

The Park at Hillside  
Profit and Loss

Reporting Book:  
As of Date:  
Location:

ACCRUAL  
04/30/2017  
The Park at Hillside

	Month Ending 05/31/2016	Month Ending 06/30/2016	Month Ending 07/31/2016	Month Ending 08/31/2016	Month Ending 09/30/2016	Month Ending 10/31/2016	Month Ending 11/30/2016	Month Ending 12/31/2016	Month Ending 01/31/2017	Month Ending 02/28/2017	Month Ending 03/31/2017	Month Ending 04/30/2017	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
<b>RENTAL INCOME</b>													
<b>GROSS POTENTIAL RENT</b>													
51200 - Market Rent	0.00	0.00	0.00	0.00	0.00	209,616.91	230,311.00	230,311.00	230,311.00	230,311.00	230,311.00	230,489.00	1,591,660.91
52210 - Loss to Lease	0.00	0.00	0.00	0.00	0.00	(19,472.00)	(43,235.31)	(44,569.00)	(42,187.71)	(40,973.70)	(54,529.76)	(43,403.50)	(288,370.98)
52220 - Overage To Lease (Gain)	0.00	0.00	0.00	0.00	0.00	540.00	293.00	1,401.00	2,131.55	1,712.40	2,371.21	1,514.48	9,963.64
<b>GROSS POTENTIAL RENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>190,684.91</b>	<b>187,368.69</b>	<b>187,143.00</b>	<b>190,254.84</b>	<b>191,049.70</b>	<b>178,152.45</b>	<b>188,599.98</b>	<b>1,313,253.57</b>
<b>INCOME ADJUSTMENTS</b>													
52200 - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	(14,336.00)	(20,808.00)	(20,610.00)	(15,172.00)	(18,401.00)	(23,182.00)	(25,931.00)	(138,440.00)
60000 - Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	(2,839.54)	0.00	(4,786.34)	(3,881.60)	(9,382.12)	(5,210.35)	(26,099.95)
62300 - Rental Concessions	0.00	0.00	0.00	0.00	0.00	0.00	(8,228.61)	(2,038.16)	(3,928.39)	(665.31)	(8.36)	(101.83)	(14,970.66)
62305 - Section 8 Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(880.35)	0.00	(880.35)
62307 - Office/Staff Units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(815.00)	(815.00)	(815.00)	(816.00)	(3,261.00)
<b>TOTAL INCOME ADJUSTMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(14,336.00)</b>	<b>(31,876.15)</b>	<b>(22,648.16)</b>	<b>(24,701.73)</b>	<b>(23,762.91)</b>	<b>(34,267.83)</b>	<b>(32,059.18)</b>	<b>(183,651.96)</b>
<b>NET RENTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>176,348.91</b>	<b>155,492.54</b>	<b>164,494.84</b>	<b>165,553.11</b>	<b>167,286.79</b>	<b>143,884.62</b>	<b>156,540.80</b>	<b>1,129,601.61</b>
<b>OTHER INCOME</b>													
59100 - Late Charges	0.00	0.00	0.00	0.00	0.00	4,144.27	1,960.92	2,106.73	4,329.10	3,280.56	1,945.97	2,063.55	19,831.10
59200 - NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
59400 - Security Deposit Forfeits	0.00	0.00	0.00	0.00	0.00	2,350.00	0.00	0.00	0.00	0.00	0.00	0.00	2,350.00
59600 - Application Fees	0.00	0.00	0.00	0.00	0.00	182.00	462.00	378.00	860.00	350.00	154.00	476.00	2,862.00
59700 - Damage Fees	0.00	0.00	0.00	0.00	0.00	590.00	0.00	250.00	425.00	109.49	280.00	150.00	1,804.49
59785 - Key & Lock Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.08	5.00	51.67	35.00	280.75
59940 - Bad Debt Recovered	0.00	0.00	0.00	0.00	0.00	0.00	11.00	12,050.12	0.00	10,055.70	6,771.85	3,213.19	32,101.86
59950 - Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	748.99	0.00	0.00	0.00	1,998.99
59975 - Lease Termination Fee	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	675.00	250.00	0.00	0.00	1,975.00
59979 - Legal Fees - Eviction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	558.39	750.00	2,000.00	1,250.00	4,558.39
59985 - Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	80.00	32.00	100.00	362.00
60005 - Other Write Offs	0.00	0.00	0.00	0.00	(348.69)	348.69	(346.90)	0.00	(1,341.18)	(872.30)	(4,930.41)	(4,902.55)	(12,393.34)
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(348.69)</b>	<b>8,664.96</b>	<b>3,337.02</b>	<b>14,784.85</b>	<b>6,594.38</b>	<b>14,008.45</b>	<b>6,305.08</b>	<b>2,410.19</b>	<b>55,756.24</b>
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(348.69)</b>	<b>185,013.87</b>	<b>158,829.56</b>	<b>179,279.69</b>	<b>172,147.49</b>	<b>181,295.24</b>	<b>150,189.70</b>	<b>158,950.99</b>	<b>1,185,357.85</b>
<b>OPERATING EXPENSES</b>													
<b>PAYROLL RELATED</b>													
63100 - Management Payroll	0.00	0.00	0.00	0.00	0.00	3,507.70	4,729.65	10,483.68	5,087.50	4,932.85	4,665.40	6,511.56	39,918.34
63104 - Assistant Community Director Payroll	0.00	0.00	0.00	0.00	0.00	0.00	2,150.00	0.00	2,649.55	4,280.52	6,340.37	5,819.20	21,239.64
63101 - Bonuses	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	100.00	0.00	75.00	675.00
62700 - Leasing Payroll	0.00	0.00	0.00	0.00	0.00	0.00	1,639.28	2,983.55	3,188.29	2,042.26	2,059.26	2,003.57	13,916.21

