

Revival Ridge Apartments- Madison WI 2022

	Alloc	Annual Amount	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	CHECK
Rental Income																
Rental Income - Tenant	E	193,267	16,106	16,106	16,106	16,106	16,106	16,106	16,106	16,106	16,106	16,106	16,106	16,101	193,267	-
Rental Income - Assistance	E	494,400	41,200	41,200	41,200	41,200	41,200	41,200	41,200	41,200	41,200	41,200	41,200	41,200	494,400	-
Rental Income - Commercial	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Rent Revenue	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess Rent - Overage	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplemental Utility Allowances	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Claims Revenue	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained Excess Income for 236	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacancies - Residential	E	(20,630)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,719)	(1,721)	(20,630)	-
Vacancy Claims	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacancies - Commercial	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Concessions	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Rental Income		667,037	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,580	667,037	-
Other Income																
Late Fees/ NSF	E	1,000	83	83	83	83	83	83	83	83	83	83	83	87	1,000	-
Tenant Charges	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Damages & Cleaning Fees	E	2,500	208	208	208	208	208	208	208	208	208	208	208	212	2,500	-
Grant Revenue	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grant Revenue - Service Coordinator	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income		3,500	291	291	291	291	291	291	291	291	291	291	291	299	3,500	-
TOTAL INCOME		670,537	55,878	55,878	55,878	55,878	55,878	55,878	55,878	55,878	55,878	55,878	55,878	55,879	670,537	-
Administrative Expenses																
Management Consultants	E	500	42	42	42	42	42	42	42	42	42	42	42	38	500	-
Advertising/Merchant Promotions	U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seminars & Training	E	500	42	42	42	42	42	42	42	42	42	42	42	38	500	-
Other Rent Expense	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Credit Check Expense	E	180	15	15	15	15	15	15	15	15	15	15	15	15	180	-
Office Supplies	E	600	50	50	50	50	50	50	50	50	50	50	50	50	600	-
Management Fee	E	40,022.22	3,335	3,335	3,335	3,335	3,335	3,335	3,335	3,335	3,335	3,335	3,335	3,337	40,022	-
Payroll-Administrative	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office or Model Apartment Rent	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee - Commercial Rents	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manager/Superintendent Salaries	E	42,848	3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,571	3,567	42,848	-
Administrative Rent-free Unit	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Credit Fees	E	2,205	184	184	184	184	184	184	184	184	184	184	184	181	2,205	-
Auditing	E	8,900	742	742	742	742	742	742	742	742	742	742	742	738	8,900	-
Bank Fees	E	2,800	233	233	233	233	233	233	233	233	233	233	233	237	2,800	-
Telephone	E	8,000	667	667	667	667	667	667	667	667	667	667	667	663	8,000	-
Bad Debt Expense	E	2,000	167	167	167	167	167	167	167	167	167	167	167	163	2,000	-
Service Coordinator Expense	E	7,488	624	624	624	624	624	624	624	624	624	624	624	624	7,488	-
Resident Activities	E	1,200	100	100	100	100	100	100	100	100	100	100	100	100	1,200	-
Bookkeeping Fees	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yardi	E	2,300	192	192	192	192	192	192	192	192	192	192	192	188	2,300	-
Insurance Claims / Damages	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Administrative	E	8,820	735	735	735	735	735	735	735	735	735	735	735	735	8,820	-
Total Admin Expense		128,363	10,699	10,699	10,699	10,699	10,699	10,699	10,699	10,699	10,699	10,699	10,699	10,674	128,363	-
Utilities Expense																
Electricity	E	10,000	833	833	833	833	833	833	833	833	833	833	833	837	10,000	-
Water	E	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	16,500	-
Gas	E	7,400	617	617	617	617	617	617	617	617	617	617	617	613	7,400	-
Tenant Gas Credit	E	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	-
Sewer	E	16,962	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,408	16,962	-
Total Utilities Expense		62,862	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,239	5,233	62,862	-
Maintenance Expense																
Parking	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll - Maintenance	E	41,600	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,467	3,463	41,600	-
Supplies / Cleaning	E	14,500	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,212	14,500	-
Janitorial Service	E	8,580	715	715	715	715	715	715	715	715	715	715	715	715	8,580	-
Exterminating	E	4,000	333	333	333	333	333	333	333	333	333	333	333	337	4,000	-
Contracts	E	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	-

