

# Monthly Reporting T12

The Republic  
Accrual Basis  
Jan 2025 - Dec 2025

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	
<b>INCOME</b>															
<b>Rental Income</b>															
4110-00	Gross Potential Rent - Residential	491,284.30	493,456.42	493,456.42	493,456.42	493,456.42	493,456.42	493,456.42	508,817.68	508,817.68	508,817.68	532,367.32	6,019,660.86		
4130-03	Employee Discount	(4,255.75)	(4,255.75)	(4,255.75)	(4,255.75)	(4,255.75)	(3,090.00)	(3,090.00)	(3,819.40)	(4,117.00)	(4,258.80)	(4,258.80)	(4,258.80)	(46,401.55)	
4130-05	Model	(5,113.00)	(5,113.00)	(5,113.00)	(5,113.00)	(5,113.00)	(5,113.00)	(5,113.00)	(5,593.00)	(5,593.00)	(5,593.00)	(5,593.00)	(5,593.00)	(63,756.00)	
4140-00	Vacancy Loss	(8,307.03)	(7,999.59)	(6,731.65)	(4,294.03)	(5,345.89)	(6,838.06)	(8,100.75)	(12,119.13)	(8,414.64)	(8,361.84)	(8,361.84)	(9,306.23)	(92,707.48)	
4145-02	One Time Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(150.00)	(8,329.00)	(3,236.00)	(3,236.00)	(3,955.00)	(5,786.54)	
4145-03	Gain (Loss) to Lease	5,388.73	3,708.17	4,597.23	3,767.61	4,338.47	4,872.64	4,348.33	20,433.45	17,877.98	18,532.51	20,426.96	0.00	108,092.06	
4145-04	Entire Lease Term Concession	0.00	0.00	0.00	0.00	0.00	0.00	(60.00)	(10,019.50)	(10,029.50)	(10,069.50)	(10,069.50)	(9,884.34)	(50,202.34)	
4145-09	Amenity Premium	7,120.00	7,100.00	7,085.00	7,135.00	7,150.00	7,100.00	7,100.00	7,030.00	6,990.00	7,135.00	7,300.00	7,270.00	85,515.00	
	Net Rental Income	486,117.25	486,896.25	489,038.25	490,696.25	492,000.25	490,388.00	488,541.00	504,580.10	497,002.50	502,966.05	505,709.70	504,804.41	5,938,744.01	
<b>Other Leasing Income</b>															
4150-01	Application Fees	2,700.00	0.00	(100.00)	0.00	0.00	0.00	0.00	0.00	400.00	1,050.00	1,200.00	5,250.00		
4150-02	Lease Fees	5,400.00	0.00	(200.00)	0.00	0.00	0.00	250.00	10,850.00	0.00	1,300.00	2,100.00	2,300.00	22,000.00	
4175-01	Transfer Fee	500.00	0.00	0.00	0.00	250.00	0.00	0.00	12,250.00	1,000.00	500.00	0.00	250.00	14,750.00	
4175-02	Re-Lease Fee	3,500.00	3,000.00	1,500.00	2,750.00	6,500.00	4,500.00	3,000.00	5,000.00	1,000.00	2,309.86	2,000.00	3,500.00	38,559.86	
4175-03	Termination Fee	1,278.00	2,564.81	0.00	0.00	0.00	0.00	5,722.00	(3,956.30)	0.00	2,050.00	606.07	8,264.58		
	Total Other Leasing Income	13,378.00	5,564.81	1,200.00	2,750.00	6,750.00	4,500.00	3,250.00	33,822.00	(1,956.30)	4,509.86	7,200.00	7,856.07	88,824.44	
<b>Telecom Income</b>															
4209-00	Telecom Other	225.00	225.00	0.00	0.00	0.00	0.00	53,325.00	95,250.00	1,575.00	(225.00)	675.00	450.00	151,500.00	
	Total Telecom Income	225.00	225.00	0.00	0.00	0.00	0.00	53,325.00	95,250.00	1,575.00	(225.00)	675.00	450.00	151,500.00	
<b>Utility Income</b>															
4301-00	Electricity Income	28,102.12	21,086.64	36,119.93	20,965.06	20,441.84	8,624.12	19,220.37	20,978.16	29,026.29	21,198.94	21,082.46	23,999.09	270,845.02	
4306-00	Utility Fee Package	31,341.69	31,399.50	31,549.17	31,652.91	31,622.82	31,590.36	33,272.37	33,896.79	33,821.46	33,925.20	34,074.87	34,100.62	392,247.76	
