Balance Sheet

Property Groups: Greenspire Apts
As of: 04/30/2022
Accounting Basis: Accrual
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Petty cash	260.00
Cash in bank	35,748.77
Savings	28,655.65
Tenant Security Deposits	28,072.60
Tax/PILOT escrow deposits	4,282.00
Reserve - Old National Bank	64,791.26
Reserve - McFarland State Bank	95,484.26
Replacement reserve	65,349.59
Total Cash	**322,644.13**
Current Assets	
Accounts Receivable	4,885.17
Accounts receivable - Other	3,429.63
Prepaid property insurance	4,618.01
Total Current Assets	**12,932.81**
Fixed Assets	
Land	117,190.50
Land improvements	211,954.50
Buildings	3,023,598.04
Building improvements	1,226,698.29
Building equipment - fixed	70,040.47
Building equipment - portable	1,731.00
Furnishings	188,489.14
A/D - land improvements	-170,329.25
A/D - buildings	-2,037,152.00
A/D - building improvements	-655,059.47
A/D - building equipment	-45,676.34
A/D - furnishings	-172,137.41
Total Fixed Assets	**1,759,347.47**
TOTAL ASSETS	**2,094,924.41**
LIABILITIES & CAPITAL	
Liabilities	
Current Liabilities	
Accounts Payable	18,467.02
Tenant Security Deposits	28,077.00
Prepaid Rent	1,936.94
Total Current Liabilities	**48,480.96**
Accounts payable - Other	2,013.44
Accrued interest	887.00

Balance Sheet

Account Name	Balance
HAP Variance	-4,517.29
Mortgage payable	2,143,859.71
Net income (loss)	-904.00
Total Liabilities	**2,189,819.82**
Capital	
Owner contributions	58,101.77
Accumulated income (loss)	-92,349.24
Calculated Retained Earnings	11,181.79
Calculated Prior Years Retained Earnings	-71,829.73
Total Capital	**-94,895.41**
TOTAL LIABILITIES & CAPITAL	**2,094,924.41**

