

Rayette Lofts (res57611)
12 Month Actual to Budget
 Period = Jul 2021-Jun 2022
 Book = Accrual ; Tree = gre_cf3

													Total		
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual+	Original	
		Mar-21	Apr-21	May-21	Jun-21	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Budget	Budget
4000-000	REVENUE:														
4005-000	RENTAL REVENUE														
4005-100	Gross Potential Rent	155,786.59	155,700.00	155,700.00	155,700.00	155,700.00	155,700.00	155,700.00	155,700.00	155,700.00	155,700.00	160,776.00	160,776.00	1,878,638.59	1,898,856.00
4005-200	Loss/Gain to Lease	-16,806.00	-16,197.00	-14,785.00	-13,608.00	-10,952.00	-9,706.00	-8,105.00	-7,109.00	-5,758.00	-5,432.00	-9,324.39	-8,514.00	-126,296.39	-68,480.50
4010-000	Commercial Rent	4,542.67	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	4,656.00	55,758.67	56,211.00
4050-020	Vacancy Loss	-15,444.52	-13,983.90	-10,899.94	-7,632.73	-17,780.29	-6,179.10	-2,604.43	-6,030.29	-10,150.00	-9,998.41	-16,153.12	-15,958.39	-132,815.12	-97,737.50
	Concession	-500	-5675	-9929	-16648	-9,140.00	-25,373.00	-9,149.00	-6,348.00	-1,575.00	-2,249.00	-6,442.00	-2,934.00	-95,962.00	
4050-040	Bad Debt	0.00	0.00	0.00	0.00	-824.17	0.00	0.00	0.00	0.00	0.00	-1,231.03	0.00	-2,055.20	-6,911.64
4050-050	Loss: Model Units	-1,575.00	-1,575.00	-1,575.00	-1,575.00	-1,575.00	-1,575.00	-1,536.00	-1,575.00	-1,575.00	-1,575.00	-1,607.00	-1,575.00	-18,893.00	-19,086.00
4100-155	Commercial - CAM Charges	1,201.39	668.00	1,139.00	1,139.00	1,139.00	1,139.00	1,139.00	1,139.00	1,139.00	1,139.00	1,139.00	837.00	12,957.39	10,079.22
4120-030	Real Estate Tax Reimbursement	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	3,390.00
4100-999	TOTAL RENTAL REVENUE	127,205.13	123,593.10	124,306.06	122,031.27	121,223.54	118,661.90	140,100.57	140,432.71	142,437.00	142,240.59	131,813.46	137,287.61	1,571,332.94	1,776,320.58
4130-000	OTHER INCOME														
8	Damages	0.00	50.00	259.73	250.00	0.00	370.00	0.00	150.00	0.00	0.00	0.00	0.00	1,079.73	825.00
10	Bad Debt Recovery	1,594.99	0.00	0.00	0.00	0.00	433.43	0.00	0.00	0.00	0.00	0.00	0.00	2,028.42	600.00
4200-000	Interest Income	-30.30	-28.55	-32.57	-26.64	-25.53	97.53	-24.95	-23.68	-31.80	-25.14	0.00	0.00	-151.63	-102.00
10	Miscellaneous Income	0.00	682.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.60	0.00	0.00	758.15	200.00
8	Sec Dep Forfeiture	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
6	Application Fees	225.00	270.00	450.00	540.00	225.00	45.00	45.00	45.00	135.00	180.00	225.00	90.00	2,475.00	1,830.00
6	Non-Refundable - Administration Fees	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	8,400.00
8	Non-Refundable - Cleaning Fees	50.00	75.00	55.00	145.00	0.00	35.00	0.00	165.00	25.00	50.00	0.00	25.00	625.00	625.00
9	Monthly Pet Rent	625.00	925.00	982.59	820.26	791.45	908.23	1,144.86	1,095.48	1,025.00	1,078.70	998.71	750.71	11,145.99	12,360.00
9	Non-Refundable Pet Fees	300.00	0.00	900.00	600.00	900.00	1,200.00	600.00	0.00	300.00	600.00	300.00	240.00	5,940.00	4,200.00
