

Rayette Lofts (res57611)
12 Month Actual to Budget
Period = Apr 2020-Mar 2021
Book = Accrual ; Tree = gre_cf3

														Total				
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual+	Original			
		Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Budget	Budget	Variance	%Variance	
4000-000	REVENUE:																	
4005-000	RENTAL REVENUE														1,674,552.59			
4005-100	Gross Potential Rent	159,450.00	159,525.00	159,525.00	159,525.00	159,450.00	159,525.00	159,525.00	155,775.00	155,775.00	155,700.00	155,700.00	155,786.59	1,895,261.59	1,868,400.00	26,861.59	1.44	
4005-200	Loss/Gain to Lease	-18,875.00	-18,620.00	-18,292.00	-19,939.00	-19,369.00	-19,745.00	-19,379.00	-16,954.00	-16,993.00	-17,952.00	-17,785.00	-16,806.00	-220,709.00	-136,718.89	-83,990.11	61.43	
4010-000	Commercial Rent	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	4,542.67	54,512.04	54,512.04	0.00	0.00	
4050-020	Vacancy Loss	-11,215.67	-10,541.81	-19,335.33	-14,411.05	-14,463.06	-10,160.97	-13,707.90	-13,462.39	-17,793.80	-11,516.03	-11,101.03	-15,444.52	-163,153.56	-117,078.51	-46,075.05	39.35	
4050-030	Rent Concessions	-1,500.00	0.00	0.00	-2,000.00	-1,349.00	-1,000.00	-3,475.00	-5,497.00	0.00	-6,773.00	-6,597.00	-500.00	-28,691.00	0.00	0.00	N/A	
4050-040	Bad Debt	0.00	-3,798.00	0.00	0.00	0.00	0.00	-526.81	0.00	-1,985.54	0.00	0.00	0.00	-6,310.35	-9,256.50	2,946.15	-31.83	
4050-050	Loss: Model Units	0.00	0.00	0.00	0.00	-2,200.00	-2,200.00	-2,200.00	-1,575.00	-1,575.00	-1,575.00	-1,575.00	-1,575.00	-14,475.00	-20,741.88	6,266.88	-30.21	
4100-155	Commercial - CAM Charges	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,105.87	1,201.39	13,365.96	13,238.85	127.11	0.96	
4100-999	TOTAL RENTAL REVENUE	133,507.87	132,213.73	127,546.21	128,823.49	127,717.48	132,067.57	125,884.83	123,935.15	123,076.20	123,532.51	124,290.51	127,205.13	1,529,800.68	1,652,355.11	-93,863.43	-5.68	
														1,309,091.68				
4130-000	OTHER INCOME																	
8	Damages	0.00	65.00	243.00	0.00	30.00	45.00	84.00	0.00	100.00	0.00	0.00	0.00	567.00	150.00	417.00	278.00	
10	Bad Debt Recovery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,594.99	1,594.99	900.00	694.99	77.22	
4200-000	Interest Income	-18.76	-21.48	-11.46	-17.64	-26.74	-21.94	-26.52	-19.79	-24.53	-117.88	-40.16	-30.30	-377.20	-51.00	-326.20	639.61	
10	Miscellaneous Income	0.00	0.00	50.00	0.00	100.00	200.00	0.00	0.00	0.00	0.00	100.00	0.00	450.00	50.00	400.00	800.00	
6	Application Fees	90.00	135.00	270.00	135.00	135.00	405.00	90.00	135.00	360.00	180.00	90.00	225.00	2,250.00	2,365.00	-115.00	-4.86	
6	Non-Refundable - Administration Fees	0.00	0.00	900.00	900.00	300.00	1,200.00	600.00	600.00	0.00	0.00	0.00	0.00	4,500.00	4,000.00	500.00	12.50	
8	Non-Refundable - Cleaning Fees	0.00	40.00	275.00	0.00	20.00	250.00	205.00	0.00	100.00	75.00	0.00	50.00	1,015.00	150.00	865.00	576.67	
9	Monthly Pet Rent	145.00	145.00	2,905.18	1,045.00	1,020.03	1,117.42	985.00	1,315.85	1,950.00	875.00	1,486.29	625.00	13,614.77	3,180.00	10,434.77	328.14	