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	Alloc	Annual Amount	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	CHECK
Operating & Mtnr Rent Free Unit	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage & Trash Removal	E	14,500	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,212	14,500	-
Security Expense	E	19,200	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200	-
Grounds & Landscape	E	13,275	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,109	13,275	-
Exterior Repairs	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Appliance Maint & Repair	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Building R & M	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Expense	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Expense	E	7,935	661	661	661	661	661	661	661	661	661	661	661	664	7,935	-
HVAC Maint & Repair	E	4,000	333	333	333	333	333	333	333	333	333	333	333	337	4,000	-
Snow Removal	U	9,500	1,900	1,900	1,900	-	-	-	-	-	-	-	1,900	1,900	9,500	-
Decorating - Contract Painting	E	5,000	417	417	417	417	417	417	417	417	417	417	417	413	5,000	-
Decorating Supplies	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooring Expense	E	11,000	917	917	917	917	917	917	917	917	917	917	917	913	11,000	-
Electrical Expense	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Usage & Maint	E	5,000	417	417	417	417	417	417	417	417	417	417	417	413	5,000	-
Misc Maintenance Expense	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance Expense		173,090	15,532	15,532	15,532	13,632	13,632	13,632	13,632	13,632	13,632	13,632	15,532	15,538	173,090	-
<u>Tax & Insurance Expense</u>																
Real Estate Taxes	E	64,566	5,381	5,381	5,381	5,381	5,381	5,381	5,381	5,381	5,381	5,381	5,381	5,375	64,566	-
Payroll Taxes	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fidelity Bond	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Workmen's Compensation	U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health Insurance & Other Benefits	E	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	16,500	-
Misc Taxes, Licenses, Permits, Ins	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	E	14,435	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,202	14,435	-
Total Tax & Insurance Expense		95,501	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,959	7,952	95,501	-
Total Operating Expenses		459,816	39,429	39,429	39,429	37,529	37,529	37,529	37,529	37,529	37,529	37,529	39,429	39,397	459,816	-
NET OPERATING INCOME		210,721	16,449	16,449	16,449	18,349	18,349	18,349	18,349	18,349	18,349	18,349	16,449	16,482	210,721	-
<u>Interest Income</u>																
Interest Income from Operations	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Financial Expenses</u>																
Service Fee	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preservation Fee	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Interest	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Interest (1st)	E	99,702	8,309	8,309	8,309	8,309	8,309	8,309	8,309	8,309	8,309	8,309	8,309	8,303	99,702	-
Mortgage Principal (1st)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Interest (2nd)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Principal (2nd)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Interest (Bond WHPC)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Principal (Bond WHPC)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Interest (Bond 2nd WHPC)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Principal (Bond 2nd WHPC)	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IRP Assistance	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Loans & Notes Payable	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Interest	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Principal	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Note Payable	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Lease	E	4,000	333	333	333	333	333	333	333	333	333	333	333	337	4,000	-
Amortization	E	7,380	615	615	615	615	615	615	615	615	615	615	615	615	7,380	-
Asset Management Fee to Investor	U	7,078	-	-	-	-	-	-	-	-	-	-	-	8,934	8,934	-
Managing Member Mgmt Fee	E	29,370	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,442	29,370	-
Total Financial Expenses		147,530	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	11,705	20,631	149,386	#NAME?
<u>Non-Recurring Expenditures</u>																
Non-recurring Admin	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnishings	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Improvements	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Improvements	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting & Caulking	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Recurring		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	Alloc	Annual Amount	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	CHECK
Reserve Activity																
Required Reserve Deposits	E	20,950	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,744	20,950	-
Replacement Reserve Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Receipt Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Needs Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Deficit Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Cost Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Reserve Withdrawals	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserve Activity		20,950	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,746	1,744	20,950	-
NET SURPLUS / (DEFICIT)		42,241	2,998	2,998	2,998	4,898	4,898	4,898	4,898	4,898	4,898	4,898	2,998	(5,893)	40,385	(1,856.00)
Depreciation Expense	E	336,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	336,000	-
Debt Coverage Ratio		1.9034	NOTE -- DCR Goal is 1.15 on primary debt											GOAL:	#N/A	
Debt Coverage Ratio		1.8300														
Was depreciation expense entered?		YES														
Was surplus cash goal met or exceeded?		#N/A														