10	Clubhouse Rental	125.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	0.00	125.00	0.00	0.00	475.00	150.00
3	Late Fees	641.60	538.56	479.26	705.13	496.37	914.87	1,009.81	815.92	361.84	659.50	346.45	530.40	7,499.71	2,700.00
7	Month to Month Fees	0.00	250.00	250.00	250.00	750.00	620.97	1,180.00	1,000.00	500.00	500.00	500.00	500.00	6,300.97	2,550.00
10	NSF Fees	0.00	0.00	0.00	0.00	35.00	0.00	35.00	35.00	0.00	0.00	35.00	35.00	175.00	105.00
10	Transfer Fees	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	800.00
10	Lease Buy-Out	0.00	5,390.00	4,192.00	0.00	1,810.00	0.00	0.00	3,150.00	8,748.00	0.00	0.00	0.00	23,290.00	14,000.00
5	Garage Parking	10,310.26	10,300.39	10,424.36	10,897.97	9,795.97	11,403.40	9,198.17	10,684.03	10,319.20	9,978.83	10,106.45	10,499.03	123,918.06	125,760.00
10	Vending Income	0.00	0.00	50.35	0.00	0.00	0.00	47.50	0.00	64.37	0.00	0.00	0.00	162.22	80.00
16	Utility Billing Fee Income	100.00	100.00	50.00	0.00	200.00	50.00	0.00	50.00	0.00	0.00	-50.00	-108.00	392.00	221.25
12	Billback - Electric	61.02	177.35	153.18	0.00	170.89	127.95	0.00	18.68	0.00	0.00	0.00	0.00	709.07	0.00
11	Billback - 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	1,920.00
15	Billback - Trash	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	640.00
13	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	1,280.00
4990-999	TOTAL OTHER INCOME	14,002.57	18,730.30	18,288.90	14,181.72	15,149.15	16,281.38	13,310.39	17,185.43	21,446.61	13,222.49	12,461.61	12,562.14	186,822.69	179,144.25
														26,888.79	
4999-999	TOTAL REVENUE	141,207.70	142,323.40	142,594.96	136,212.99	136,372.69	134,943.28	153,410.96	157,618.14	163,883.61	155,463.08	144,275.07	149,849.75	1,758,155.63	1,955,464.83
5000-000	OPERATING EXPENSES														
5000-005	ADMIN PAYROLL EXPENSE:														
8	Manager Salary	5,062.20	4,356.84	4,785.69	4,670.47	5,193.07	4,391.93	3,289.52	4,039.85	6,795.87	4,502.38	4,076.35	4,079.70	55,243.87	63,739.16
8	Leasing Salaries	0.00	0.00	0.00	0.00	0.00	0.00	-44.77	0.00	0.00	0.00	1,626.69	1,407.04	2,988.96	0.00
8	Admin Rent Allowance	0.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	4,840.00	2,640.00
8	Admin/Leasing Bonus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,324.95	0.00	0.00	2,324.95	5,208.00

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8	Admin Medical Insurance	634.00	634.00	635.89	635.91	634.00	703.74	317.00	634.00	1,000.86	692.32	333.01	666.02	7,520.75	3,628.38
8	Pension 401(k) Plan	0.83	0.00	110.83	110.52	121.48	98.65	111.38	96.78	154.62	93.62	95.55	99.75	1,094.01	486.00
8	Admin Payroll Fees	0.00	0.00	228.81	169.20	173.59	131.55	479.88	120.99	227.10	276.74	171.14	164.61	2,143.61	1,942.50
8	Admin Payroll Taxes	643.09	720.74	1,007.22	709.01	754.53	545.89	1,938.10	488.16	889.73	1,149.88	743.33	746.17	10,335.85	7,794.54
8	Leasing Bonuses	0.00	0.00	600.00	800.00	200.00	700.00	0.00	1,581.00	0.00	900.00	0.00	0.00	4,781.00	6,700.00