9	Non-Refundable Pet Fees	915.00	924.33	-1,239.33	600.00	600.00	300.00	0.00	0.00	-600.00	0.00	0.00	300.00	1,800.00	2,950.00	-1,150.00	-38.98	
10	Clubhouse Rental	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	250.00	0.00	250.00	N/A	
3	Late Fees	0.00	0.00	0.00	0.00	0.00	989.00	-226.52	382.56	379.52	275.92	266.96	641.60	2,709.04	1,104.00	1,605.04	145.38	
7	Month to Month Fees	0.00	0.00	150.00	350.00	250.00	300.00	459.68	195.16	45.16	0.00	0.00	0.00	1,750.00	375.00	1,375.00	366.67	
6	NSF Fees	35.00	0.00	0.00	0.00	0.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	105.00	35.00	70.00	200.00	
6	Transfer Fees	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00	250.00	1,250.00	500.00	
6	Lease Buy-Out	0.00	5,610.00	4,554.00	0.00	0.00	0.00	0.00	0.00	0.00	2,880.00	3,240.00	0.00	16,284.00	2,000.00	14,284.00	714.20	
5	Garage Parking	10,664.50	10,471.52	10,017.14	10,680.75	10,597.00	10,650.71	10,585.26	10,502.71	10,191.62	11,094.66	10,504.28	10,310.26	126,270.41	126,348.00	-77.59	-0.06	
10	Vending Income	0.00	8.12	0.00	0.00	0.00	88.24	0.00	0.00	89.42	0.00	96.50	0.00	282.28	10.00	272.28	2,722.80	
12	Utility Billing Fee Income	0.00	0.00	35.00	0.00	50.00	0.00	50.00	0.00	35.00	0.00	0.00	100.00	270.00	0.00	270.00	N/A	
12	Billback - Electric	0.00	0.00	20.15	0.00	12.86	0.00	5.62	0.00	7.90	0.00	0.00	61.02	107.55	0.00	107.55	N/A	
4400-215	Billback - Water/Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,672.00	-22,672.00	-100.00	
4990-999	TOTAL OTHER INCOME	11,830.74	17,877.49	18,168.68	13,818.11	13,588.15	15,558.43	12,846.52	13,111.49	13,134.09	15,262.70	15,743.87	14,002.57	174,942.84	166,488.00	8,454.84	5.08	
4999-999	TOTAL REVENUE	145,338.61	150,091.22	145,714.89	142,641.60	141,305.63	147,626.00	138,731.35	137,046.64	136,210.29	138,795.21	140,034.38	141,207.70	1,704,743.52	1,818,843.11	-85,408.59	-4.70	
5000-000	OPERATING EXPENSES																	
5000-005	ADMIN PAYROLL EXPENSE:																	
13	Manager Salary	3,126.86	6,729.53	7,885.54	6,880.77	9,684.29	6,566.62	7,696.87	8,156.91	5,130.51	9,523.66	4,187.38	5,062.20	80,631.14	67,622.28	-13,008.86	-19.24	
13	Asst. Manager Salary	0.00	0.00	308.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	308.69	0.00	-308.69	N/A	
13	Leasing Salaries	0.00	0.00	0.00	0.00	0.00	1,186.12	1,537.72	565.95	1,574.81	1,591.50	-1,591.50	0.00	4,864.60	0.00	-4,864.60	N/A	
13	Admin/Leasing Bonus	0.00	0.00	0.00	0.00	0.00	0.00	1,750.48	0.00	0.00	0.00	589.86	0.00	2,340.34	1,764.00	-576.34	-32.67	
13	Admin Medical Insurance	619.14	619.14	619.87	619.14	619.14	664.48	956.45	573.80	1,208.98	565.49	676.88	634.00	8,376.51	5,535.00	-2,841.51	-51.34	
13	Pension 401(k) Plan	0.08	9.31	0.05	0.00	0.00	3.93	0.00	1.65	7.97	57.13	9.22	0.83	90.17	0.00	-90.17	N/A	

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13	Admin Payroll Fees	89.90	178.59	238.13	199.55	274.80	218.73	429.41	274.74	228.24	525.92	0.00	0.00	2,658.01	2,403.11	-254.90	-10.61
