

Monthly Reporting Income Statement

The Republic
Dec 2025
Accrual Basis

Account	Account Name	Dec 2025				YTD (Jan 2025 - Dec 2025)				
		Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance	
INCOME										
Rental Income										
4110-00	Gross Potential Rent - Residential	532,367.32	508,817.68	23,549.64	4.63%	6,019,660.86	5,998,283.34	21,377.52	0.36%	
4130-03	Employee Discount	(4,258.80)	(4,256.00)	(2.80)	-0.07%	(46,401.55)	(51,072.00)	4,670.45	9.14%	
4130-05	Model	(5,593.00)	(5,650.64)	57.64	1.02%	(63,756.00)	(65,932.80)	2,176.80	3.30%	
4140-00	Vacancy Loss	(9,306.23)	(25,005.42)	15,699.19	62.78%	(92,707.48)	(212,080.15)	119,372.67	56.29%	
4145-02	One Time Concessions	(5,786.54)	0.00	(5,786.54)	-100.00%	(21,456.54)	0.00	(21,456.54)	-100.00%	
4145-03	Gain (Loss) to Lease	0.00	0.00	0.00	0.00%	108,092.06	0.00	108,092.06	100.00%	
4145-04	Entire Lease Term Concession	(9,884.34)	(875.00)	(9,009.34)	-1,029.64%	(50,202.34)	(27,708.31)	(22,494.03)	-81.18%	
4145-09	Amenity Premium	7,270.00	6,890.00	380.00	5.52%	85,515.00	85,130.00	385.00	0.45%	
	Net Rental Income	504,808.41	479,920.62	24,887.79	5.19%	5,938,744.01	5,726,620.08	212,123.93	3.70%	
Other Leasing Income										
4150-01	Application Fees	1,200.00	550.00	650.00	118.18%	5,250.00	5,767.50	(517.50)	-8.97%	
4150-02	Lease Fees	2,300.00	1,430.00	870.00	60.84%	22,000.00	21,020.00	980.00	4.66%	
4175-01	Transfer Fee	250.00	500.00	(250.00)	-50.00%	14,750.00	18,000.00	(3,250.00)	-18.06%	
4175-02	Re-Lease Fee	3,500.00	1,000.00	2,500.00	250.00%	38,559.86	13,000.00	25,559.86	196.61%	
4175-03	Termination Fee	606.07	0.00	606.07	100.00%	8,264.58	0.00	8,264.58	100.00%	
	Total Other Leasing Income	7,856.07	3,480.00	4,376.07	125.75%	88,824.44	57,787.50	31,036.94	53.71%	
Telecom Income										
4209-00	Telecom Other	450.00	225.00	225.00	100.00%	151,500.00	153,450.00	(1,950.00)	-1.27%	
	Total Telecom Income	450.00	225.00	225.00	100.00%	151,500.00	153,450.00	(1,950.00)	-1.27%	
Utility Income										
4301-00	Electricity Income	23,999.09	40,000.00	(16,000.91)	-40.00%	270,845.02	480,000.00	(209,154.98)	-43.57%	
4306-00	Utility Fee Package	34,100.62	30,899.00	3,201.62	10.36%	392,247.76	376,332.00	15,915.76	4.23%	
	Total Utility Income	58,099.71	70,899.00	(12,799.29)	-18.05%	663,092.78	856,332.00	(193,239.22)	-22.57%	
Fees and Penalty Income										
4502-00	Late Fees Income	1,148.00	1,316.25	(168.25)	-12.78%	13,526.80	15,240.00	(1,713.20)	-11.24%	
4504-00	NSF Fees	100.00	100.00	0.00	0.00%	2,275.00	1,200.00	1,075.00	89.58%	
4506-02	Monthly Pet Income	1,250.00	450.00	800.00	177.78%	15,525.00	7,350.00	8,175.00	111.22%	