8	Screening - Employee	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00	875.00
5001-165	TOTAL ADMIN PAYROLL	6,340.12	6,151.58	8,058.44	7,535.11	7,516.67	7,011.76	6,531.11	7,400.78	9,508.18	10,629.89	7,486.07	7,603.29	91,773.00	93,013.58
													8	155,182.95	
5001-169	ADMINISTRATION EXPENSES														
6	Bank Charges	245.43	251.55	260.00	253.50	263.21	271.66	256.77	274.00	273.98	215.78	199.49	221.71	2,987.08	2,682.00
6	Dues / Subscription	185.77	185.77	773.89	185.77	569.77	376.77	425.77	185.77	250.27	185.77	408.00	185.77	3,919.09	3,524.42
6	Permits / Licenses	494.30	500.55	501.63	531.08	615.75	1,999.03	492.75	453.60	536.60	511.65	596.65	930.03	8,163.62	10,307.04
10	Cable TV	243.49	243.49	232.80	269.30	264.87	243.49	243.49	237.24	237.24	243.49	236.74	243.49	2,932.88	2,850.00
7	Evictions	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	900.00
6	Training/ Education	168.80	118.80	226.80	118.80	288.80	118.80	118.80	243.80	118.80	118.80	118.80	118.80	1,878.60	1,858.80
10	Office Supplies	0.00	0.00	15.58	22.37	0.00	0.00	65.87	0.00	0.00	45.02	119.71	75.99	344.54	120.00
10	Package Delivery	0.00	821.00	109.00	109.00	489.00	109.00	109.00	707.00	109.00	109.00	112.00	112.00	2,895.00	654.00
10	Postage	68.75	11.46	8.00	0.00	8.00	0.00	41.39	0.00	61.60	0.00	9.61	13.29	222.10	270.00
6	Answering Machine / Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.48	142.91	275.39	794.88
6	Computer/Modem	63.13	0.00	0.00	22.41	0.00	0.00	0.00	1,137.58	84.24	0.82	1,758.54	16.19	3,082.91	4,354.00
6	Office Telephone	638.00	696.90	1,067.26	1,113.55	890.33	235.73	734.09	159.99	730.36	730.36	597.12	621.07	8,214.76	7,884.00
6	Travel Reimbursements	0.00	0.00	0.00	75.41	0.00	34.94	0.00	0.00	34.16	51.24	0.00	0.00	195.75	370.00
6	Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00	0.00
5001-999	TOTAL ADMINISTRATIVE EXPENSES	2,107.67	2,829.52	3,194.96	2,701.19	3,389.73	3,389.42	2,487.93	3,398.98	2,561.25	2,205.68	4,295.89	2,674.50	35,236.72	36,569.14
													97,889.73	6	
5006-000	MARKETING AND RETENTION EXPENSES														
10	Internet Advertising	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
10	Apartments.com	985.00	1016.14	985.00	985.00	985.00	985.00	985.00	985.00	985.00	985.00	1,099.00	1,695.00	12,675.14	12,504.00
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	114.00
10	Soci/Apartment Rating	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00	977.00
10	Activities	265.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	340.19	1,150.00
10	Move-in Gifts	0.00	0.00	0.00	8.61	30.70	54.95	0.00	0.00	8.08	0.00	0.00	0.00	102.34	290.00
10	Hospitality	682.91	350.51	264.66	544.17	0.00	608.40	639.08	450.93	1,018.32	1,000.44	610.71	0.00	6,170.13	1,800.00
10	Marketing Other	4062.00	4215.00	7271.00	2314.00	8,727.00	13,956.00	3,689.00	5,167.00	6,919.00	5,209.00	3,810.00	5,719.00	71,058.00	
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	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	0.00