	Total Utility Income	59,443.81	52,468.14	67,699.10	52,617.97	52,664.66	40,214.48	52,492.74	54,874.55	62,847.75	55,124.14	55,157.33	58,093.71	663,092.78	
<b>Fees and Penalty Income</b>															
4502-00	Late Fees Income	1,411.50	981.10	1,213.40	1,239.35	1,066.45	1,099.40	2,009.60	625.65	590.20	789.95	1,352.20	1,148.00	13,526.80	
4504-00	NSF Fees	200.00	75.00	125.00	325.00	175.00	225.00	200.00	275.00	175.00	175.00	225.00	100.00	2,275.00	
4506-02	Monthly Pet Income	575.00	425.00	425.00	650.00	450.00	600.00	500.00	4,725.00	1,875.00	2,925.00	1,125.00	1,250.00	15,525.00	
4525-00	Miscellaneous Fines	2,161.59	275.00	675.00	1,640.05	320.00	914.80	1,099.00	8,760.97	643.33	873.92	435.00	363.33	18,161.99	
	Total Fees and Penalty Income	4,348.09	1,756.10	2,438.40	3,854.40	2,011.45	2,839.20	3,808.60	14,386.62	3,283.53	4,763.87	3,137.20	2,861.33	49,488.79	
<b>Other Income</b>															
4801-00	Miscellaneous Income	0.00	0.00	0.00	0.00	1,723.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,723.93	
4801-09	Eviction/Fees/Court Cost Billbacks	218.58	0.00	125.00	75.00	50.00	0.00	25.00	75.00	135.00	100.00	0.00	803.58		
4803-00	Parking Income	40,225.00	40,125.00	40,725.00	40,925.00	40,825.00	41,125.00	41,400.00	30,425.00	29,900.00	29,975.00	31,925.00	31,726.62	43,901.62	
4803-19	Lease Guarantee Service	3,744.00	3,794.00	3,746.00	3,746.00	3,797.00	3,750.00	3,598.00	2,961.00	2,952.00	3,050.00	3,927.00	3,488.10	42,405.10	
4807-00	Furniture Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	510.00	375.00	315.00	315.00	360.00	1,875.00	
4810-00	Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.70	
4868-00	Third Party Revenue	0.00	2,052.90	1,105.00	1,060.05	1,072.00	0.00	0.00	2,994.15	1,372.10	1,042.75	1,062.10	8,281.50	20,042.75	
	Total Other Income	44,187.58	45,971.90	45,576.00	45,856.05	47,593.13	44,927.00	44,958.00	36,905.15	34,674.10	34,517.75	37,329.10	43,856.92	506,352.68	
	Total Operating Income	607,699.73	592,900.20	605,921.75	595,774.67	600,419.49	582,888.68	646,375.34	739,818.82	597,425.58	601,656.67	609,208.33	617,932.44	7,398,002.70	
<b>EXPENSE</b>															
<b>Administrative Expenses</b>															
5002-02	Bank Fees	890.35	947.84	955.57	883.21	999.56	977.26	899.89	1,017.25	947.13	932.02	927.72	824.24	11,202.04	
5002-04	Payment Processing Fees	782.68	784.91	675.18	859.83	688.68	752.98	752.13	680.13	1,037.13	725.78	860.59	765.82	9,365.84	
5002-10	Property Systems Software	2,537.91	2,732.33	3,104.95	2,528.68	2,618.56	2,586.23	2,568.62	2,650.93	5,587.09	2,743.10	2,430.18	2,441.27	34,529.85	
5003-01	Legal Expenses	1,230.55	721.25	862.80	845.25	1,964.75	473.97	886.25	481.75	541.89	1,392.75	394.77	777.64	10,953.62	
5003-02	Licenses & Permits	722.00	1,616.28	0.00	503.10	522.70	4,238.36	(141.72)	233.33	233.33	2,873.77	2,190.59	0.00	12,992.74	
5003-04	Risk and Compliance	142.50	142.50	142.50	142.50	142.50	142.50	142.50	142.50	142.50	142.50	142.50	142.50	1,745.50	
5005-02	Office Equip - Copiers	760.51	752.09	999.00	799.10	752.09	921.23	333.03	709.12	1,666.70	735.62	713.47	713.47	9,855.43	
5007-01	Office Expense/Supplies	198.67	211.28	341.01	419.58	0.00	232.62	149.53	98.66	533.14	498.95	0.00	160.18	2,843.23	