4525-00	Miscellaneous Fines	363.33	900.00	(536.67)	-59.63%	18,161.99	13,000.00	5,161.99	39.71%	
	Total Fees and Penalty Income	2,861.33	2,766.25	95.08	3.44%	49,488.79	36,790.00	12,698.79	34.52%	
Other Income										
4801-00	Miscellaneous Income	0.00	0.00	0.00	0.00%	1,723.93	0.00	1,723.93	100.00%	
4801-09	Eviction Fees/Court Cost Billbacks	0.00	0.00	0.00	0.00%	803.58	0.00	803.58	100.00%	
4803-00	Parking Income	31,726.62	36,875.00	(5,148.38)	-13.96%	439,401.62	434,625.00	4,776.62	1.10%	
4803-09	Lease Guarantee Service	3,488.10	4,050.00	(561.90)	-13.87%	42,505.10	51,750.00	(9,244.90)	-17.86%	
4807-00	Furniture Income	360.00	0.00	360.00	100.00%	1,875.00	0.00	1,875.00	100.00%	
4810-00	Interest Income	0.70	0.00	0.70	100.00%	0.70	0.00	0.70	100.00%	
4868-00	Third Party Revenue	8,281.50	0.00	8,281.50	100.00%	20,042.75	0.00	20,042.75	100.00%	
	Total Other Income	43,856.92	40,925.00	2,931.92	7.16%	506,352.68	486,375.00	19,977.68	4.11%	
	Total Operating Income	617,932.44	598,215.87	19,716.57	3.30%	7,398,002.70	7,317,354.58	80,648.12	1.10%	
EXPENSE										
Administrative Expenses										
5002-02	Bank Fees	824.24	751.75	(72.49)	-9.64%	11,202.04	9,207.00	(1,995.04)	-21.67%	
5002-04	Payment Processing Fees	765.82	683.86	(81.96)	-11.98%	9,365.84	8,375.51	(990.33)	-11.82%	
5002-06	Consulting/Professional Fees	0.00	115.00	115.00	100.00%	0.00	1,380.00	1,380.00	100.00%	
5002-10	Property Systems Software	2,441.27	2,723.56	282.29	10.36%	34,529.85	36,171.91	1,642.06	4.54%	
5003-01	Legal Expenses	777.64	1,000.00	222.36	22.24%	10,563.62	12,865.00	2,301.38	17.89%	
5003-02	Licenses & Permits	0.00	0.00	0.00	0.00%	12,992.74	9,277.42	(3,715.32)	-40.05%	
5003-04	Risk and Compliance	149.60	142.50	(7.10)	-4.98%	1,745.50	1,710.00	(35.50)	-2.08%	
5005-02	Office Equip - Copiers	713.47	800.00	86.53	10.82%	9,855.43	9,675.00	(180.43)	-1.86%	
5007-01	Office Expense/Supplies	160.18	350.00	189.82	54.23%	2,843.23	3,950.00	1,106.77	28.02%	
5007-02	Printing	0.00	0.00	0.00	0.00%	694.76	850.00	155.24	18.26%	
5009-01	Postage	1.68	20.00	18.32	91.60%	86.27	240.00	153.73	64.05%	
5009-02	Overnight Mail	0.00	0.00	0.00	0.00%	81.89	0.00	(81.89)	-100.00%	
5011-01	Telephone - Office	633.20	1,400.00	766.80	54.77%	8,045.90	16,800.00	8,754.10	52.11%	
5011-02	Operations/Technology	0.00	0.00	0.00	0.00%	8,664.00	8,664.00	0.00	0.00%	
5011-04	Cell Phones	100.00	100.00	0.00	0.00%	1,150.00	1,200.00	50.00	4.17%	
5013-00	Misc Office Expenses	411.41	0.00	(411.41)	-100.00%	3,702.68	4,790.00	1,087.32	22.70%	
5013-01	Professional Dev/Edu/Training	81.00	115.00	34.00	29.57%	7,321.38	6,065.00	(1,256.38)	-20.72%	