13	Admin Payroll Taxes	310.03	675.41	764.33	622.58	887.53	714.10	1,398.34	882.23	718.58	838.86	854.13	643.09	9,309.21	6,578.31	-2,730.90	-41.51
13	Leasing Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	4,350.00	650.00	0.00	0.00	309.00	0.00	5,309.00	8,700.00	3,391.00	38.98
13	Screening - Employee	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00	125.00	0.00	875.00	250.00	-625.00	-250.00
5001-165	TOTAL ADMIN PAYROLL	4,396.01	8,211.98	9,816.61	8,322.04	11,715.76	9,353.98	18,119.27	11,105.28	9,119.09	13,102.56	5,159.97	6,340.12	114,762.67	92,852.70	-21,909.97	-23.60
														160,873.12			
5001-169	ADMINISTRATION EXPENSES																
6	Bank Charges	98.02	101.33	160.56	189.19	214.74	223.76	217.74	243.71	230.04	212.26	247.21	245.43	2,383.99	750.00	-1,633.99	-217.87
6	Dues / Subscription	48.58	48.58	50.01	-6.01	0.00	0.00	0.00	0.00	0.00	0.00	185.77	185.77	512.70	3,641.49	3,128.79	85.92
6	Permits / Licenses	3,834.13	439.50	439.50	472.48	439.50	544.98	411.25	729.50	566.73	531.00	561.35	494.30	9,464.22	4,860.00	-4,604.22	-94.74
10	Cable TV	0.00	0.00	0.00	0.00	0.00	382.60	249.20	259.25	259.25	234.80	232.80	243.49	1,861.39	3,078.00	1,216.61	39.53
6	Training/ Education	0.00	0.00	356.40	0.00	237.60	118.80	118.80	118.80	118.80	118.80	407.80	168.80	1,764.60	548.00	-1,216.60	-222.01
7	Other Professional	0.00	0.00	0.00	192.50	0.00	0.00	0.00	330.00	0.00	-363.11	0.00	0.00	159.39	720.00	560.61	77.86
10	Equipment - Repair	0.00	320.25	0.00	0.00	576.00	0.00	0.00	0.00	0.00	-576.00	0.00	0.00	320.25	0.00	-320.25	N/A
10	Paper Supplies	0.00	0.00	0.00	0.00	0.00	11.29	86.81	0.00	0.00	0.00	0.00	0.00	98.10	0.00	-98.10	N/A
10	Other Supplies	0.00	0.00	3.90	0.00	287.56	0.00	14.92	61.98	36.38	0.00	0.00	0.00	404.74	5,760.00	5,355.26	92.97
10	Office Supplies	0.00	0.00	0.00	0.00	40.89	0.00	0.00	-40.89	35.99	0.00	0.00	0.00	35.99	0.00	-35.99	N/A
10	Package Delivery	0.00	0.00	0.00	0.00	530.00	0.00	0.00	106.00	318.00	109.00	0.00	0.00	1,063.00	0.00	-1,063.00	N/A
10	Postage	21.66	1.88	33.51	2.00	1.50	2.00	0.00	22.75	30.15	0.00	4.51	68.75	188.71	300.00	111.29	37.10
6	Answering Machine / Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,152.00	1,152.00	100.00
6	Computer/Modem	588.12	0.00	0.00	0.00	0.00	0.00	174.85	1,209.95	0.00	2,351.99	0.00	63.13	4,388.04	1,405.00	-2,983.04	-212.32
6	Office Telephone	128.00	128.00	128.00	2,219.09	610.11	610.11	17.61	1,186.91	334.98	702.21	776.42	638.00	7,479.44	6,009.00	-1,470.44	-24.47
6	Travel Reimbursements	0.00	38.54	0.00	144.12	0.00	96.08	144.12	0.00	93.69	119.55	33.26	0.00	669.36	495.00	-174.36	-35.22
5001-999	TOTAL ADMINISTRATIVE EXPENSES	4,718.51	1,078.08	1,171.88	3,213.37	2,937.90	1,989.62	1,435.30	4,227.96	2,024.01	3,440.50	2,449.12	2,107.67	30,793.92	28,718.49	-2,075.43	-7.23
														10	28,646.71	6	52,380.60
5006-000	MARKETING AND RETENTION EXPENSES																
10	Apartment Guide	0.00	470.97	584.00	-1,054.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
10	For Rent	0.00	130.00	65.00	1,018.22	1,235.00	1,200.00	1,200.00	1,395.00	1,200.00	-140.00	0.00	0.00	7,303.22	0.00	-7,303.22	N/A
