Greenspire Apartments
Stoughton Housing Authority - Owner's Report
July 21, 2021

Occupancy (7/19/2021)

- Wait List: 20 (all are pre-approved)
- Occupancy Rate: As of 7/19/2021, GS1 & 2 (91% - 5 vacant) and GS3 (93% 2-vacant) the plan had been to hold the 5 vacant units for renovations and transfers. We now plan to lease them as construction schedules have been moved to fall.
- Resident Retention – We have no residents on notice. Because of our resident demographics, vacancies can change quickly.

Current Apartment Status

Building	Vacant 05/01	Notice 7/31	Notice 8/31	Notice 9/30	Accepted
924	2	0	0	0	0
1046	0	0	0	0	0
1040	3	0	0	0	0
1050	0	0	0	0	0
1060	1	0	0	0	0
1070	1	0	0	0	0
TOTAL	7	0	0	0	0

Marketing:

Staff regularly updates advertising sources such as WI Housing Search, affordable housing publications such as the Senior Resources Directory, ABODO, (also covers Facebook Marketplace) and rent.com (covers several different rental web sites) Information continues to be available through Rural Development, Dane County Housing Authority and HUD.

AFHMP efforts are ongoing throughout the year. Letters and brochures are sent and sometimes personal visits to resources in the target market area.

We continue to update move in welcome packets, flyers, and information to be distributed around town.

We are excited to be a sponsor in this year's Coffee Break Festival which will take place on Saturday, August 21, 2021, at Mandt Park.

Operations/Compliance:

All recertifications are completed on a timely basis; letters/appointments being completed at least 90 days prior to the lease expiration.

Rural Development has approved the year end 2020 financials. We will begin working on the 2022 budget, which is due September 30, 2021.

In person REAC inspections have started back up and one is scheduled for Greenspire 1 & 2 on August 4, 2021.

BMC is celebrating their 20th Anniversary throughout '21 and will be incorporating those celebrations with properties under management.

Our part time communication director has been a huge asset to BMC. She continues to work with staff to enhance each site's marketing presence. She has also played a significant role in working with staff to put the resident survey together and update the BMC Facebook page.

Effective approximately 9-1-21, (pending construction) the new BMC office address will be 1502 W. Broadway Suite #302 Madison, WI 53713. All phone numbers and e-mail addresses will remain the same.

Resident Information:

The eviction moratorium was extended through 7/31/21 and it is not likely it will be extended again. It is never our intention to remove a resident from their home, however, if it came to that, we would have no authority to do so at this time for non-payment if they fit certain criteria. Other lease violations are not included. Currently, there are no residents who are delinquent because of COVID-19.

Satisfaction surveys were delivered to all residents along with the summer newsletter (attached). The survey results brought several issues to the surface, which staff is addressing. There were also many wonderful comments.

We plan to implement:

- More communications with residents regarding work being done at the property and planned improvements.

- A cleaning checklist is being posted on each bulletin board for our cleaners to complete each time they are in the building.
- Town Hall meetings are being implemented again. The first group will take place on July 28th. We plan to meet in each building for approximately one hour.
- More time off for our on-site team.

Maintenance/Major Repairs:

The interior fire door at building 1046 (GS3) has been on order and due to the problems with the supply chain, the process has been quite lengthy. Once the door arrives, we will be working with two contractors for the install.

We are still planning on replacing the fire alarm system. We have found an electrician who will be meeting with the Fire Marshall to go over a few more items.

Unit Rehab:

Due to McGann construction's schedule and supply availability, the rehab work has been pushed back to October 2021. We still plan to complete 6 units, 3 in building 1040, and 3 in building 1060. The hallway carpet in #1060 will be replaced and new railings installed. Vacant units will now be rented.

Personnel/Training:

Marsha, the Property Supervisor, continues to spend one day a week at the property, helping Wendy with a variety of day-to-day tasks, along with her supervisory role.

Staff completed WI-CARH Spring Training on May 11, 2021, through Zeffert & Associates.

We are currently seeking a part time maintenance technician, as Jim wants to cut back his hours and partially retire.