5007-02	Printing	224.00	0.00	0.00	70.00	297.39	0.00	43.70	59.67	0.00	0.00	0.00	0.00	694.76	
5009-01	Postage	3.54	5.59	3.54	4.34	3.83	3.54	6.80	9.36	33.01	1.68	1.68	86.27		
5009-02	Oversight Mail	0.00	0.00	0.00	0.00	0.00	20.94	29.91	0.00	0.00	31.04	0.00	81.89		
5011-01	Telephone - Office	1,142.72	633.20	633.20	633.17	571.21	633.20	633.20	633.20	633.20	633.20	633.20	633.20	8,045.90	
5011-02	Operations Technology	235/20.20	0.00	2,166.00	0.00	0.00	2,166.00	0.00	0.00	2,166.00	0.00	0.00	0.00	8,664.00	
5011-04	Cell Phones	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,150.00	
5013-00	Misc Office Expenses	0.00	0.00	4,790.00	0.00	0.00	(3,555.78)	411.41	411.41	411.41	411.41	411.41	411.41	3,702.68	
5013-01	Professional Dev/Edu/Training	3,000.00	276.65	0.00	897.84	436.48	81.00	337.00	366.00	836.67	1,796.74	(791.00)	81.00	7,321.38	
5013-05	Uniforms	0.00	0.00	77.33	0.00	0.00	0.00	0.00	0.00	903.91	73.72	0.00	0.00	1,054.96	
5013-06	Dues & Subscriptions	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	39.60	0.00	0.00	139.60	
5013-07	Payroll Service	265.71	567.51	228.12	263.34	306.23	275.92	269.95	288.86	400.48	273.04	273.04	283.50	3,705.70	
5020-01	Travel & Lodging	0.00	0.00	457.27	0.00	579.72	0.00	0.00	0.00	0.00	625.38	0.00	0.00	1,662.37	
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Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
5411-00	Signs/Banners	0.00	154.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.74
5415-00	Resident Recruitment/Retention	588.00	0.00	1,233.44	490.00	4,313.00	4,413.00	4,232.00	2,891.00	2,891.00	3,038.00	20,224.00	3,038.00	47,351.44
5417-00	Promotional Items	4,500.00	0.00	138.06	3,150.00	0.00	301.08	0.00	5,690.99	0.00	0.00	0.00	0.00	13,780.13
5430-00	Marketing and Leasing Consultants	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
5450-00	Advertising/Marketing Other	30.48	55.67	76.35	19.58	562.24	810.10	205.49	16.02	38.01	27.12	128.44	711.71	2,681.21
	Total Advertising & Marketing	19,704.33	12,375.49	15,699.33	18,860.99	17,588.74	19,757.64	16,441.28	22,684.46	15,032.12	17,959.00	33,218.66	14,204.87	223,297.11
<b>Telecommunications Services</b>														
5503-01	Internet Provider	11,719.19	11,719.19	11,719.19	11,719.19	11,719.19	11,719.19	11,719.19	11,719.19	12,065.37	12,065.37	12,065.37	12,065.37	142,015.00
5503-02	Hardware Costs	627.25	627.25	627.25	675.50	627.25	627.25	675.50	675.50	530.75	627.25	579.00	482.50	7,334.00
	Total Telecom Expenses	12,346.44	12,346.44	12,346.44	12,349.69	12,346.44	12,346.44	12,346.44	12,349.69	12,596.12	12,692.62	12,644.37	12,547.87	149,349.00
<b>Utilities</b>														
5601-01	Electricity-Common Areas/Buildings	3,308.61	3,602.25	3,612.44	4,218.53	416.84	6,395.99	2,574.99	2,901.21	2,700.72	2,803.48	2,619.19	2,662.84	37,817.09
5601-02	Electricity - Occupied Units	22,106.64	31,156.54	27,623.94	21,494.39	21,317.91	17,801.29	20,659.24	16,028.41	20,801.27	20,312.82	20,613.43	23,236.93	263,752.83
5601-03	Electricity - Vacant Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,980.21
5603-01	Gas - Common Area	176.20	210.52	227.39	582.48	(572.76)	742.55	22.41	380.21	293.26	93.00	145.76	254.02	2,555.04