10	Internet Advertising	0.00	0.00	0.00	299.00	0.00	0.00	-299.00	-1,350.00	140.00	0.00	0.00	0.00	-1,210.00	7,200.00	8,410.00	116.81
10	Apartments.com	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985.00	985.00	985.00	2,955.00	2,955.00	0.00	0.00
10	Knock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.00	57.00	100.00
10	Soci/Apartment Rating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	35.00	105.00	285.00	180.00	63.16
10	Sign / Banners	0.00	38.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.03	0.00	-38.03	N/A
10	Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	0.00	1,874.00	2,904.00	3,771.00	9,899.00			
10	Activities	0.00	0.00	0.00	0.00	0.00	0.00	86.38	0.00	398.75	0.00	0.00	265.19	750.32	2,150.00	1,399.68	65.10
10	Move-in Gifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00	100.00
10	Hospitality	0.00	0.00	0.00	0.00	845.45	127.14	207.84	818.80	1,060.98	490.72	0.00	682.91	4,233.84	1,080.00	-3,153.84	-292.02
10	Shopping Reports	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	70.00	100.00
10	Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,080.00	1,080.00	100.00
10	Business Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00
10	Name Badges	0.00	0.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	50.00	38.00	76.00
10	Printed Forms	0.00	365.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.68	0.00	-365.68	N/A
10	Admin Uniforms	0.00	0.00	192.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.44	475.00	282.56	59.49
10	Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00	384.00	354.00	92.19
5006-999	TOTAL MARKETING AND RETENTION EXPENSES	0.00	1,004.68	853.44	262.25	2,080.45	1,327.14	1,195.22	2,213.80	2,799.73	3,209.72	3,959.00	5,769.10	24,674.53	16,006.00	1,230.47	7.69
5007-565	MAINTENANCE PAYROLL EXPENSE																
13	Maintenance Supervisor	110.77	4,527.51	4,325.53	4,296.02	2,730.35	3,685.06	2,298.50	3,193.36	1,842.07	1,629.13	1,960.00	1,960.00	32,558.30	43,320.00	10,761.70	24.84

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13	Assistant Maintenance	146.09	54.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.73	0.00	-200.73	N/A
13	Maintenance Technician	3.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79	0.00	-3.79	N/A
13	Renovation Labor	0.00	0.00		904.00	123.00	0.00	0.00	0.00	0.00		2,711.00	2,240.00	5,978.00			
13	R/M Payroll Fees	3.19	127.51	124.58	124.03	78.74	106.45	65.82	92.81	60.80	13.41	0.00	0.00	797.34	1,953.24	1,155.90	59.18
13	R/M Payroll Taxes	33.08	609.16	551.72	541.18	344.71	461.67	275.99	367.75	242.10	52.18	764.89	530.00	4,774.43	4,354.77	-419.66	-9.64
13	R/M Medical Insurance	0.21	0.00	341.80	99.73	205.61	9.30	9.30	140.04	0.00	32.29	321.63	637.95	1,797.86	5,535.00	3,737.14	67.52
5007-799	TOTAL MAINT PAYROLL EXPENSE	297.13	5,318.82	5,343.63	5,964.96	3,482.41	4,262.48	2,649.61	3,793.96	2,144.97	1,727.01	5,757.52	5,367.95	46,110.45	55,163.01	15,030.56	27.25