YTD Variance Report (Combined) 6/30/21

Operating Income: $274,241 under budget 1.93%

Expenses

- Administrative: $67,553 under budget 5.80%
- Utilities: $33,148 over budget 3.60%
- Maintenance: $78,396 under budget 23.57%
- Tax & Ins.: $43,743 under budget 7.55%
- Finance: $17,047 over budget .57%

Net Operating: $34,354

Capital Expenses (Other) under budget 89.19%

- To date, we have paid architect fees
- Replaced carpet/vinyl (2) in GS3 and (3) in GS
- Purchased refrigerators (1) GS and (1) GS3
- Purchased (2) range hoods for GS3
- Replaced (2) wall A/C in GS3
- Replaced heat pump @ bldg. 1050

Net Income: 9,382

Balance Sheet

Property Groups: Greenspire Apts
As of: 06/30/2021
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	33,108.45
Savings	30,639.10
Tenant Security Deposits	28,695.51
Tax/PILOT escrow deposits	6,826.18
Reserve - Old National Bank	64,776.67
Reserve - McFarland State Bank	259,975.02
Replacement reserve	218,641.00
Total Cash	**642,921.93**
Current Assets	
Accounts Receivable	4,097.17
Accounts receivable - Other	1,293.82
Prepaid property insurance	6,607.88
Total Current Assets	**11,998.87**
Fixed Assets	
Land	117,190.50
Land improvements	211,954.50
Buildings	3,023,598.04
Building improvements	857,222.29
Building equipment - fixed	70,040.47
Building equipment - portable	1,731.00
Furnishings	188,489.14
A/D - land improvements	-158,023.25
A/D - buildings	-1,990,930.00
A/D - building improvements	-650,356.47
A/D - building equipment	-39,253.34
A/D - furnishings	-169,223.41
Total Fixed Assets	**1,462,439.47**
TOTAL ASSETS	**2,117,360.27**

LIABILITIES & CAPITAL	
Liabilities	
Current Liabilities	
Accounts Payable	18,376.48
Tenant Security Deposits	30,754.00
Prepaid Rent	1,701.00
Total Current Liabilities	**50,831.48**
Accounts payable - Other	164.60

Balance Sheet

Account Name	Balance
Accrued interest	1,038.00
HAP Variance	-2,404.29
Mortgage payable	2,166,122.71
Total Liabilities	**2,215,752.50**
Capital	
Owner contributions	58,101.77
Accumulated income (loss)	-92,349.24
Calculated Retained Earnings	9,381.72
Calculated Prior Years Retained Earnings	-73,526.48
Total Capital	**-98,392.23**
TOTAL LIABILITIES & CAPITAL	**2,117,360.27**