5013-05	Uniforms	0.00	0.00	0.00	0.00%	1,054.96	1,680.00	625.04	37.20%	
5013-06	Dues & Subscriptions	0.00	0.00	0.00	0.00%	139.60	1,765.00	1,625.40	92.09%	
5013-07	Payroll Service	283.50	291.99	8.49	2.91%	3,705.70	3,795.86	90.16	2.38%	
5020-01	Travel & Lodging	0.00	0.00	0.00	0.00%	1,662.37	1,600.00	(62.37)	-3.90%	
5020-02	Meals & Entertainment	0.00	0.00	0.00	0.00%	3,981.87	2,900.00	(1,081.87)	-37.31%	
5020-03	Air/Ground Transportation	0.00	0.00	0.00	0.00%	7,393.60	5,000.00	(2,393.60)	-47.87%	
5020-07	Parking/Tolls	0.00	0.00	0.00	0.00%	829.75	440.00	(389.75)	-88.58%	
5103-03	Employee Relations	0.00	150.00	150.00	100.00%	1,755.40	1,800.00	44.60	2.48%	
	Total Administrative Expenses	7,343.01	8,643.66	1,300.65	15.05%	143,368.38	150,201.70	6,833.32	4.55%	
Payroll										
5101-12	Office Employees	21,566.02	26,597.92	5,031.90	18.92%	306,643.54	344,938.39	38,294.85	11.10%	
5101-13	Maintenance Employees	6,893.08	13,243.20	6,350.12	47.95%	164,716.13	171,736.80	7,020.67	4.09%	
5102-11	Overtime Pay	291.53	350.00	58.47	16.71%	15,696.49	17,900.00	2,203.51	12.31%	
5103-00	Bonuses/Commissions	9,716.28	5,820.00	(3,896.28)	-66.95%	57,592.88	53,215.00	(4,377.88)	-8.23%	
5104-00	Temporary Help	12,098.16	0.00	(12,098.16)	-100.00%	81,228.30	10,000.00	(71,228.30)	-712.28%	

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Account	Account Name	Dec 2025				YTD (Jan 2025 - Dec 2025)			
		Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
5106-00	Benefits	1,953.84	2,832.95	879.11	31.03%	20,819.03	34,629.94	13,810.91	39.88%
5106-01	401k Admin/Match/Audit	388.56	444.00	55.44	12.49%	5,593.77	4,432.00	(1,161.77)	-26.21%
5106-02	Payroll Taxes	3,945.87	3,992.15	46.28	1.16%	62,267.26	62,601.53	334.27	0.53%
5106-03	Workers Compensation	1,166.78	882.87	(283.91)	-32.16%	9,961.05	11,387.79	1,426.74	12.53%
5107-00	Employee Procurement	458.95	110.00	(348.95)	-317.23%	4,848.05	1,861.00	(2,987.05)	-160.51%
	Total Payroll	58,479.07	54,273.09	(4,205.98)	-7.75%	729,366.50	712,702.45	(16,664.05)	-2.34%
Bad Debt									
5301-00	Bad Debt Write-Off	3,409.80	2,385.93	(1,023.87)	-42.91%	41,786.72	31,245.76	(10,540.96)	-33.74%
5302-00	Bad Debt Recovery	(2,591.06)	(100.00)	2,491.06	2,491.06%	(26,213.66)	(1,200.00)	25,013.66	2,084.47%
	Total Bad Debt	818.74	2,285.93	1,467.19	64.18%	15,573.06	30,045.76	14,472.70	48.17%
Management Fees									
5375-00	Management Fees	24,020.00	17,877.90	(6,142.10)	-34.36%	224,803.60	218,619.27	(6,184.33)	-2.83%
	Total Management Fees	24,020.00	17,877.90	(6,142.10)	-34.36%	224,803.60	218,619.27	(6,184.33)	-2.83%