Annual Budget - Comparative

Property Groups: Greenspire Apts
As of: Apr 2022
Additional Account Types: None
Accounting Basis: Accrual
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income									
REVENUES									
Rent Income	50,350.00	50,350.00	0.00	0.00%	201,400.00	201,400.00	0.00	0.00%	604,200.00
Total REVENUES	**50,350.00**	**50,350.00**	**0.00**	**0.00%**	**201,400.00**	**201,400.00**	**0.00**	**0.00%**	**604,200.00**
Less:									
Vacancies	-7,744.00	-3,331.09	-4,412.91	-132.48%	-30,553.00	-13,324.36	-17,228.64	-129.30%	-39,973.00
Total Less:	**-7,744.00**	**-3,331.09**	**-4,412.91**	**-132.48%**	**-30,553.00**	**-13,324.36**	**-17,228.64**	**-129.30%**	**-39,973.00**
Financial Revenue									
Interest - operations	1.54	0.59	0.95	161.02%	7.21	2.36	4.85	205.51%	7.00
Interest - reserve	20.49	0.00	20.49	0.00%	33.91	0.00	33.91	0.00%	0.00
Total Financial Revenue	**22.03**	**0.59**	**21.44**	**3,633.90%**	**41.12**	**2.36**	**38.76**	**1,642.37%**	**7.00**
Other Revenue									
Laundry and vending	382.50	433.34	-50.84	-11.73%	1,536.50	1,733.36	-196.86	-11.36%	5,200.00
Late Fee	21.00	8.34	12.66	151.80%	167.00	33.36	133.64	400.60%	100.00
Tenant charges	0.00	29.17	-29.17	-100.00%	952.00	116.68	835.32	715.91%	350.00
Miscellaneous revenue	15,043.00	200.00	14,843.00	7,421.50%	15,643.00	800.00	14,843.00	1,855.38%	2,400.00
Total Other Revenue	**15,446.50**	**670.85**	**14,775.65**	**2,202.53%**	**18,298.50**	**2,683.40**	**15,615.10**	**581.91%**	**8,050.00**
Total Operating Income	**58,074.53**	**47,690.35**	**10,384.18**	**21.77%**	**189,186.62**	**190,761.40**	**-1,574.78**	**-0.83%**	**572,284.00**
Expense									
Administrative Expense									
Advertising	535.51	385.26	-150.25	-39.00%	2,391.24	1,541.04	-850.20	-55.17%	4,623.00
Education/ seminars	0.00	39.59	39.59	100.00%	0.00	158.36	158.36	100.00%	475.00
Reserve funding	0.00	811.67	811.67	100.00%	-811.60	3,246.68	4,058.28	125.00%	9,740.00
Office salaries	779.87	0.00	-779.87	0.00%	1,811.15	0.00	-1,811.15	0.00%	0.00
Office supplies	101.40	87.51	-13.89	-15.87%	862.13	350.04	-512.09	-146.29%	1,050.00
Management fees	4,620.00	5,460.00	840.00	15.38%	18,420.00	21,840.00	3,420.00	15.66%	65,520.00
Manager salaries	3,510.00	3,315.00	-195.00	-5.88%	10,515.00	13,260.00	2,745.00	20.70%	39,780.00
Legal fees	0.00	20.84	20.84	100.00%	0.00	83.36	83.36	100.00%	250.00
Professional fees	0.00	5,633.34	5,633.34	100.00%	8,378.00	16,900.00	8,522.00	50.43%	16,900.00
Telephone/ pager/internet/	520.69	201.92	-318.77	-157.87%	1,324.32	807.68	-516.64	-63.97%	2,423.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
cell									
Other administrative expense	713.02	500.00	-213.02	-42.60%	2,395.41	2,000.00	-395.41	-19.77%	6,000.00
Total Administrative Expense	**10,780.49**	**16,455.13**	**5,674.64**	**34.49%**	**45,285.65**	**60,187.16**	**14,901.51**	**24.76%**	**146,761.00**
Utility Expense									
Electricity	3,621.79	3,403.34	-218.45	-6.42%	17,753.54	13,613.36	-4,140.18	-30.41%	40,840.00
Water	1,306.09	1,231.59	-74.50	-6.05%	5,344.11	4,926.36	-417.75	-8.48%	14,779.00
Sewer	917.78	825.51	-92.27	-11.18%	3,472.52	3,302.04	-170.48	-5.16%	9,906.00
Total Utility Expense	**5,845.66**	**5,460.44**	**-385.22**	**-7.05%**	**26,570.17**	**21,841.76**	**-4,728.41**	**-21.65%**	**65,525.00**
Maintenance Expense									
Garbage and trash removal	521.02	521.01	-0.01	0.00%	2,053.72	2,084.04	30.32	1.45%	6,252.00
Grounds contract	2,712.74	2,835.84	123.10	4.34%	7,382.74	11,343.36	3,960.62	34.92%	34,030.00
Repairs payroll	3,510.00	2,534.92	-975.08	-38.47%	10,515.00	10,139.68	-375.32	-3.70%	30,419.00
Repairs material	1,092.01	891.68	-200.33	-22.47%	4,086.92	3,566.72	-520.20	-14.58%	10,700.00
Repairs contract	370.00	650.00	280.00	43.08%	2,750.90	2,600.00	-150.90	-5.80%	7,800.00
Elevator maintenance/ contract	374.00	1,471.42	1,097.42	74.58%	3,144.40	5,885.68	2,741.28	46.58%	17,657.00
Snow removal	1,400.00	0.00	-1,400.00	0.00%	9,000.00	9,500.00	500.00	5.26%	19,000.00
Painting/ Decorating contract	0.00	112.51	112.51	100.00%	0.00	450.04	450.04	100.00%	1,350.00
Painting/ Decorating supplies	0.00	0.00	0.00	0.00%	244.29	0.00	-244.29	0.00%	0.00