Annual Budget - Comparative

Property Groups: Greenspire Apts

As of: Jun 2021

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	48,509.00	48,509.00	0.00	0.00%	291,054.00	291,054.00	0.00	0.00%	582,108.00
Total REVENUES	**48,509.00**	**48,509.00**	**0.00**	**0.00%**	**291,054.00**	**291,054.00**	**0.00**	**0.00%**	**582,108.00**
Less:									
Vacancies	-3,388.00	-2,571.00	-817.00	-31.78%	-22,086.00	-15,426.04	-6,659.96	-43.17%	-30,852.00
Total Less:	**-3,388.00**	**-2,571.00**	**-817.00**	**-31.78%**	**-22,086.00**	**-15,426.04**	**-6,659.96**	**-43.17%**	**-30,852.00**
Financial Revenue									
Interest - operations	1.66	0.59	1.07	181.36%	8.10	3.54	4.56	128.81%	7.00
Interest - reserve	50.41	0.00	50.41	0.00%	516.25	0.00	516.25	0.00%	0.00
Total Financial Revenue	**52.07**	**0.59**	**51.48**	**8,725.42%**	**524.35**	**3.54**	**520.81**	**14,712.15%**	**7.00**
Other Revenue									
Laundry and vending	414.75	441.67	-26.92	-6.10%	2,740.25	2,650.02	90.23	3.40%	5,300.00
Late Fee	8.00	8.33	-0.33	-3.96%	403.00	50.02	352.98	705.68%	100.00
Tenant charges	0.00	16.67	-16.67	-100.00%	405.00	100.02	304.98	304.92%	200.00
Miscellaneous revenue	200.00	200.00	0.00	0.00%	1,200.00	1,200.00	0.00	0.00%	2,400.00
Total Other Revenue	**622.75**	**666.67**	**-43.92**	**-6.59%**	**4,748.25**	**4,000.06**	**748.19**	**18.70%**	**8,000.00**
Total Operating Income	**45,795.82**	**46,605.26**	**-809.44**	**-1.74%**	**274,240.60**	**279,631.56**	**-5,390.96**	**-1.93%**	**559,263.00**
Expense									
Administrative Expense									
Advertising	315.40	362.50	47.10	12.99%	2,546.99	2,175.00	-371.99	-17.10%	4,350.00
Education/ seminars	0.00	56.00	56.00	100.00%	328.00	336.04	8.04	2.39%	672.00
Office salaries	165.36	0.00	-165.36	0.00%	694.51	0.00	-694.51	0.00%	0.00
Office supplies	117.20	87.50	-29.70	-33.94%	409.36	525.04	115.68	22.03%	1,050.00
Office furniture	0.00	0.00	0.00	0.00%	289.05	0.00	-289.05	0.00%	0.00
Management fees	4,872.00	5,278.00	406.00	7.69%	29,348.00	31,668.00	2,320.00	7.33%	63,336.00
Manager salaries	2,310.00	2,502.50	192.50	7.69%	14,970.00	15,015.00	45.00	0.30%	30,030.00
Legal fees	0.00	20.83	20.83	100.00%	0.00	125.02	125.02	100.00%	250.00
Professional fees	0.00	0.00	0.00	0.00%	13,340.00	16,900.00	3,560.00	21.07%	16,900.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Telephone/ pager/internet/ cell	567.48	398.67	-168.81	-42.34%	2,333.08	2,392.02	58.94	2.46%	4,784.00
Other administrative expense	369.02	429.17	60.15	14.02%	3,293.71	2,575.02	-718.69	-27.91%	5,150.00
Total Administrative Expense	**8,716.46**	**9,135.17**	**418.71**	**4.58%**	**67,552.70**	**71,711.14**	**4,158.44**	**5.80%**	**126,522.00**
Utility Expense									
Electricity	2,496.47	3,315.59	819.12	24.71%	21,366.49	19,893.54	-1,472.95	-7.40%	39,787.00
Water	1,208.89	1,207.92	-0.97	-0.08%	6,997.28	7,247.52	250.24	3.45%	14,495.00
Sewer	831.05	809.25	-21.80	-2.69%	4,783.98	4,855.54	71.56	1.47%	9,711.00
Total Utility Expense	**4,536.41**	**5,332.76**	**796.35**	**14.93%**	**33,147.75**	**31,996.60**	**-1,151.15**	**-3.60%**	**63,993.00**
Maintenance Expense									
Garbage and trash removal	505.84	505.83	-0.01	0.00%	3,005.58	3,035.02	29.44	0.97%	6,070.00
Grounds contract	3,644.99	2,387.75	-1,257.24	-52.65%	12,439.98	14,326.54	1,886.56	13.17%	28,653.00
Repairs payroll	2,310.00	2,502.50	192.50	7.69%	14,970.00	15,015.00	45.00	0.30%	30,030.00
Repairs material	1,049.70	808.33	-241.37	-29.86%	5,928.81	4,850.02	-1,078.79	-22.24%	9,700.00
Repairs contract	534.40	641.67	107.27	16.72%	3,361.80	3,850.02	488.22	12.68%	7,700.00
Elevator maintenance/ contract	2,595.05	1,121.67	-1,473.38	-131.36%	18,794.87	6,730.02	-12,064.85	-179.27%	13,460.00
Snow removal	0.00	0.00	0.00	0.00%	13,780.00	9,780.00	-4,000.00	-40.90%	16,300.00
Painting/ Decorating contract	0.00	54.17	54.17	100.00%	0.00	325.02	325.02	100.00%	650.00
Painting/ Decorating supplies	0.00	0.00	0.00	0.00%	198.30	0.00	-198.30	0.00%	0.00
Carpeting / Vinyl	0.00	0.00	0.00	0.00%	430.86	0.00	-430.86	0.00%	0.00
Miscellaneous services	720.28	921.58	201.30	21.84%	5,485.86	5,529.52	43.66	0.79%	11,059.00