Advertising & Marketing									
5402-00	Direct Mail	0.00	0.00	0.00	0.00%	505.44	1,000.00	494.56	49.46%
5402-03	Outreach Marketing	708.32	650.00	(58.32)	-8.97%	15,776.42	11,402.00	(4,374.42)	-38.37%
5405-03	Collateral Materials	3.17	0.00	(3.17)	-100.00%	4,406.96	5,201.00	794.04	15.27%
5408-00	Internet-Property Website	499.00	499.00	0.00	0.00%	7,149.31	6,688.00	(461.31)	-6.90%
5408-01	Internet Ads	7,189.97	6,461.17	(728.80)	-11.28%	96,399.04	83,127.04	(13,272.00)	-15.97%
5408-02	Internet-Marketing Tools	778.34	869.00	90.66	10.43%	9,455.14	9,708.00	252.86	2.60%
5408-04	Leasing Recruiters and Locators	0.00	400.00	400.00	100.00%	0.00	4,800.00	4,800.00	100.00%
5409-00	Resident Functions	467.84	2,200.00	1,732.16	78.73%	15,887.25	15,750.00	(137.25)	-0.87%
5409-03	Model Decor	383.52	400.00	16.48	4.12%	4,650.03	4,800.00	149.97	3.12%
5410-00	Sponsorships/Memberships	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%
5411-00	Signs/Bootlegs/Banners	0.00	0.00	0.00	0.00%	154.74	1,060.00	905.26	85.40%
5415-00	Resident Recruitment/Retention	3,038.00	0.00	(3,038.00)	-100.00%	47,351.44	0.00	(47,351.44)	-100.00%
5417-00	Promotional Items	0.00	0.00	0.00	0.00%	13,780.13	13,000.00	(780.13)	-6.00%
5430-00	Marketing and Leasing Consultants	425.00	425.00	0.00	0.00%	5,100.00	5,100.00	0.00	0.00%
5450-00	Advertising/Marketing Other	711.71	95.00	(616.71)	-649.17%	2,681.21	1,440.00	(1,241.21)	-86.20%
	Total Advertising & Marketing	14,204.87	11,999.17	(2,205.70)	-18.38%	223,297.11	165,576.04	(57,721.07)	-34.86%
Telecommunications Services									
5503-01	Internet Provider	12,065.37	12,256.75	191.38	1.56%	142,015.00	144,618.75	2,603.75	1.80%
5503-02	Hardware Costs	482.50	675.50	193.00	28.57%	7,334.00	8,106.00	772.00	9.52%
	Total Telecom Expenses	12,547.87	12,932.25	384.38	2.97%	149,349.00	152,724.75	3,375.75	2.21%
Utilities									
5601-01	Electricity-Common Areas/Buildings	2,662.84	4,225.52	1,562.68	36.98%	37,817.09	41,066.78	3,249.69	7.91%
5601-02	Electricity - Occupied Units	23,236.95	40,000.00	16,763.05	41.91%	263,752.83	480,000.00	216,247.17	45.05%
5601-03	Electricity - Vacant Units	0.00	805.00	805.00	100.00%	3,980.21	9,660.00	5,679.79	58.80%
5603-01	Gas - Common Area	254.02	325.00	70.98	21.84%	2,555.04	3,900.00	1,344.96	34.49%
5604-00	Water & Sewer	11,106.63	1,250.00	(9,856.63)	-788.53%	136,168.79	134,775.00	(1,393.79)	-1.03%
5609-00	Utility Billings	3,977.30	4,348.50	371.20	8.54%	46,056.81	50,554.50	4,497.69	8.90%
	Total Utilities	41,237.74	50,954.02	9,716.28	19.07%	490,330.77	719,956.28	229,625.51	31.89%
Maintenance Costs									