62500 - Commissions - New Leases	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.20	387.41	641.00	434.00	1,625.00	3,154.61
65405 - Maintenance Manager Payroll	0.00	0.00	0.00	0.00	0.00	1,815.00	3,635.94	6,012.09	3,853.96	4,254.20	1,675.30	5,498.52	26,745.01
65400 - Maintenance Payroll	0.00	0.00	0.00	0.00	0.00	800.00	5,923.22	9,573.49	6,523.90	4,706.65	6,832.27	5,210.10	39,569.63
65410 - Temporary Labor - Maintenance	0.00	0.00	0.00	0.00	0.00	682.00	3,117.20	3,120.15	750.75	913.60	4,169.58	5,347.88	18,101.16
63103 - Cell Phone Reimbursement	0.00	0.00	0.00	0.00	0.00	200.00	0.00	300.00	200.00	0.00	0.00	0.00	700.00
67110 - Payroll Taxes	0.00	0.00	0.00	0.00	0.00	543.72	1,594.04	2,917.53	2,233.95	2,121.75	1,726.15	1,982.87	13,120.01
67140 - Workers Compensation	0.00	0.00	0.00	0.00	0.00	75.14	225.78	434.67	264.00	238.06	226.41	288.22	1,752.28
67230 - Employer Group Insurance	0.00	0.00	0.00	0.00	0.00	401.67	409.67	1,115.57	1,013.90	1,411.12	893.18	892.58	6,137.69
<b>TOTAL PAYROLL RELATED</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,525.23</b>	<b>23,424.78</b>	<b>37,007.93</b>	<b>26,153.21</b>	<b>25,642.01</b>	<b>29,021.92</b>	<b>35,254.50</b>	<b>185,029.58</b>

**ADMINISTRATIVE AND GENERAL**

63610 - Answering Service	0.00	0.00	0.00	0.00	0.00	80.00	155.51	55.00	55.00	55.00	55.00	55.00	510.51
63140 - Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.40	37.50	0.00	61.68	108.58
63952 - Computer Software/IT Support	0.00	0.00	0.00	0.00	0.00	810.69	5,384.71	294.58	1,736.08	1,527.10	1,933.12	1,696.74	13,383.02
65920 - Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	30.00
63957 - Copier Maintenance	0.00	0.00	0.00	0.00	0.00	100.83	122.73	223.65	228.98	352.18	347.24	431.16	1,806.77
63958 - Copier Supplies	0.00	0.00	0.00	0.00	0.00	0.00	75.37	0.00	0.00	0.00	0.00	43.59	118.96
63965 - Mileage Expense	0.00	0.00	0.00	0.00	0.00	31.05	0.00	108.28	0.00	0.00	0.00	0.00	139.33
64150 - Security Monitoring/Patrol	0.00	0.00	0.00	0.00	0.00	4,680.00	1,260.00	5,040.00	7,740.00	5,160.00	5,040.00	3,780.00	32,700.00
62900 - Education/Training/Mtgs - Office	0.00	0.00	0.00	0.00	95.70	0.00	191.40	101.50	0.00	101.50	101.50	1,000.00	1,591.60
67260 - Employee Relations	0.00	0.00	0.00	0.00	0.00	68.29	86.00	0.00	211.03	43.29	30.02	(30.02)	408.61
63110 - Help Wanted Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.83	0.00	2.83
63120 - Office Supplies	0.00	0.00	0.00	0.00	0.00	132.92	102.14	0.00	529.03	155.97	237.53	710.80	1,868.39
63400 - Legal Fees - Eviction	0.00	0.00	0.00	0.00	0.00	1,575.00	(196.33)	2,444.50	3,336.01	4,083.36	1,717.75	1,075.00	14,035.29
63540 - Payroll Fees	0.00	0.00	0.00	0.00	0.00	0.00	87.94	83.70	98.54	87.34	91.42	86.76	535.70
63600 - Telephone	0.00	0.00	0.00	0.00	0.00	133.47	133.47	133.47	121.28	121.00	145.49	34.28	822.46
63615 - Internet Expense	0.00	0.00	0.00	0.00	0.00	129.90	129.90	129.90	143.48	143.00	116.90	24.38	817.46
<b>TOTAL ADMINISTRATIVE AND GENERAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>95.70</b>	<b>7,742.15</b>	<b>7,532.84</b>	<b>8,644.58</b>	<b>14,208.83</b>	<b>11,867.24</b>	<b>9,818.80</b>	<b>8,969.37</b>	<b>68,879.51</b>