5008-000	MAINTENANCE AND REPAIRS EXPENSES																
12	Appliance Supplies	0.00	23.28	0.00	0.00	664.50	0.00	210.89	113.51	0.00	0.00	0.00	0.00	1,012.18	1,935.00	922.82	47.69
12	Cleaning Supplies	0.00	0.00	0.00	0.00	64.93	0.00	865.78	1,113.65	47.28	0.00	0.00	0.00	2,091.64	900.00	-1,191.64	-132.40
12	Door Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00
12	Electrical Supplies	0.00	5.51	0.00	0.00	0.00	306.62	360.59	733.58	149.52	0.00	0.00	0.00	1,555.82	480.00	-1,075.82	-224.13
12	Equipment Supplies	0.00	7.40	0.00	0.00	0.00	14.57	440.25	1,245.71	0.00	0.00	0.00	0.00	1,707.93	900.00	-807.93	-89.77
12	Glass / Screen Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.03	30.32	150.35	1,200.00	1,049.65	87.47
12	Hardware Supplies	0.00	0.00	0.00	0.00	247.61	35.66	256.52	653.13	70.91	0.00	0.00	0.00	1,263.83	900.00	-363.83	-40.43
12	HVAC Supplies	0.00	0.00	0.00	0.00	489.19	0.00	475.70	29.41	0.00	0.00	0.00	0.00	994.30	0.00	-994.30	N/A
12	Key / Lock Supplies	0.00	0.00	0.00	0.00	403.99	0.00	209.78	473.40	-67.25	0.00	0.00	29.82	1,049.74	600.00	-449.74	-74.96
12	Paint Supplies	0.00	0.00	0.00	0.00	37.02	0.00	113.20	367.08	0.00	0.00	0.00	0.00	517.30	1,440.00	922.70	64.08
12	Pest Control Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00	2,250.00	100.00
12	Plumbing Supplies	0.00	0.00	0.00	0.00	353.15	239.34	892.01	964.18	35.10	0.00	0.00	144.75	2,628.53	2,400.00	-228.53	-9.52
12	Cleaning Services	2,107.14	2,164.71	2,042.48	1,833.88	2,460.46	1,833.88	1,833.88	2,525.43	2,115.63	2,115.63	2,115.63	2,115.63	25,264.38	26,052.00	787.62	3.02
12	Drywall Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00
12	Electrical Services	0.00	0.00	0.00	0.00	0.00	0.00	1,473.53	0.00	0.00	229.50	0.00	0.00	1,703.03	1,200.00	-503.03	-41.92
12	Equipment Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,734.96	0.00	0.00	1,734.96	1,400.00	-334.96	-23.93
12	HVAC Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.88	1,158.88	0.00	165.27	520.00	1,938.03	6,000.00	4,061.97	67.70
12	Key / Lock Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00
12	Maintenance Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	723.94	0.00	0.00	0.00	0.00	723.94	0.00	-723.94	N/A
12	Paint Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00
12	Parking Lot Services	0.00	0.00	0.00	0.00	0.00	0.00	645.00	0.00	0.00	0.00	0.00	0.00	645.00	450.00	-195.00	-43.33
12	Pest Control Services	0.00	0.00	0.00	0.00	0.00	194.18	0.00	0.00	97.09	0.00	194.18	0.00	485.45	1,331.00	845.55	63.53
14	Plumbing Services	0.00	0.00	0.00	0.00	0.00	0.00	417.00	595.75	417.00	0.00	145.00	1,549.09	3,123.84	1,080.00	-2,043.84	-189.24
12	Maint Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00
12	Elevator - Contract	0.00	0.00	0.00	1,546.00	0.00	0.00	0.00	0.00	0.00	618.00	650.00	650.00	3,464.00	5,400.00	1,936.00	35.85
16	Landscape - Seasonal Services	0.00	0.00	0.00	0.00	0.00	0.00	3,770.67	0.00	400.00	0.00	0.00	0.00	4,170.67	1,193.00	-2,977.67	-249.60
16	Landscape - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.38	312.57	0.00	0.00	0.00	345.95	1,200.00	854.05	71.17