Outside Services									
5712-00	Mail Service	350.04	340.00	(10.04)	-2.95%	4,394.88	4,080.00	(314.88)	-7.72%
5713-01	Exterminator	220.00	315.00	95.00	30.16%	4,275.00	3,780.00	(495.00)	-13.10%
5714-01	Trash Removal	12,159.98	12,900.00	740.02	5.74%	148,578.29	158,400.00	9,821.71	6.20%
5717-00	Snow Removal Contract	0.00	2,100.00	2,100.00	100.00%	586.00	9,390.00	8,804.00	93.76%
	Total Outside Services	12,730.02	15,655.00	2,924.98	18.68%	157,834.17	175,650.00	17,815.83	10.14%
Contracted Services									
5721-00	Security/Fire Monitoring	(297.52)	556.00	853.52	153.51%	9,894.36	11,972.00	2,077.64	17.35%
5727-00	Security Personnel - Contract	2,500.00	2,650.00	150.00	5.66%	34,033.00	31,800.00	(2,233.00)	-7.02%
5740-00	Cleaning Service	621.36	375.00	(246.36)	-65.70%	4,490.73	3,250.00	(1,240.73)	-38.18%
5774-00	Elevator Maintenance	3,100.59	4,500.00	1,399.41	31.10%	48,100.89	56,000.00	7,899.11	14.11%
	Total Contracted Services	5,924.43	8,081.00	2,156.57	26.69%	96,518.98	103,022.00	6,503.02	6.31%
Landscaping									
5761-00	Landscape Contract	1,463.00	1,575.00	112.00	7.11%	17,556.00	18,900.00	1,344.00	7.11%
	Total Landscaping	1,463.00	1,575.00	112.00	7.11%	17,556.00	18,900.00	1,344.00	7.11%
Repairs & Maintenance									
5720-00	Security/Locks/Safety	355.71	350.00	(5.71)	-1.63%	11,714.80	10,700.00	(1,014.80)	-9.48%
5726-00	Fire Extinguisher	0.00	0.00	0.00	0.00%	1,277.85	2,000.00	722.15	36.11%
5730-00	Amenities/Common Area	669.67	1,100.00	430.33	39.12%	9,438.45	12,950.00	3,511.55	27.12%
5734-00	Fitness Room	0.00	0.00	0.00	0.00%	235.00	450.00	215.00	47.78%
5742-00	Cleaning Supplies (RM)	344.06	525.00	180.94	34.46%	7,338.67	6,300.00	(1,038.67)	-16.49%
5745-00	Ice/Snow Removal	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%
5770-00	Maintenance Supplies	4,890.75	896.00	(3,994.75)	-445.84%	14,301.13	22,064.00	7,762.87	35.18%
5772-00	Equipment repair/rental	0.00	0.00	0.00	0.00%	1,940.51	0.00	(1,940.51)	-100.00%
5775-00	Pool Repairs/Supplies	1,103.34	0.00	(1,103.34)	-100.00%	5,024.59	2,000.00	(3,024.59)	-151.23%
5862-00	Painting	0.00	150.00	150.00	100.00%	1,991.25	1,800.00	(191.25)	-10.63%
5865-00	Roof Repair	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%
5870-00	Non-Turn Damage Billbacks	(174.05)	0.00	174.05	100.00%	(330.30)	(750.00)	(419.70)	-55.96%
5920-00	Security Gates	0.00	750.00	750.00	100.00%	1,820.36	9,000.00	7,179.64	79.77%
5785-00	Appliance Repair and Maintenance	572.53	1,000.00	427.47	42.75%	9,728.98	16,500.00	6,771.02	41.04%
5790-00	HVAC	0.00	300.00	300.00	100.00%	898.07	17,500.00	16,601.93	94.87%