5604-00	Water & Sewer	8,860.12	9,261.84	15,724.50	11,306.36	9,359.64	13,379.01	10,726.40	10,806.78	11,797.74	12,158.60	11,681.17	11,106.63	136,168.79
5609-00	Utility Billings	4,005.80	4,000.00	4,253.70	3,985.31	4,000.00	4,028.60	4,097.10	1,742.90	4,011.50	4,000.00	3,954.60	3,977.30	46,056.81
	Total Utilities	38,457.37	48,231.15	51,441.97	41,587.07	34,744.38	42,347.44	38,080.14	36,912.48	38,309.97	39,967.90	39,014.15	41,237.74	490,330.77
<b>Maintenance Costs</b>														
<b>Outside Services</b>														
5712-00	Mail Service	339.84	339.84	339.84	350.04	360.04	360.04	575.04	360.04	360.04	360.04	360.04	360.04	4,394.88
5713-01	Exterminator	210.00	285.00	1,120.00	220.00	220.00	220.00	900.00	220.00	220.00	220.00	220.00	220.00	4,275.00
5714-01	Trash Removal	11,642.99	11,536.33	11,536.33	12,349.60	13,051.18	12,494.18	11,714.38	13,162.58	13,608.18	12,716.98	12,605.58	12,159.98	148,578.29
5717-00	Snow Removal Contract	586.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	586.00
	Total Outside Services	12,778.83	12,161.17	12,996.17	12,919.64	13,621.22	13,064.22	12,509.42	13,732.62	14,858.22	13,287.02	13,175.62	12,730.02	157,834.17
<b>Contracted Services</b>														
5721-00	Security/Fire Monitoring	5,908.97	2,808.00	285.00	434.97	3,065.00	285.00	434.97	285.00	285.00	(3,885.03)	285.00	(297.52)	9,894.36
5727-00	Security Personnel - Contract	6,533.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	34,033.00
5740-00	Cleaning Service	281.13	281.13	281.13	281.13	281.13	281.13	405.46	674.13	453.50	324.75	612.36	4,490.73	
5774-00	Elevator Maintenance	3,712.34	8,114.34	3,387.09	3,001.15	4,286.15	3,001.15	7,195.16	4,125.59	2,075.59	3,100.59	3,100.59	48,100.89	
	Total Contracted Services	16,435.44	13,703.47	6,453.22	6,217.25	8,847.28	7,332.28	6,341.58	10,654.29	7,384.09	1,015.31	6,210.34	5,924.43	96,518.98
<b>Landscaping</b>														
5761-00	Landscape Contract	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	17,556.00
	Total Landscaping	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	1,463.00	17,556.00
<b>Repairs &amp; Maintenance</b>														
5720-00	Security/Locks/Safety	1,361.62	360.13	941.15	339.75	339.75	339.75	4,649.41	1,232.35	355.71	1,056.85	382.62	355.71	11,714.80
5726-00	Fire Extinguisher	560.00	717.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,277.85
5730-00	Amenities/Common Area	416.88	863.39	726.91	997.01	1,448.49	444.88	734.26	764.20	792.55	633.88	946.33	669.67	9,438.45
5734-00	Fitness Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.00
5742-00	Cleaning Supplies (RM)	507.28	315.83	763.72	588.14	245.12	735.94	1,657.95	47.55	235.52	1,247.47	680.09	344.06	7,338.67
5770-00	Maintenance Supplies	267.52	114.98	562.43	659.28	852.72	48.89	339.01	2,413.93	57.37	447.41	466.84	4,894.75	14,301.13
5772-00	Equipment Repairs	0.00	0.00	0.00	0.00	353.63	0.00	0.00	1,135.52	0.00	0.00	451.36	0.00	1,940.51
5775-00	Pool Repairs/Supplies	0.00	0.00	0.00	0.00	1,494.40	833.83	272.27	160.67	0.00	1,145.08	0.00	1,103.34	5,024.59
5862-00	Painting	117.82	73.22	0.00	238.34	33.50	32.35	1,103.28	129.59	0.00	0.00	263.15	0.00	1,991.25
