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
6350	AUDIT EXPENSE	0.00	104.17	104.17	0.00	312.51	312.51	1,250.00
6351	BOOKKEEPING	297.50	306.25	8.75	892.50	918.75	26.25	3,675.00
6352	COMPLIANCE/TRAINING	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
6360	TELEPHONE/INTERNET EXPENSE	92.07	95.00	2.93	267.08	285.00	17.92	1,140.00
6361	COMPUTER EQUIP/SOFTWARE/IT SUPPORT	0.00	8.34	8.34	35.44	25.02	-10.42	100.00
6365	BANK FEES	8.00	12.50	4.50	8.00	37.50	29.50	150.00
	Total ADMINISTRATIVE UTILITIES	4,503.81	4,878.77	174.96	15,199.56	14,036.31	-1,163.25	56,145.00
6400	UTILITIES							
6450	ELECTRIC	424.72	430.84	6.12	1,249.60	1,292.52	42.92	5,170.00
6450-0	ELECTRIC - VACANT	23.82	41.67	17.85	23.82	125.01	101.19	500.00
6451	WATER	1,134.19	579.17	-555.02	2,268.38	1,737.51	-530.87	6,950.00
6453	SEWER	1,283.36	680.84	-602.52	2,566.72	2,042.52	-524.20	8,170.00
	Total UTILITIES	2,866.09	1,732.52	-1,133.57	6,108.52	5,197.56	-910.96	20,790.00
6500	OPERATING & MAINTENANCE							
6510	JANITORIAL PAYROLL	198.01	715.00	516.99	198.01	2,145.00	1,946.99	8,580.00
6515	JANITORIAL SUPPLIES	0.00	20.84	20.84	0.00	62.52	62.52	250.00
6517	JANITORIAL CONTRACT	0.00	120.84	120.84	795.00	362.52	-432.48	1,450.00
6519	EXTERMINATING	475.04	395.84	-79.20	1,270.33	1,187.52	-82.81	4,750.00
6525	TRASH REMOVAL	660.52	305.84	-354.68	1,715.17	917.52	-797.65	3,670.00
6536	GROUPS SUPPLIES	0.00	20.84	20.84	0.00	62.52	62.52	250.00
6537	GROUPS CONTRACT	0.00	414.17	414.17	1,839.00	1,242.51	-596.49	4,970.00
6539	HOT WATER HEATER	0.00	163.34	163.34	0.00	490.02	490.02	1,960.00
6540	MAINTENANCE PAYROLL	1,395.00	870.84	-524.16	3,387.30	2,612.52	-774.78	10,450.00
6541	MAINTENANCE MATERIAL	1,371.69	685.84	-685.85	2,896.16	2,057.52	-838.64	8,230.00
6542	REPAIRS CONTRACT	1,578.62	500.00	-1,078.62	3,491.62	1,500.00	-1,991.62	6,000.00
6543	REPAIRS EXTRAORDINARY	0.00	500.00	500.00	4,230.00	1,500.00	-2,730.00	6,000.00
6546	HVAC CONTRACT/REPAIR	0.00	41.67	41.67	150.00	125.01	-24.99	500.00
6548	SNOW REMOVAL	0.00	126.67	126.67	0.00	380.01	380.01	1,520.00
6560	DECORATING CONTRACT	1,650.00	333.34	-1,316.66	2,425.00	1,000.02	-1,424.98	4,000.00
6561	DECORATING SUPPLIES	492.00	58.34	-433.66	685.00	175.02	-509.98	700.00

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6592	FLOORING REPLACEMENT	5,006.55	708.34	-4,298.21	5,006.55	2,125.02	-2,881.53	8,500.00
6593	APPLIANCE REPLACEMENT	479.00	233.34	-245.66	479.00	700.02	221.02	2,800.00
	Total OPERATING & MAINTENANCE	13,306.43	6,215.09	-7,091.34	28,568.14	18,645.27	-9,922.87	74,580.00
6700	TAXES & INSURANCE							
6711	FICA C/S	126.31	229.17	102.86	558.32	687.51	129.19	2,750.00
6721	FIDELITY BOND	0.00	10.00	10.00	0.00	30.00	30.00	120.00
6722	WORKERS COMPENSATION	0.00	50.00	50.00	0.00	150.00	150.00	600.00
6723	HEALTH INSURANCE	0.00	70.84	70.84	0.00	212.52	212.52	850.00
6724	UNEMPLOYMENT INSURANCE	0.00	144.17	144.17	312.79	432.51	119.72	1,730.00
6727	OTHER TAXES	0.00	12.50	12.50	0.00	37.50	37.50	150.00
6729	OTHER INSURANCE	0.00	22.50	22.50	0.00	67.50	67.50	270.00
	Total TAXES & INSURANCE	126.31	539.18	412.87	871.11	1,617.54	746.43	6,470.00
6800	INTEREST EXPENSE							
6820	MORTGAGE INTEREST	6,706.83	6,500.92	-205.91	19,968.78	19,502.76	-466.02	78,011.00
	Total INTEREST EXPENSE	6,706.83	6,500.92	-205.91	19,968.78	19,502.76	-466.02	78,011.00
	Total Operating Expense	27,509.47	19,666.48	-7,842.99	70,716.11	58,999.44	-11,716.67	235,996.00
	Total Operating Income	24,079.21	26,390.34	-2,311.13	77,286.97	79,171.02	-1,884.05	316,684.00
	Total Operating Expense	27,509.47	19,666.48	-7,842.99	70,716.11	58,999.44	-11,716.67	235,996.00
	NOI - Net Operating Income	-3,430.26	6,723.86	-10,154.12	6,570.86	20,171.58	-13,600.72	80,688.00
	Other Expense							
1300	ESCROWS							
1311	ESCROWS:INSURANCE	917.00	916.67	-0.33	2,751.00	2,750.01	-0.99	11,000.00
1312	REAL ESTATE TAX	3,600.00	3,600.00	0.00	10,800.00	10,800.00	0.00	43,200.00
1313	ESCROWS:RESERVE FOR REPLACEMENT	0.00	0.00	0.00	0.00	0.01	0.01	0.01
	Total ESCROWS	4,517.00	4,516.67	-0.33	13,551.00	13,550.02	-0.98	54,200.01
2320	MORTGAGE PRINCIPAL							
2320-0	MORTGAGE PRINCIPAL	3,258.50	3,464.42	205.92	9,927.21	10,393.26	466.05	41,573.00
	Total MORTGAGE PRINCIPAL	3,258.50	3,464.42	205.92	9,927.21	10,393.26	466.05	41,573.00
	Total Other Expense	7,775.50	7,981.09	205.59	23,478.21	23,943.28	465.07	95,773.01

PROFIT & LOSS PERFORMANCE

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Other Income	-7,775.50	-7,981.09	205.59	-23,478.21	-23,943.28	465.07	-95,773.01
	Total Income	24,079.21	26,390.34	-2,311.13	77,286.97	79,171.02	-1,884.05	316,684.00
	Total Expense	35,284.97	27,647.57	-7,637.40	94,194.32	82,942.72	-11,251.60	331,769.01
	Net Income	-11,205.76	-1,257.23	-9,948.53	-16,907.35	-3,771.70	-13,135.65	-15,085.01