5800-00	Plumbing Repairs	725.54	250.00	(475.54)	-190.22%	6,147.15	4,000.00	(2,147.15)	-53.68%
5810-00	Electrical Repairs	0.00	1,000.00	1,000.00	100.00%	11,394.09	12,250.00	855.91	6.99%
5840-00	Counter Top/Cabinet	367.02	0.00	(367.02)	-100.00%	367.02	1,600.00	1,232.98	77.06%
5850-00	Walls/Doors/Windows	549.67	0.00	(549.67)	-100.00%	4,975.25	3,450.00	(1,525.25)	-44.21%
5854-00	Blinds	464.54	0.00	(464.54)	-100.00%	1,279.90	0.00	(1,279.90)	-100.00%
	Total Repairs and Maintenance	9,868.78	6,321.00	(3,547.78)	-56.13%	89,542.77	124,814.00	35,271.23	28.26%

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Turn Costs									
5913-00	Turn Painting	0.00	0.00	0.00	0.00%	60,257.00	53,000.00	(7,257.00)	-13.69%
5916-00	Floor Coverings Repair/Replacement	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%
5917-00	Turn Carpet Cleaning and Repair	0.00	0.00	0.00	0.00%	17,442.38	24,750.00	7,307.62	29.53%
5918-00	Turn Cleaning Contracts	0.00	0.00	0.00	0.00%	54,340.00	65,250.00	10,910.00	16.72%
5919-00	Cleaning Supplies (Turn)	0.00	0.00	0.00	0.00%	1,371.05	3,500.00	2,128.95	60.83%
5923-00	Turn Trash or Dumpster Expense	0.00	0.00	0.00	0.00%	10,950.00	6,000.00	(4,950.00)	-82.50%
5950-00	Turn Cleaning Fees Billing	(35.00)	0.00	35.00	100.00%	(18,484.48)	(29,742.00)	(11,257.52)	-37.85%
5951-00	Turn Damage Fees Billing	(98.33)	0.00	98.33	100.00%	(12,829.98)	(12,000.00)	829.98	6.92%
	Total Turnover	(133.33)	0.00	133.33	100.00%	113,045.97	115,758.00	2,712.03	2.34%
	Maintenance Costs	29,852.90	31,632.00	1,779.10	5.62%	474,497.89	538,144.00	63,646.11	11.83%
	TOTAL VARIABLE COSTS	188,504.20	190,598.02	2,093.82	1.10%	2,450,586.31	2,687,970.25	237,383.94	8.83%
Taxes and Insurance									
6001-00	Real Property Tax	41,842.75	39,100.00	(2,742.75)	-7.01%	485,779.84	469,200.00	(16,579.84)	-3.53%
6002-00	Personal Property Tax	553.54	662.00	108.46	16.38%	10,763.66	2,648.00	(8,115.66)	-306.48%
6003-00	Insurance	15,169.18	18,115.00	2,945.82	16.26%	190,876.13	214,359.00	23,482.87	10.95%
	Total Taxes and Insurance	57,565.47	57,877.00	311.53	0.54%	687,419.63	686,207.00	(1,212.63)	-0.18%
	TOTAL OPERATING EXPENSES	246,069.67	248,475.02	2,405.35	0.97%	3,138,005.94	3,374,177.25	236,171.31	7.00%
	NET OPERATING INCOME	371,862.77	349,740.85	22,121.92	6.33%	4,259,996.76	3,943,177.33	316,819.43	8.03%
Debt Service									
6101-00	Interest Expense	253,264.02	253,264.00	(0.02)	0.00%	2,981,979.62	3,039,168.00	57,188.38	1.88%
	Total Debt Service	253,264.02	253,264.00	(0.02)	0.00%	2,981,979.62	3,039,168.00	57,188.38	1.88%
	INCOME BEFORE DEPRECIATION AND AMORTIZATION	118,598.75	96,476.85	22,121.90	22.93%	1,278,017.14	904,009.33	374,007.81	41.37%