10	Admin 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	500.00
10	Marketing	30.00	125.00	0.00	37.76	0.00	371.00	73.50	0.00	21.00	50.15	21.00	0.00	729.41	918.00
5006-999	TOTAL MARKETING AND RETENTION EXPENSES	6060.10	5741.65	8555.66	3924.54	9,777.70	16,010.35	5,421.58	6,637.93	8,986.40	7,279.59	5,650.71	7,449.00	91,495.21	18,353.00
5007-565	MAINTENANCE PAYROLL EXPENSE														
8	Maintenance Supervisor	1,960.00	1,960.00	1,960.00	2,940.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	2,018.80	3,823.20	2,373.12	26,835.12	27,125.72
8	R/M Payroll Fees	0.00	0.00	132.98	132.71	145.75	118.37	117.84	193.54	171.67	112.29	114.70	119.78	1,359.63	434.47
8	Renovation Labor Site Staff	1949.00	2113.00	837.00	3764.00	2,898.00	1,985.00	245.00	1,910.00	3,762.00	1,724.00	0.00	0.00	21,187.00	
8	R/M Payroll Taxes	530.00	506.21	569.47	558.60	616.76	504.61	481.77	780.56	672.59	409.32	492.51	533.05	6,655.45	3,530.55
8	R/M Medical Insurance	637.95	634.78	634.78	645.84	634.78	634.78	317.39	634.78	952.17	634.78	338.42	672.30	7,372.75	2,488.02
5007-799	TOTAL MAINT PAYROLL EXPENSE	5,076.95	5,213.99	4,134.23	8,041.15	6,255.29	5,202.76	3,122.00	5,478.88	7,518.43	4,899.19	4,768.83	3,698.25	63,409.95	33,578.76
5008-000	MAINTENANCE AND REPAIRS EXPENSES														
12	Appliance Supplies	0.00	200.69	174.81	0.00	10.99	110.82	0.00	333.88	166.15	69.99	71.95	76.86	1,216.14	1,350.00

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12	Cleaning Supplies	0.00	288.41	0.00	110.01	0.00	277.74	167.84	126.61	168.17	55.03	13.28	206.50	1,413.59	400.00
12	Door Supplies	0.00	0.00	71.51	366.62	11.20	430.90	8.03	12.12	4.70	32.47	0.00	279.50	1,217.05	1,225.00
12	Electrical Supplies	0.00	0.00	0.00	80.54	0.00	46.75	0.00	94.43	33.05	0.00	0.00	16.59	271.36	360.00
12	Glass / Screen Supplies	30.32	0.00	0.00	36.55	0.00	37.75	0.00	0.00	0.00	0.00	0.00	0.00	104.62	900.00
12	Hardware Supplies	0.00	39.66	0.00	0.00	0.00	91.76	14.21	0.00	0.00	0.00	0.00	30.55	176.18	120.00
12	HVAC Supplies	0.00	0.00	0.00	376.49	0.00	0.00	323.63	376.03	0.00	0.00	0.00	103.73	1,179.88	3,270.00
12	Key / Lock Supplies	29.82	0.00	0.00	58.70	0.00	0.00	0.00	0.00	29.98	0.00	39.16	0.00	157.66	450.00
12	Paint Supplies	0.00	0.00	23.14	0.00	0.00	0.00	0.00	11.22	28.18	0.00	0.00	0.00	62.54	870.00
12	Parking Lot 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	0.00
12	Pest Control Supplies	144.75	0.00	85.32	105.63	0.00	32.36	0.00	0.00	0.00	0.00	0.00	0.00	368.06	1,020.00
12	Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.49	56.15	162.84	0.00	128.84	374.32	1,650.00
12	Recreational 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	150.00
12	Roof Repairs 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	600.00
12	Cleaning Services	2,115.63	2,143.64	2,041.18	2,054.68	2,054.68	2,054.68	2,184.13	2,054.68	2,185.24	2,285.42	2,124.93	2,124.93	25,423.82	24,330.00
12	Drywall Services	0.00	0.00	0.00	0.00	0.00	63.87	59.60	0.00	16.53	0.00	0.00	0.00	140.00	800.00