9	Courtesy Contract/Labor	0.00	863.02	0.00	895.37	1,456.32	679.61	646.26	669.83	658.04	728.69	702.27	634.31	7,933.72	9,420.00	1,486.28	15.78
12	Alarm Service	0.00	3,568.90	0.00	-3,568.90	5,818.33	0.00	721.00	0.00	0.00	0.00	0.00	0.00	6,539.33	1,500.00	-5,039.33	-335.96
12	Life Safety Maintenance & Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00	100.00
12	Extinguisher Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,320.00	1,320.00	100.00
5008-564	TOTAL MAINTENANCE AND REPAIR EXPENSES	2,107.14	6,632.82	2,042.48	706.35	11,995.50	3,303.86	13,332.06	10,335.86	5,394.77	5,426.78	4,092.38	5,673.92	71,043.92	79,951.00	8,907.08	11.14
														55,469.74			
5009-000	TURNOVER EXPENSES																
	Turnover - Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,125.00	3,125.00	100.00
	Turnover - Contract Cleaning	0.00	0.00	0.00	426.11	658.03	97.09	269.69	-1,450.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
	Turnover - Contract Painting	0.00	0.00	0.00	0.00	480.00	355.00	1,290.00	-2,125.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00
20	Turnover - Electric	0.00	51.18	66.72	85.12	344.19	358.72	248.78	204.44	271.82	23.33	207.26	266.32	2,127.88	175.00	-1,952.88	-1,115.93
	Turnover - Water/Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	105.00	100.00

Rayette Lofts (res57611)
12 Month Actual to Budget
Period = Apr 2020-Mar 2021
Book = Accrual ; Tree = gre_cf3

Total																	
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual+	Original		
		Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Budget	Budget	Variance	%Variance
	Turnover - Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00	315.00	100.00
	Turnover - Painting	0.00	229.19	0.00	-229.19	157.76	0.00	401.35	-559.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
5009-999	TOTAL TURNOVER EXPENSES	0.00	280.37	66.72	282.04	1,639.98	810.81	2,209.82	-3,930.59	271.82	23.33	207.26	266.32	2,127.88	4,720.00	2,592.12	54.92
5010-000	UTILITY EXPENSES																
20	Electricity - Common Area	3,101.49	3,160.71	4,323.59	3,528.00	4,675.36	4,762.12	3,957.34	2,907.10	3,251.07	3,145.86	3,158.34	3,422.35	43,393.33	51,436.19	8,042.86	15.64
20	Electricity - Office/Cabana	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,034.00	2,034.00	100.00
19	Gas - Common Area	3,194.30	1,128.60	544.98	544.00	328.14	302.96	517.40	1,028.70	3,274.11	4,609.98	6,644.49	7,678.59	29,796.25	46,944.75	17,148.50	36.53
21	Water - Common Area	2,499.00	2,680.89	1,273.70	1,050.31	1,158.67	1,299.54	1,036.31	1,052.49	1,096.48	1,164.22	203.28	1,773.08	16,287.97	30,235.06	13,947.09	46.13
22	Sewer	0.00	2,397.44	1,872.02	1,854.48	1,466.24	1,769.17	1,191.00	1,358.72	1,329.93	1,518.63	940.30	2,387.45	18,085.38	8,182.35	-9,903.03	-121.03
26	Waste Removal	1,010.29	1,227.36	1,220.85	1,627.50	1,273.52	1,261.07	1,258.55	1,271.70	1,216.84	1,302.30	1,544.13	1,361.00	15,575.11	12,869.78	-2,705.33	-21.02