Miscellaneous services	191.15	1,240.84	1,049.69	84.60%	2,708.69	4,963.36	2,254.67	45.43%	14,890.00
Total Maintenance Expense	**10,170.92**	**10,258.22**	**87.30**	**0.85%**	**41,886.66**	**50,532.88**	**8,646.22**	**17.11%**	**142,098.00**
Tax & Insurance Expense									
Real estate taxes	0.00	0.00	0.00	0.00%	26,438.12	24,260.50	-2,177.62	-8.98%	48,521.00
Property/liability insurance	1,967.63	1,782.09	-185.54	-10.41%	7,870.52	7,128.36	-742.16	-10.41%	21,385.00
Fidelity bond insurance	0.00	26.76	26.76	100.00%	0.00	107.04	107.04	100.00%	321.00
Workers' compensation	333.81	247.50	-86.31	-34.87%	984.75	990.00	5.25	0.53%	2,970.00
Payroll tax	894.08	848.93	-45.15	-5.32%	2,631.02	3,395.72	764.70	22.52%	10,187.00
Medical plan contributions	205.66	172.92	-32.74	-18.93%	748.24	691.68	-56.56	-8.18%	2,075.00
Employee retirement plan	15.90	0.00	-15.90	0.00%	28.87	0.00	-28.87	0.00%	0.00
Total Tax &	**3,417.08**	**3,078.20**	**-338.88**	**-11.01%**	**38,701.52**	**36,573.30**	**-2,128.22**	**-5.82%**	**85,459.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Insurance Expense									
Financial Expense									
Security deposit interest	0.00	0.00	0.00	0.00%	64.05	0.00	-64.05	0.00%	0.00
Interest - mortgage payable	2,825.02	2,825.09	0.07	0.00%	11,300.08	11,300.36	0.28	0.00%	33,901.00
Total Financial Expense	**2,825.02**	**2,825.09**	**0.07**	**0.00%**	**11,364.13**	**11,300.36**	**-63.77**	**-0.56%**	**33,901.00**
Total Operating Expense	**33,039.17**	**38,077.08**	**5,037.91**	**13.23%**	**163,808.13**	**180,435.46**	**16,627.33**	**9.22%**	**473,744.00**
Total Operating Income	58,074.53	47,690.35	10,384.18	21.77%	189,186.62	190,761.40	-1,574.78	-0.83%	572,284.00
Total Operating Expense	33,039.17	38,077.08	5,037.91	13.23%	163,808.13	180,435.46	16,627.33	9.22%	473,744.00
NOI - Net Operating Income	**25,035.36**	**9,613.27**	**15,422.09**	**160.43%**	**25,378.49**	**10,325.94**	**15,052.55**	**145.77%**	**98,540.00**
Other Expense									
Capital expenditures									
Appliances	0.00	1,133.84	1,133.84	100.00%	2,418.00	4,535.36	2,117.36	46.69%	13,606.00
Carpet/Vinyl	2,751.80	4,302.00	1,550.20	36.03%	8,959.11	17,208.00	8,248.89	47.94%	51,624.00
HVAC	0.00	66.67	66.67	100.00%	0.00	266.68	266.68	100.00%	800.00
Landscaping	0.00	783.34	783.34	100.00%	0.00	3,133.36	3,133.36	100.00%	9,400.00
Driveway/ Parking Lot/ Sidewalks	0.00	423.25	423.25	100.00%	0.00	1,693.00	1,693.00	100.00%	5,079.00
Furnishings	0.00	333.34	333.34	100.00%	0.00	1,333.36	1,333.36	100.00%	4,000.00
Structures - windows	0.00	1,363.51	1,363.51	100.00%	0.00	5,454.04	5,454.04	100.00%	16,362.00
Plumbing	0.00	2,318.18	2,318.18	100.00%	318.99	9,272.72	8,953.73	96.56%	27,818.00
Bldg Improvments	0.00	1,690.00	1,690.00	100.00%	0.60	6,760.00	6,759.40	99.99%	20,280.00
Electrical	0.00	833.67	833.67	100.00%	0.00	3,334.68	3,334.68	100.00%	10,004.00
Water Heaters	0.00	772.09	772.09	100.00%	0.00	3,088.36	3,088.36	100.00%	9,265.00
Water Softeners	0.00	340.00	340.00	100.00%	0.00	1,360.00	1,360.00	100.00%	4,080.00
Cabinets & Countertops	0.00	2,000.00	2,000.00	100.00%	0.00	8,000.00	8,000.00	100.00%	24,000.00
Structures - Doors	0.00	3,427.00	3,427.00	100.00%	0.00	13,708.00	13,708.00	100.00%	41,124.00
Structures - Other	0.00	133.34	133.34	100.00%	0.00	533.36	533.36	100.00%	1,600.00
Misc operating expense	0.00	0.00	0.00	0.00%	2,500.00	0.00	-2,500.00	0.00%	0.00
Total Capital expenditures	**2,751.80**	**19,920.23**	**17,168.43**	**86.19%**	**14,196.70**	**79,680.92**	**65,484.22**	**82.18%**	**239,042.00**
Total Other Expense	**2,751.80**	**19,920.23**	**17,168.43**	**86.19%**	**14,196.70**	**79,680.92**	**65,484.22**	**82.18%**	**239,042.00**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Net Other Income	**-2,751.80**	**-19,920.23**	**17,168.43**	**86.19%**	**-14,196.70**	**-79,680.92**	**65,484.22**	**82.18%**	**-239,042.00**
Total Income	58,074.53	47,690.35	10,384.18	21.77%	189,186.62	190,761.40	-1,574.78	-0.83%	572,284.00
Total Expense	35,790.97	57,997.31	22,206.34	38.29%	178,004.83	260,116.38	82,111.55	31.57%	712,786.00
Net Income	**22,283.56**	**-10,306.96**	**32,590.52**	**316.20%**	**11,181.79**	**-69,354.98**	**80,536.77**	**116.12%**	**-140,502.00**