12	Electrical Services	0.00	0.00	0.00	197.57	145.00	654.38	0.00	44.00	0.00	0.00	0.00	145.00	1,185.95	1,200.00
12	Equipment Services	0.00	0.00	0.00	41.97	0.00	0.00	0.00	0.00	0.00	0.00	617.64	0.00	659.61	1,380.00
12	Glass / Screen 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	60.00
12	HVAC Services	520.00	590.21	520.00	500.00	210.00	1,581.23	1,839.51	315.00	500.00	545.00	500.00	500.00	8,120.95	6,500.00
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	300.00	300.00	750.00
12	Maintenance 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	650.00
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	720.00
12	Parking Lot Services	0.00	202.81	0.00	97.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	299.90	350.00
12	Pest Control Services	1,549.09	0.00	0.00	0.00	0.00	97.09	140.24	91.69	318.23	43.15	32.36	194.18	2,466.03	1,500.00
14	Plumbing Services	650.00	650.00	1,905.72	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,855.72	960.00
12	Elevator - Contract	0.00	0.00	1,000.00	0.00	650.00	3,088.51	650.00	650.00	650.00	689.00	650.00	688.50	8,716.01	4,900.00
16	Landscape - Seasonal Services	0.00	0.00	0.00	0.00	1,000.00	63.29	0.00	900.00	0.00	0.00	0.00	2,181.00	4,144.29	2,200.00
16	Landscape - Snow Removal	634.31	702.27	679.62	713.60	0.00	0.00	0.00	0.00	49.99	505.34	0.00	0.00	3,285.13	2,700.00
9	Courtesy Contract/Labor	0.00	145.00	0.00	213.85	690.94	679.61	713.59	679.62	702.27	690.94	831.18	869.47	6,216.47	7,980.00
12	Alarm Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	321.47	0.00	0.00	0.00	0.00	321.47	800.00
12	Life Safety Maintenance & Testing	0.00	0.00	0.00	0.00	0.00	0.00	1,164.00	1,013.75	4,518.85	0.00	0.00	0.00	6,696.60	500.00
5008-564	TOTAL MAINTENANCE AND REPAIR EXPENSES	5673.92	4962.69	6501.30	5603.30	4864.57	9233.19	7250.57	7050.99	9427.49	5079.18	4880.50	7845.65	78373.35	70645.00
														17,501.61	
5009-000	TURNOVER EXPENSES													0.00	
17	Turnover - Carpet 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	0.00
17	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	1,875.00
17	Turnover - Contract Painting	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
20	Turnover - Electric	266.32	366.27	327.89	207.00	1,372.59	595.85	385.04	376.06	-166.52	194.36	110.00	30.04	4,064.90	1,275.00
21	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	315.00
19	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	945.00
5009-999	TOTAL TURNOVER EXPENSES	266.32	366.27	327.89	207.00	1,372.59	595.85	385.04	376.06	-166.52	194.36	110.00	30.04	4,064.90	6,660.00
5010-000	UTILITY EXPENSES														
20	Electricity - Common Area	3,422.35	2,998.26	3,870.72	4,578.89	7,334.28	5,944.67	5,360.47	4,554.21	3,738.91	2,922.93	3,631.39	4,205.38	52,562.46	49,418.42
19	Gas - Common Area	7,678.59	6,701.64	1,357.60	-222.23	98.79	428.92	489.78	832.57	1,777.17	4,114.58	8,875.61	15,144.73	47,277.75	36,031.27
21	Water - Common Area	1,773.08	730.59	1,158.61	1,235.49	1,502.79	1,414.59	2,109.87	1,456.64	1,304.00	1,605.78	1,684.78	1,509.86	17,486.08	13,879.16