26	Utility Billing Fee	0.00	486.00	88.00	88.00	88.00	88.00	88.00	88.00	176.00	88.00	88.00	88.00	1,454.00	272.58	-1,181.42	-433.42
5019-999	TOTAL UTILITY EXPENSES	9,805.08	11,081.00	9,323.14	8,692.29	8,989.93	9,482.86	8,048.60	7,706.71	10,344.43	11,828.99	12,578.54	16,710.47	124,592.04	151,974.71	27,382.67	18.02
7350-000	MANAGEMENT FEES																
8	Management Fees	5,335.05	4,326.51	4,011.90	3,934.40	3,870.30	3,966.94	3,993.32	3,730.10	3,756.17	3,658.31	3,913.12	3,853.07	48,349.19	50,018.18	1,668.99	3.34
7350-999	TOTAL MANAGEMENT FEES	5,335.05	4,326.51	4,011.90	3,934.40	3,870.30	3,966.94	3,993.32	3,730.10	3,756.17	3,658.31	3,913.12	3,853.07	48,349.19	50,018.18	1,668.99	3.34
7600-000	INSURANCE																
5	Primary Property Insurance	2,601.71	2,601.71	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	38,011.02	32,242.48	-5,768.54	-17.89
7650-999	TOTAL INSURANCE	2,601.71	2,601.71	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	3,280.76	38,011.02	32,242.48	-5,768.54	-17.89
7700-000	TAXES/ASSESSMENTS																
2	Real Estate Taxes	37,197.46	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	312,950.96	325,044.06	12,093.10	3.72
7700-999	TOTAL TAXES/ASSESSMENTS	37,197.46	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	25,068.50	312,950.96	325,044.06	12,093.10	3.72
7730-999	TOTAL OPERATING EXPENSES	66,458.09	65,604.47	60,979.06	59,726.96	75,061.49	62,846.95	79,332.46	67,532.34	64,204.25	70,766.46	66,466.17	74,437.88	813,416.58	836,690.63	39,151.05	4.68
7749-999	NET OPERATING INCOME	78,880.52	84,486.75	84,735.83	82,914.64	66,244.14	84,779.05	59,398.89	69,514.30	72,006.04	68,028.75	73,568.21	66,769.82	891,326.94	982,152.48	-124,559.64	-4.71
7770-000	CAPITAL IMPROVEMENTS (RECURRING)																
7771-079	Landscape - Improvements	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	-1,000.00	N/A
7771-089	HVAC/Water Heaters	0.00	0.00	0.00	3,466.66	0.00	5,082.09	0.00	0.00	0.00	0.00	955.00	0.00	9,503.75	750.00	-8,753.75	-1,167.17
7771-109	Interior Improvements	11,175.00	1,394.30	0.00	4,296.01	1,000.00	2,807.50	11,597.24	24,170.19	-97.09	0.00	0.00	0.00	56,343.15	0.00	-56,343.15	N/A
7771-129	Drape/ Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	100.00
7771-149	Doors/ Glass/ Hardware	0.00	0.00	0.00	0.00	85.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.26	1,200.00	1,114.74	92.90
7771-189	Appliance Replacement	620.29	308.52	0.00	237.33	0.00	1,348.44	0.00	0.00	366.78	0.00	0.00	0.00	2,881.36	5,400.00	2,518.64	46.64
7771-999	TOTAL CAPITAL IMPROVEMENTS (RECURRING)	11,795.29	1,702.82	0.00	8,000.00	1,085.26	10,238.03	11,597.24	24,170.19	269.69	0.00	955.00	0.00	69,813.52	7,650.00	-62,163.52	-812.60
7780-000	CAPITAL IMPROVEMENTS (NON-RECURRING)																
7781-049	Trash Compactor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	100.00
7781-069	Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,000.00	100.00
7781-129	Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	100.00
7781-259	HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,200.00	0.00	0.00	0.00	14,200.00	28,400.00	800.00	5.33