Total Maintenance Expense	**11,360.26**	**8,943.50**	**-2,416.76**	**-27.02%**	**78,396.06**	**63,441.16**	**-14,954.90**	**-23.57%**	**123,622.00**
Tax & Insurance Expense									
Real estate taxes	0.00	0.00	0.00	0.00%	23,553.75	24,487.00	933.25	3.81%	48,974.00
Property/liability insurance	2,842.17	2,655.00	-187.17	-7.05%	14,211.35	15,930.00	1,718.65	10.79%	31,860.00
Fidelity bond insurance	0.00	30.50	30.50	100.00%	0.00	183.04	183.04	100.00%	366.00
Workers' compensation	211.43	253.92	42.49	16.73%	1,368.46	1,523.52	155.06	10.18%	3,047.00
Payroll tax	556.05	691.92	135.87	19.64%	3,572.01	4,151.52	579.51	13.96%	8,303.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Medical plan contributions	172.86	172.92	0.06	0.03%	1,037.16	1,037.52	0.36	0.03%	2,075.00
Total Tax & Insurance Expense	**3,782.51**	**3,804.26**	**21.75**	**0.57%**	**43,742.73**	**47,312.60**	**3,569.87**	**7.55%**	**94,625.00**
Financial Expense									
Security deposit interest	0.00	0.00	0.00	0.00%	97.33	0.00	-97.33	0.00%	0.00
Interest - mortgage payable	2,825.02	2,825.09	0.07	0.00%	16,950.12	16,950.54	0.42	0.00%	33,901.00
Total Financial Expense	**2,825.02**	**2,825.09**	**0.07**	**0.00%**	**17,047.45**	**16,950.54**	**-96.91**	**-0.57%**	**33,901.00**
Total Operating Expense	**31,220.66**	**30,040.78**	**-1,179.88**	**-3.93%**	**239,886.69**	**231,412.04**	**-8,474.65**	**-3.66%**	**442,663.00**
Total Operating Income	45,795.82	46,605.26	-809.44	-1.74%	274,240.60	279,631.56	-5,390.96	-1.93%	559,263.00
Total Operating Expense	31,220.66	30,040.78	-1,179.88	-3.93%	239,886.69	231,412.04	-8,474.65	-3.66%	442,663.00
NOI - Net Operating Income	**14,575.16**	**16,564.48**	**-1,989.32**	**-12.01%**	**34,353.91**	**48,219.52**	**-13,865.61**	**-28.76%**	**116,600.00**
Other Expense									
Capital expenditures									
Appliances	701.03	1,955.58	1,254.55	64.15%	1,688.35	11,733.52	10,045.17	85.61%	23,467.00
Carpet/Vinyl	4,577.21	6,929.17	2,351.96	33.94%	9,252.35	41,575.02	32,322.67	77.75%	83,150.00
HVAC	6,344.00	0.00	-6,344.00	0.00%	6,344.00	0.00	-6,344.00	0.00%	0.00
Equipment	0.00	3,618.92	3,618.92	100.00%	0.00	21,713.52	21,713.52	100.00%	43,427.00
Landscaping	0.00	766.67	766.67	100.00%	0.00	4,600.02	4,600.02	100.00%	9,200.00
Furnishings	0.00	791.67	791.67	100.00%	0.00	4,750.02	4,750.02	100.00%	9,500.00
Structures - windows	0.00	2,092.50	2,092.50	100.00%	0.00	12,555.00	12,555.00	100.00%	25,110.00
Stuctures - Roofing	0.00	400.00	400.00	100.00%	0.00	2,400.04	2,400.04	100.00%	4,800.00
Plumbing	0.00	2,949.08	2,949.08	100.00%	728.49	17,694.52	16,966.03	95.88%	35,389.00
Bldg Improvments	0.00	906.67	906.67	100.00%	0.00	5,440.02	5,440.02	100.00%	10,880.00
Electrical	0.00	6,205.84	6,205.84	100.00%	0.00	37,235.04	37,235.04	100.00%	74,470.00
Water Heaters	0.00	866.25	866.25	100.00%	0.00	5,197.54	5,197.54	100.00%	10,395.00
Water Softeners	0.00	1,252.75	1,252.75	100.00%	0.00	7,516.50	7,516.50	100.00%	15,033.00
Cabinets & Countertops	0.00	3,500.00	3,500.00	100.00%	0.00	21,000.00	21,000.00	100.00%	42,000.00
Structures - Doors	0.00	4,792.08	4,792.08	100.00%	0.00	28,752.52	28,752.52	100.00%	57,505.00
Structures - Other	0.00	1,461.00	1,461.00	100.00%	0.00	8,766.00	8,766.00	100.00%	17,532.00
Misc operating expense	1,459.00	0.00	-1,459.00	0.00%	6,959.00	0.00	-6,959.00	0.00%	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Total Capital expenditures	**13,081.24**	**38,488.18**	**25,406.94**	**66.01%**	**24,972.19**	**230,929.28**	**205,957.09**	**89.19%**	**461,858.00**
Total Other Expense	**13,081.24**	**38,488.18**	**25,406.94**	**66.01%**	**24,972.19**	**230,929.28**	**205,957.09**	**89.19%**	**461,858.00**
Net Other Income	**-13,081.24**	**-38,488.18**	**25,406.94**	**66.01%**	**-24,972.19**	**-230,929.28**	**205,957.09**	**89.19%**	**-461,858.00**
Total Income	45,795.82	46,605.26	-809.44	-1.74%	274,240.60	279,631.56	-5,390.96	-1.93%	559,263.00
Total Expense	44,301.90	68,528.96	24,227.06	35.35%	264,858.88	462,341.32	197,482.44	42.71%	904,521.00
Net Income	**1,493.92**	**-21,923.70**	**23,417.62**	**106.81%**	**9,381.72**	**-182,709.76**	**192,091.48**	**105.13%**	**-345,258.00**