22	Sewer	2,387.45	899.02	1,301.02	1,632.76	1,943.78	1,825.02	2,493.94	2,509.26	2,196.13	1,802.65	2,048.10	1,912.00	22,951.13	20,494.20
26	Waste Removal	1,361.00	1,322.78	1,623.98	1,498.60	1,856.76	1,812.01	1,461.71	1,650.03	3,090.87	1,506.94	1,638.93	1,635.00	20,458.61	16,661.11
26	Utility Billing Fee	88.00	187.00	88.00	88.00	88.00	88.00	88.00	108.00	108.00	108.00	0.00	0.00	1,039.00	1,213.94
26	Late Fees - Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.25	0.00	2.25	0.00

Rayette Lofts (res57611)
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													Total		
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual+	Original	
		Mar-21	Apr-21	May-21	Jun-21	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Budget	Budget
5019-999	TOTAL UTILITY EXPENSES	16,710.47	12,839.29	9,399.93	8,811.51	12,824.40	11,513.21	12,003.77	11,110.71	12,215.08	12,060.88	17,881.06	24,406.97	161,777.28	137,698.10
7350-000	MANAGEMENT FEES														
8	Management Fees	3,853.07	3,966.99	3,735.17	3,752.39	4,199.13	3,619.84	4,196.20	4,662.14	4,498.32	4,346.28	3,961.91	4,231.26	49,022.70	53,775.28
7350-999	TOTAL MANAGEMENT FEES	3,853.07	3,966.99	3,735.17	3,752.39	4,199.13	3,619.84	4,196.20	4,662.14	4,498.32	4,346.28	3,961.91	4,231.26	49,022.70	53,775.28
														80,218.97	
7600-000	INSURANCE														
5	Primary Property Insurance	3,280.76	3,280.76	3,280.78	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	42,182.27	45,275.20
7650-999	TOTAL INSURANCE	3,280.76	3,280.76	3,280.78	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	3,593.33	42,182.27	45,275.20
7700-000	TAXES/ASSESSMENTS														
2	Real Estate Taxes	25,068.50	39,593.14	28,699.67	28,699.69	28,699.67	28,699.67	28,699.67	29,782.67	28,699.67	28,699.65	28,699.67	28,699.67	352,741.34	361,262.52
7700-999	TOTAL TAXES/ASSESSMENTS	25,068.50	39,593.14	28,699.67	28,699.69	28,699.67	28,699.67	28,699.67	29,782.67	28,699.67	28,699.65	28,699.67	28,699.67	352,741.34	361,262.52
7730-999	TOTAL OPERATING EXPENSES	74,437.88	84,945.88	75,888.03	72,869.21	82,493.08	88,869.38	73,691.20	79,492.47	86,841.63	78,988.03	81,327.97	90,231.96	970,076.72	856,830.58
7749-999	NET OPERATING INCOME	66,769.82	57,377.52	66,706.93	63,343.78	53,879.61	46,073.90	79,719.76	78,125.67	77,041.98	76,475.05	62,947.10	59,617.79	788,078.91	1,098,634.25
7770-000	CAPITAL IMPROVEMENTS (RECURRING)														
7771-089	HVAC/Water Heaters	0.00	334.38	0.00	594.25	0.00	0.00	1,475.00	0.00	0.00	0.00	0.00	0.00	2,403.63	3,700.00
7771-109	Interior Improvements	0.00	39,801.50	0.00	0.00	0.00	0.00	0.00	0.00	679.61	0.00	0.00	0.00	40,481.11	500.00
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	780.00
7771-139	Window Washing – Exterior	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	10,000.00
7771-149	Doors/ Glass/ Hardware	0.00	0.00	600.25	0.00	0.00	2,030.00	0.00	0.00	0.00	0.00	0.00	0.00	2,630.25	1,200.00