7781-309	Cabana Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	100.00
7781-319	Computer Equipment	0.00	0.00	0.00	0.00	92.15	21.91	21.71	28.71	24.39	19.85	6.35	16.59	231.66	463.32	4,768.34	95.37
7781-369	Equipment Purchase	6,964.55	2,919.00	3,457.50	0.00	0.00	0.00	0.00	2,198.65	1,493.89	0.00	0.00	0.00	17,033.59	34,067.18	-12,033.59	-240.67
7781-399	Interior Renovations	0.00	0.00	0.00	21,255.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,255.30	42,510.60	154,744.70	87.92

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		Total															
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		Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Budget	Budget	Variance	%Variance
7781-409	Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	717.15	0.00	0.00	0.00	0.00	0.00	717.15	1,434.30	-717.15	N/A
7781-419	Upgrade Units - MR	0.00	0.00	0.00	727.07	0.00	0.00	0.00	7,571.67	23,674.77	5,211.42	17,509.08	9,877.88	64,571.89	129,143.78	-15,071.89	-30.45
7781-449	Electrical Replacement	1,750.00	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
7781-509	Hallway Carpets	0.00	0.00	4,296.01	-4,296.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
7781-539	Building Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,862.14	0.00	145.63	2,422.43	0.00	6,430.20	12,860.40	83,569.80	92.86
7781-999	TOTAL CAPITAL IMPROVEMENTS (NON-RECURRING)	8,714.55	1,169.00	7,753.51	17,686.36	92.15	21.91	738.86	13,661.17	39,393.05	5,376.90	19,937.86	9,894.47	124,439.79	248,879.58	309,060.21	62.25
7800-000 DEBT SERVICE																	
7800-024	Debt Service - Interest	111,668.30	-20,066.19	32,356.72	33,435.27	33,435.28	32,404.60	33,484.75	32,404.60	33,484.75	33,484.75	29,724.75	32,906.12	418,723.70	585,828.48	167,104.78	28.52
7850-999	TOTAL DEBT SERVICE	111,668.30	-20,066.19	32,356.72	33,435.27	33,435.28	32,404.60	33,484.75	32,404.60	33,484.75	33,484.75	29,724.75	32,906.12	418,723.70	585,828.48	167,104.78	28.52
8210-000 PARTNERSHIP EXPENSES																	
6	Tax Appeal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.77	0.00	0.00	185.77	0.00	-185.77	N/A
8212-020	Consulting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00	100.00
6	Partnership Expenses	0.00	1,037.70	0.00	3,331.00	3,277.36	2,846.36	1,892.89	2,483.51	2,948.00	4,416.43	1,300.00	2,000.00	25,533.25	28,875.08	3,341.83	11.57
8	Asset Management Fees	3,395.03	2,753.24	2,553.03	2,503.71	2,462.92	2,524.42	2,541.20	2,373.70	2,390.29	2,328.02	2,490.17	2,451.96	30,767.69	35,304.60	4,536.91	12.85
8217-030	Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00
8290-000	TOTAL PARTNERSHIP EXPENSES	3,395.03	3,790.94	2,553.03	5,834.71	5,740.28	5,370.78	4,434.09	4,857.21	5,338.29	6,930.22	3,790.17	4,451.96	56,486.71	67,479.68	10,992.97	16.29
9000-999 NET CASH FLOW		-56,692.65	97,890.18	42,072.57	17,958.30	25,891.17	36,743.73	9,143.95	-5,578.87	-6,479.74	22,236.88	19,160.43	19,517.27	221,863.22	72,314.74	-549,554.08	-275.44