Income Statement - 12 Month

Broihahn Management

Property Groups: Greenspire Apts

Period Range: Jan 2021 to Jun 2021

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Operating Income & Expense							
Income							
REVENUES							
Rent Income	48,509.00	48,509.00	48,509.00	48,509.00	48,509.00	48,509.00	291,054.00
Total REVENUES	**48,509.00**	**48,509.00**	**48,509.00**	**48,509.00**	**48,509.00**	**48,509.00**	**291,054.00**
Less:							
Vacancies	-3,917.55	-3,745.45	-3,108.00	-3,758.00	-4,169.00	-3,388.00	-22,086.00
Total Less:	**-3,917.55**	**-3,745.45**	**-3,108.00**	**-3,758.00**	**-4,169.00**	**-3,388.00**	**-22,086.00**
Financial Revenue							
Interest - operations	0.26	1.63	1.49	1.58	1.48	1.66	8.10
Interest - reserve	0.00	0.00	434.91	0.00	30.93	50.41	516.25
Total Financial Revenue	**0.26**	**1.63**	**436.40**	**1.58**	**32.41**	**52.07**	**524.35**
Other Revenue							
Laundry and vending	455.75	204.25	868.75	404.50	392.25	414.75	2,740.25
Late Fee	138.00	74.00	122.00	41.00	20.00	8.00	403.00
Tenant charges	0.00	0.00	0.00	405.00	0.00	0.00	405.00
Miscellaneous revenue	2,053.00	-1,653.00	200.00	200.00	200.00	200.00	1,200.00
Total Other Revenue	**2,646.75**	**-1,374.75**	**1,190.75**	**1,050.50**	**612.25**	**622.75**	**4,748.25**
Total Operating Income	**47,238.46**	**43,390.43**	**47,028.15**	**45,803.08**	**44,984.66**	**45,795.82**	**274,240.60**
Expense							
Administrative Expense							
Advertising	330.11	716.55	934.93	125.00	125.00	315.40	2,546.99
Education/ seminars	0.00	0.00	253.00	75.00	0.00	0.00	328.00
Office salaries	82.68	115.75	248.04	82.68	0.00	165.36	694.51
Office supplies	169.56	0.00	122.60	0.00	0.00	117.20	409.36
Office furniture	0.00	0.00	0.00	289.05	0.00	0.00	289.05
Management fees	4,814.00	4,988.00	4,988.00	4,814.00	4,872.00	4,872.00	29,348.00
Manager salaries	2,265.00	2,310.00	3,465.00	2,310.00	2,310.00	2,310.00	14,970.00
Professional fees	0.00	11,540.00	0.00	1,800.00	0.00	0.00	13,340.00
Telephone/pager/ internet/cell	422.12	370.42	317.19	478.49	177.38	567.48	2,333.08
Other administrative expense	473.27	700.87	483.62	650.00	616.93	369.02	3,293.71