5870-00	Non-Turn Damage Billbacks	(20.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(112.25)	(25.00)	(174.05) (330.30)
5920-00	Security Gates	0.00	500.00	0.00	0.00	0.00	0.00	0.00	1,132.86	0.00	187.50	0.00	0.00	1,820.36
5785-00	Appliance Repair and Maintenance	621.75	505.69	559.46	667.73	500.42	341.80	1,729.58	1,643.28	2,076.18	510.56	0.00	572.53	9,728.98
5790-00	HVAC	(2,083.00)	530.61	547.00	0.00	0.00	791.10	1,442.89	210.00	0.00	0.00	0.00	0.00	889.07
5800-00	Plumbing Repairs	250.71	0.00	276.70	0.00	504.17	83.23	1,031.71	1,923.43	900.00	430.05	21.61	725.54	6,147.15
5810-00	Electrical Repairs	2,146.43	(76.39)	1,735.06	1,449.89	0.00	305.61	4,251.42	944.32	241.00	191.46	205.09	0.00	11,394.09
5840-00	Cabinet Top/Cabinet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	367.02
5850-00	Walls/Doors/Windows	1,291.99	0.10	686.54	89.91	314.13	12.76	817.20	1,069.20	0.00	143.75	0.00	546.67	4,975.25
5854-00	Blinds	0.00	0.00	0.00	0.00	0.00	0.00	574.20	0.00	241.16	0.00	0.00	464.54	1,279.90
	Total Repairs and Maintenance	5,439.00	3,905.41	6,258.44	4,980.05	6,041.33	4,604.54	22,361.84	11,915.20	5,080.83	5,695.26	3,392.09	9,868.78	89,542.77
<b>Turn Costs</b>														
5913-00	Turn Painting	0.00	0.00	0.00	0.00	0.00	0.00	1,548.24	44,403.76	14,305.00	0.00	0.00	0.00	60,257.00
5917-00	Turn Carpet Cleaning and Repair	0.00	0.00	2.38	0.00	0.00	0.00	0.00	17,440.00	0.00	0.00	0.00	0.00	17,442.38
5918-00	Turn Cleaning Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,065.00	(11,725.00)	0.00	0.00	0.00	54,340.00
5919-00	Cleaning Supplies (Turn)	0.00	0.00	0.00	0.00	0.00	0.00	1,371.05	0.00	0.00	0.00	0.00	0.00	1,371.05
5923-00	Turn Trash or Dumpster Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,350.00	0.00	3,600.00	0.00	0.00	10,950.00
5950-00	Turn Cleaning Fees Billing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(15,234.90)	(2,121.34)	0.00	(35.00)	(18,484.48)	
5961-00	Turn Damage Fees Billing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,872.28)	(528.91)	0.00	(96.33)	(12,829.98)	
	Total Turnover	0.00	0.00	2.38	0.00	0.00	0.00	2,919.29	109,630.40	(1,504.62)	2,068.85	0.00	(133.33)	113,045.97
	Maintenance Costs	36,116.27	31,233.05	27,173.21	25,579.94	29,972.83	26,484.04	45,995.13	147,498.51	27,261.52	23,529.44	24,241.05	29,852.90	474,497.89
	TOTAL VARIABLE COSTS	214,069.72	179,825.92	192,067.57	181,525.28	178,897.26	176,375.24	190,454.16	373,074.					

Monthly Reporting T12

Account	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
7100-71	Business Licenses/Taxes	0.00	0.00	0.00	0.00	0.00	0.00	7,085.43	545.04	545.03	545.04	545.03	9,810.60	
7108-00	Partnership Expenses	0.00	0.00	0.00	0.00	633.36	0.00	0.00	0.00	0.00	0.00	0.00	545.59	1,176.95
	Total Partnership Expenses	0.00	0.00	448.00	0.00	633.36	0.00	7,085.43	652.15	545.03	545.03	545.04	1,551.62	12,005.66
	<b>NET INCOME</b>	<b>(152,577.20)</b>	<b>(104,321.24)</b>	<b>(128,436.63)</b>	<b>(122,588.40)</b>	<b>(119,450.02)</b>	<b>(133,609.84)</b>	<b>(93,956.59)</b>	<b>(168,951.49)</b>	<b>(123,818.58)</b>	<b>(122,745.66)</b>	<b>(141,190.90)</b>	<b>(120,164.62)</b>	<b>(1,551,811.17)</b>