**GROUNDS**

64190 - Landscape/Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	77.38	0.00	0.00	0.00	93.03	0.00	170.41
64192 - Grounds Equipment/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119.17	0.00	0.00	0.00	0.00	119.17
64195 - Landscape Maintenance - Contract	0.00	0.00	0.00	0.00	0.00	2,035.00	2,035.00	2,035.00	2,035.00	2,435.00	2,035.00	2,035.00	14,645.00
<b>TOTAL GROUNDS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,035.00</b>	<b>2,112.38</b>	<b>2,154.17</b>	<b>2,035.00</b>	<b>2,435.00</b>	<b>2,128.03</b>	<b>2,035.00</b>	<b>14,934.58</b>

**MANAGEMENT FEES**

63200 - Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	8,726.33	8,468.40	7,927.70	8,449.90	8,360.11	8,168.41	50,100.85
63211 - Compliance Monitoring Fee	0.00	0.00	0.00	0.00	0.00	0.00	773.33	0.00	773.33	773.33	773.33	773.33	3,866.65
<b>TOTAL MANAGEMENT FEES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,499.66</b>	<b>8,468.40</b>	<b>8,701.03</b>	<b>9,223.23</b>	<b>9,133.44</b>	<b>8,941.74</b>	<b>53,967.50</b>

**MAINTENANCE**

65625 - Paint & Decorate - Interior Common Are	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00
65305 - Doors - Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.45	172.41	0.00	151.92	385.78
65440 - Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	126.67	884.89	1,227.42	853.04	1,506.78	1,319.77	614.46	6,533.03
65450 - Plumbing Repairs - Contract	0.00	0.00	0.00	0.00	0.00	313.25	1,919.25	1,749.00	3,128.75	850.00	1,556.00	596.29	10,112.54
65695 - Common Area Cleaning	0.00	0.00	0.00	0.00	0.00	59.55	0.00	0.00	0.00	0.00	0.00	0.00	59.55
65460 - Appliance Parts/Service	0.00	0.00	0.00	0.00	0.00	0.00	12.65	472.75	512.58	747.44	341.62	44.63	2,131.67
65470 - Light Bulbs	0.00	0.00	0.00	0.00	0.00	0.00	157.31	185.25	0.00	303.58	290.65	8.28	945.07
64145 - Exterminating - Contract	0.00	0.00	0.00	0.00	0.00	525.00	687.50	1,137.50	362.50	1,025.00	362.50	1,450.00	5,550.00
65945 - Exterior Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.25	128.25
65570 - Building/Carpentry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	28.12	0.00	0.00	0.00	0.00	0.00	28.12
64155 - Fire Protection Supplies	0.00	0.00	0.00	0.00	0.00	0.00	220.25	0.00	58.21	58.21	351.62	20.54	708.83