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Total Administrative Expense	**8,556.74**	**20,741.59**	**10,812.38**	**10,624.22**	**8,101.31**	**8,716.46**	**67,552.70**
Utility Expense							
Electricity	3,968.58	4,121.41	4,524.72	3,550.35	2,704.96	2,496.47	21,366.49
Water	1,174.49	1,170.62	1,132.52	1,163.00	1,147.76	1,208.89	6,997.28
Sewer	848.76	809.32	735.37	794.53	764.95	831.05	4,783.98
Total Utility Expense	**5,991.83**	**6,101.35**	**6,392.61**	**5,507.88**	**4,617.67**	**4,536.41**	**33,147.75**
Maintenance Expense							
Garbage and trash removal	491.11	491.11	491.11	520.57	505.84	505.84	3,005.58
Grounds contract	1,510.00	1,540.00	2,310.00	1,894.99	1,540.00	3,644.99	12,439.98
Repairs payroll	2,265.00	2,310.00	3,465.00	2,310.00	2,310.00	2,310.00	14,970.00
Repairs material	2,692.64	595.88	148.87	247.29	1,194.43	1,049.70	5,928.81
Repairs contract	1,560.00	380.00	560.00	119.40	208.00	534.40	3,361.80
Elevator maintenance/ contract	1,358.66	906.28	6,933.72	4,863.72	2,137.44	2,595.05	18,794.87
Snow removal	3,625.00	9,530.00	625.00	0.00	0.00	0.00	13,780.00
Painting/ Decorating supplies	97.20	0.00	0.00	101.10	0.00	0.00	198.30
Carpeting / Vinyl	0.00	0.00	0.00	0.00	430.86	0.00	430.86
Miscellaneous services	1,738.33	358.88	1,171.89	638.48	858.00	720.28	5,485.86
Total Maintenance Expense	**15,337.94**	**16,112.15**	**15,705.59**	**10,695.55**	**9,184.57**	**11,360.26**	**78,396.06**
Tax & Insurance Expense							
Real estate taxes	0.00	0.00	23,553.75	0.00	0.00	0.00	23,553.75
Property/liability insurance	2,841.00	2,842.17	1.17	2,842.17	2,842.67	2,842.17	14,211.35
Workers' compensation	206.95	211.21	317.16	211.05	210.66	211.43	1,368.46
Payroll tax	539.67	551.72	834.09	548.84	541.64	556.05	3,572.01
Medical plan contributions	172.86	172.86	172.86	172.86	172.86	172.86	1,037.16
Total Tax & Insurance Expense	**3,760.48**	**3,777.96**	**24,879.03**	**3,774.92**	**3,767.83**	**3,782.51**	**43,742.73**
Financial Expense							
Security deposit interest	30.14	0.00	8.25	46.11	12.83	0.00	97.33
Interest - mortgage payable	2,825.02	2,825.02	2,825.02	2,825.02	2,825.02	2,825.02	16,950.12
Total Financial Expense	**2,855.16**	**2,825.02**	**2,833.27**	**2,871.13**	**2,837.85**	**2,825.02**	**17,047.45**
Total Operating Expense	**36,502.15**	**49,558.07**	**60,622.88**	**33,473.70**	**28,509.23**	**31,220.66**	**239,886.69**
NOI - Net Operating Income	**10,736.31**	**-6,167.64**	**-13,594.73**	**12,329.38**	**16,475.43**	**14,575.16**	**34,353.91**

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total
Other Income & Expense							
Other Expense							
Capital expenditures							
Appliances	0.00	0.00	133.58	773.75	79.99	701.03	1,688.35
Carpet/Vinyl	0.00	1,794.67	0.00	604.17	2,276.30	4,577.21	9,252.35
HVAC	0.00	0.00	0.00	0.00	0.00	6,344.00	6,344.00
Plumbing	0.00	0.00	0.00	383.50	344.99	0.00	728.49
Misc operating expense	0.00	0.00	1,500.00	4,000.00	0.00	1,459.00	6,959.00
Total Capital expenditures	**0.00**	**1,794.67**	**1,633.58**	**5,761.42**	**2,701.28**	**13,081.24**	**24,972.19**
Total Other Expense	**0.00**	**1,794.67**	**1,633.58**	**5,761.42**	**2,701.28**	**13,081.24**	**24,972.19**
Net Other Income	**0.00**	**-1,794.67**	**-1,633.58**	**-5,761.42**	**-2,701.28**	**-13,081.24**	**-24,972.19**
Total Income	47,238.46	43,390.43	47,028.15	45,803.08	44,984.66	45,795.82	274,240.60
Total Expense	36,502.15	51,352.74	62,256.46	39,235.12	31,210.51	44,301.90	264,858.88
Net Income	**10,736.31**	**-7,962.31**	**-15,228.31**	**6,567.96**	**13,774.15**	**1,493.92**	**9,381.72**