Depreciation and Amortization									
6501-02	Depreciation Exp - Land Impmnts	0.00	250.00	250.00	100.00%	0.00	3,000.00	3,000.00	100.00%
6501-03	Depreciation Exp - Bldg Impmnts	0.00	3,475.00	3,475.00	100.00%	0.00	22,550.01	22,550.01	100.00%
6502-00	Depreciation Exp - FF&E	0.00	2,913.89	2,913.89	100.00%	0.00	19,979.17	19,979.17	100.00%
6503-05	Depreciation Expense	230,394.67	228,487.55	(1,907.12)	-0.83%	2,764,736.04	2,741,850.60	(22,885.44)	-0.83%
6504-00	Amortization	2,033.77	2,033.75	(0.02)	0.00%	24,405.24	24,405.00	(0.24)	0.00%
	Total Depreciation and Amortization	232,428.44	237,160.19	4,731.75	2.00%	2,789,141.28	2,811,784.78	22,643.50	0.81%
Miscellaneous									
7003-00	Cap Ex - Blinds & Window Coverings	0.00	0.00	0.00	0.00%	0.00	3,500.00	3,500.00	100.00%
7001-00	Cap. Ex. - FF&E	2,471.99	0.00	(2,471.99)	-100.00%	56,460.94	45,100.00	(11,360.94)	-25.19%
7002-00	Cap. Ex. - Building	1,197.70	0.00	(1,197.70)	-100.00%	54,256.48	0.00	(54,256.48)	-100.00%
7004-00	Cap Ex - Appliances	0.00	1,500.00	1,500.00	100.00%	27,439.32	36,000.00	8,560.68	23.78%
7005-00	Cap Ex - HVAC	1,409.46	0.00	(1,409.46)	-100.00%	90,260.16	73,000.00	(17,260.16)	-23.64%
7006-00	Cap Ex - Carpets & Flooring	1,468.25	0.00	(1,468.25)	-100.00%	40,923.67	40,500.00	(423.67)	-1.05%
7011-00	Cap Ex - FF&E (non-unit)	738.00	0.00	(738.00)	-100.00%	49,378.16	10,000.00	(39,378.16)	-393.78%
7016-00	Cap Ex - Computers	0.00	0.00	0.00	0.00%	1,794.30	2,000.00	205.70	10.29%
7020-00	Cap Ex - Unit Renovations	0.00	0.00	0.00	0.00%	40,535.36	168,000.00	127,464.64	75.87%
7023-00	Cap Ex - Consultant Fees	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%
7099-00	Contra Cap Ex	(7,285.40)	0.00	7,285.40	100.00%	(361,048.39)	0.00	361,048.39	100.00%
7102-00	Prior Year Adjustments	0.00	0.00	0.00	0.00%	15,865.07	0.00	(15,865.07)	-100.00%
7103-00	NOI Performance Bonus	4,783.31	0.00	(4,783.31)	-100.00%	12,816.30	0.00	(12,816.30)	-100.00%
	Total Miscellaneous	4,783.31	1,500.00	(3,283.31)	-218.89%	28,681.37	383,100.00	354,418.63	92.51%
Partnership Expenses									
7100-70	Partnership Audit & Tax Fees	463.00	0.00	(463.00)	-100.00%	1,018.11	0.00	(1,018.11)	-100.00%
7100-71	Business Licenses/Taxes	545.03	0.00	(545.03)	-100.00%	9,810.60	0.00	(9,810.60)	-100.00%
7108-00	Partnership Expenses	543.59	366.67	(176.92)	-48.25%	1,176.95	4,400.04	3,223.09	73.25%
	Total Partnership Expenses	1,551.62	366.67	(1,184.95)	-323.17%	12,005.66	4,400.04	(7,605.62)	-172.85%
	NET INCOME	(120,164.62)	(142,550.01)	22,385.39	15.70%	(1,551,811.17)	(2,295,275.49)	743,464.32	32.39%