7771-189	Appliance Replacement	0.00	0.00	0.00	0.00	0.00	1,116.51	0.00	200.81	78.40	1,170.44	0.00	0.00	2,566.16	2,800.00
7771-999	TOTAL CAPITAL IMPROVEMENTS (RECURRING)	0.00	40,135.88	600.25	594.25	0.00	3,146.51	1,475.00	200.81	758.01	1,170.44	0.00	0.00	48,081.15	18,980.00
7780-000	CAPITAL IMPROVEMENTS (NON-RECURRING)														
7781-069	Drainage	0.00	225.00	0.00	18,901.84	0.00	37,809.36	448.00	0.00	0.00	0.00	0.00	0.00	57,384.20	0.00
7781-119	Lease Up Expenses	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	58,953.00
7781-259	HVAC Replacement	0.00	14,988.87	8,338.72	323.63	-2,995.27	3,406.34	0.00	0.00	0.00	0.00	0.00	0.00	24,062.29	0.00
7781-279	Special Projects	0.00	0.00	0.00	1,393.71	11,548.85	512.43	0.00	0.00	0.00	0.00	725.00	0.00	14,179.99	5,310.00
7781-309	Cabana Furniture	0.00	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.00	3,000.00
7781-319	Computer Equipment	16.59	952.07	13.69	14.22	38.43	48.22	12.10	-1,121.52	0.00	0.00	0.00	0.00	-26.20	0.00
7781-409	Plumbing Repairs	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
7781-419	Upgrade Units - MR	9877.00	19695.31	22232.62	26163.00	32,844.81	53,619.37	30,742.51	15,403.65	22,029.75	6,419.74	1,807.20	67,472.49	308,307.45	161,820.00
7781-539	Building Improvements	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
7781-999	TOTAL CAPITAL IMPROVEMENTS (NON-RECURRING)	9,893.59	36,076.25	30,585.03	46,796.40	41,436.82	95,395.72	31,202.61	14,282.13	22,029.75	6,419.74	2,532.20	67,472.49	404,122.73	231,083.00
7800-000	DEBT SERVICE														
7800-024	Debt Service - Interest	32,906.12	31,866.06	33,086.82	32,009.77	33,145.34	32,112.63	26,920.83	81,532.71	81,449.80	55,607.07	55,746.09	51,554.53	547,937.77	555,331.89
7800-075	Debt Service - Service Fee	0.00	0.00	0.00	0.00	0.00	295.00	0.00	0.00	0.00	0.00	0.00	0.00	295.00	0.00
7850-999	TOTAL DEBT SERVICE	32,906.12	31,866.06	33,086.82	32,009.77	33,145.34	32,407.63	26,920.83	81,532.71	81,449.80	55,607.07	55,746.09	51,554.53	548,232.77	555,331.89
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	0.00	0.00	0.00	0.00	200.00
6	Partnership Expenses	2,000.00	0.00	13,807.73	465.00	0.00	4,102.50	10,419.00	240.99	0.00	460.71	102.00	2,388.04	33,985.97	12,138.16
8	Asset Management Fees	2,451.96	2,524.45	2,376.92	2,387.88	2,672.17	2,303.54	2,670.31	2,966.82	2,862.57	2,765.81	2,521.22	2,692.62	31,196.27	34,220.63
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	1,800.00
8222-010	Audit Fees	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	2,200.00

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		Mar-21	Apr-21	May-21	Jun-21	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Budget	Budget
8290-000	TOTAL PARTNERSHIP EXPENSES	4,451.96	2,524.45	16,184.65	2,852.88	2,672.17	6,406.04	13,089.31	3,207.81	2,862.57	3,226.52	2,623.22	5,080.66	65,182.24	50,558.79
9000-999	NET CASH FLOW	19,518.15	-53,225.12	-13,749.82	-18,909.52	-23,374.72	-91,282.00	7,032.01	-21,097.79	-30,058.15	10,051.28	2,045.59	-64,489.89	-277,539.98	242,680.57