Income Statement - 12 Month

Broihahn Management

Property Groups: Greenspire Apts

Fund Type: All

Period Range: Jan 2022 to Apr 2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
Operating Income & Expense					
Income					
REVENUES					
Rent Income	50,350.00	50,350.00	50,350.00	50,350.00	201,400.00
Total REVENUES	**50,350.00**	**50,350.00**	**50,350.00**	**50,350.00**	**201,400.00**
Less:					
Vacancies	-5,936.00	-8,806.00	-8,067.00	-7,744.00	-30,553.00
Total Less:	**-5,936.00**	**-8,806.00**	**-8,067.00**	**-7,744.00**	**-30,553.00**
Financial Revenue					
Interest - operations	2.10	1.93	1.64	1.54	7.21
Interest - reserve	0.00	0.00	13.42	20.49	33.91
Total Financial Revenue	**2.10**	**1.93**	**15.06**	**22.03**	**41.12**
Other Revenue					
Laundry and vending	391.25	0.00	762.75	382.50	1,536.50
Late Fee	50.00	49.00	47.00	21.00	167.00
Tenant charges	350.00	602.00	0.00	0.00	952.00
Miscellaneous revenue	200.00	200.00	200.00	15,043.00	15,643.00
Total Other Revenue	**991.25**	**851.00**	**1,009.75**	**15,446.50**	**18,298.50**
Total Operating Income	**45,407.35**	**42,396.93**	**43,307.81**	**58,074.53**	**189,186.62**
Expense					
Administrative Expense					
Advertising	740.33	545.00	570.40	535.51	2,391.24
Reserve funding	0.00	0.00	-811.60	0.00	-811.60
Office salaries	0.00	391.22	640.06	779.87	1,811.15
Office supplies	454.57	306.16	0.00	101.40	862.13
Management fees	4,740.00	4,500.00	4,560.00	4,620.00	18,420.00
Manager salaries	2,325.00	2,340.00	2,340.00	3,510.00	10,515.00
Professional fees	0.00	8,378.00	0.00	0.00	8,378.00
Telephone/pager/internet/ cell	377.66	284.86	141.11	520.69	1,324.32
Other administrative expense	1,249.59	202.00	230.80	713.02	2,395.41
Total Administrative Expense	**9,887.15**	**16,947.24**	**7,670.77**	**10,780.49**	**45,285.65**
Utility Expense					
Electricity	4,407.63	5,324.93	4,399.19	3,621.79	17,753.54
Water	1,276.70	1,513.21	1,248.11	1,306.09	5,344.11
Sewer	962.15	848.76	743.83	917.78	3,472.52
Total Utility Expense	**6,646.48**	**7,686.90**	**6,391.13**	**5,845.66**	**26,570.17**
Maintenance Expense					
Garbage and trash	505.84	505.84	521.02	521.02	2,053.72

Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
removal					
Grounds contract	1,550.00	1,560.00	1,560.00	2,712.74	7,382.74
Repairs payroll	2,325.00	2,340.00	2,340.00	3,510.00	10,515.00
Repairs material	807.51	1,426.85	760.55	1,092.01	4,086.92
Repairs contract	970.80	950.10	460.00	370.00	2,750.90
Elevator maintenance/ contract	383.04	723.36	1,664.00	374.00	3,144.40
Snow removal	4,700.00	2,900.00	0.00	1,400.00	9,000.00
Painting/Decorating supplies	0.00	124.54	119.75	0.00	244.29
Miscellaneous services	775.43	698.24	1,043.87	191.15	2,708.69
Total Maintenance Expense	**12,017.62**	**11,228.93**	**8,469.19**	**10,170.92**	**41,886.66**
Tax & Insurance Expense					
Real estate taxes	0.00	0.00	26,438.12	0.00	26,438.12
Property/liability insurance	1,967.63	1,967.63	1,967.63	1,967.63	7,870.52
Workers' compensation	212.04	217.19	221.71	333.81	984.75
Payroll tax	544.71	584.74	607.49	894.08	2,631.02
Medical plan contributions	172.86	179.26	190.46	205.66	748.24
Employee retirement plan	0.00	3.46	9.51	15.90	28.87
Total Tax & Insurance Expense	**2,897.24**	**2,952.28**	**29,434.92**	**3,417.08**	**38,701.52**
Financial Expense					
Security deposit interest	0.00	28.01	36.04	0.00	64.05
Interest - mortgage payable	2,825.02	2,825.02	2,825.02	2,825.02	11,300.08
Total Financial Expense	**2,825.02**	**2,853.03**	**2,861.06**	**2,825.02**	**11,364.13**
Total Operating Expense	**34,273.51**	**41,668.38**	**54,827.07**	**33,039.17**	**163,808.13**
NOI - Net Operating Income	**11,133.84**	**728.55**	**-11,519.26**	**25,035.36**	**25,378.49**
Other Income & Expense					
Other Expense					
Capital expenditures					
Appliances	70.00	0.00	2,348.00	0.00	2,418.00
Carpet/Vinyl	3,593.82	0.00	2,613.49	2,751.80	8,959.11
Plumbing	0.00	159.99	159.00	0.00	318.99
Bldg Improvments	0.60	0.00	0.00	0.00	0.60
Misc operating expense	0.00	0.00	2,500.00	0.00	2,500.00
Total Capital expenditures	**3,664.42**	**159.99**	**7,620.49**	**2,751.80**	**14,196.70**
Total Other Expense	**3,664.42**	**159.99**	**7,620.49**	**2,751.80**	**14,196.70**
Net Other Income	**-3,664.42**	**-159.99**	**-7,620.49**	**-2,751.80**	**-14,196.70**
Total Income	45,407.35	42,396.93	43,307.81	58,074.53	189,186.62
Total Expense	37,937.93	41,828.37	62,447.56	35,790.97	178,004.83
Net Income	**7,469.42**	**568.56**	**-19,139.75**	**22,283.56**	**11,181.79**