64180 - Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	95.84	40.61	109.34	99.41	357.45	195.74	898.39
64225 - Clubhouse Cleaning - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00
65200 - Doors - Exterior	0.00	0.00	0.00	0.00	0.00	0.00	39.13	0.00	0.00	39.31	75.76	97.37	251.57
65280 - Windows & Screens & Glass	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	301.75	750.00	14.77	2,166.52
65290 - Roof Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	450.00
65480 - Electrical Supplies	0.00	0.00	0.00	0.00	0.00	69.83	47.90	574.40	86.70	432.87	207.49	436.55	1,855.74
65490 - Electrical Repairs/Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	481.60	408.38	0.00	0.00	889.98
65505 - HVAC Supplies	0.00	0.00	0.00	0.00	0.00	831.11	533.45	1,041.86	825.29	14.35	243.01	126.40	3,615.47
65507 - HVAC - Outside Contractor Service	0.00	0.00	0.00	0.00	0.00	677.00	0.00	1,124.00	293.00	714.00	0.00	1,614.00	4,422.00
65509 - Window Treatments (Blinds)	0.00	0.00	0.00	0.00	0.00	0.00	662.72	421.83	221.83	615.12	0.00	267.90	2,189.40
65560 - Keys & Locks	0.00	0.00	0.00	0.00	0.00	248.47	727.16	495.83	666.03	408.98	413.50	116.40	3,076.37
65567 - Gen Maint Supplies/Hardware	0.00	0.00	0.00	0.00	0.00	33.35	96.94	184.21	216.02	204.94	184.72	179.70	1,099.88
65575 - Cabinets & Surface Repair -Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	400.00
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,884.23</b>	<b>6,113.11</b>	<b>10,504.66</b>	<b>7,876.34</b>	<b>8,302.53</b>	<b>6,574.09</b>	<b>6,063.20</b>	<b>48,318.16</b>

**MARKETING**

62810 - Resident Relations	0.00	0.00	0.00	0.00	0.00	873.27	0.00	0.00	76.35	0.00	1,860.39	25.85	2,835.86
62816 - Printing/Flyers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.85	12.85
62817 - Promotion/Outreach	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
62945 - Signage - Temporary	0.00	0.00	0.00	0.00	0.00	0.00	44.36	0.00	0.00	0.00	0.00	0.00	44.36
62110 - Advertising - Print	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	339.00	339.00	339.00	1,017.00
62120 - Advertising - Internet	0.00	0.00	0.00	0.00	0.00	0.00	339.00	2,839.00	0.00	0.00	0.00	0.00	3,178.00
62800 - Leasing Hospitality	0.00	0.00	0.00	0.00	0.00	14.42	0.00	0.00	72.68	0.00	0.00	0.00	87.10
<b>TOTAL MARKETING</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>887.69</b>	<b>383.36</b>	<b>2,839.00</b>	<b>149.03</b>	<b>339.00</b>	<b>2,199.39</b>	<b>877.70</b>	<b>7,675.17</b>

**REDECORATION**

65705 - Carpet Cleaning - Occupied	0.00	0.00	0.00	0.00	0.00	75.00	50.00	0.00	0.00	0.00	0.00	0.00	125.00
65715 - Carpet/Vinyl Floor Repairs - Occupied	0.00	0.00	0.00	0.00	0.00	750.00	125.00	0.00	100.00	0.00	80.00	0.00	1,055.00
65970 - Redecoration - Bathrooms	0.00	0.00	0.00	0.00	0.00	0.00	27.02	2,876.13	0.00	(420.96)	0.00	16.28	2,498.47
65965 - Drywall/Patching	0.00	0.00	0.00	0.00	0.00	0.00	177.49	1,990.68	0.00	2,515.00	1,990.00	735.29	7,408.46
65971 - Painting - Contract - Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,935.00	0.00	6,760.00	1,205.00	250.00	20,150.00
65972 - Painting Supplies - Turnover	0.00	0.00	0.00	0.00	0.00	1,244.20	1,447.13	3,371.45	1,005.66	1,049.13	1,282.80	2,815.89	12,216.26
65973 - Carpet Cleaning - Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00	1,414.00	55.00	120.00	335.00	2,294.00
65975 - Carpet Repairs - Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	0.00	1,591.25	1,686.25
65980 - Cleaning - Contract - Turnover (Units)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,140.00	0.00	3,015.00	380.00	200.00	4,735.00
<b>TOTAL REDECORATION</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,069.20</b>	<b>1,826.64</b>	<b>21,778.26</b>	<b>2,519.66</b>	<b>12,973.17</b>	<b>5,057.80</b>	<b>5,943.71</b>	<b>52,168.44</b>

**UTILITIES**

64105 - Electric - Units	0.00	0.00	0.00	0.00	0.00	357.81	797.37	941.56	2,396.95	2,421.17	2,050.18	1,888.15	10,853.19
64109 - Gas - Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.06	82.06
64110 - Electric - Clubhouse	0.00	0.00	0.00	0.00	0.00	90.87	352.95	420.71	596.98	525.01	366.20	1,113.91	3,466.63
64112 - Gas - Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,072.61	0.00	0.00	0.00	0.00	1,072.61
64115 - Electric - Common Area	0.00	0.00	0.00	0.00	0.00	5,675.00	(2,471.44)	2,548.20	3,524.72	3,199.43	2,717.55	2,000.05	17,193.51
64120 - Electric - Exterior Lighting	0.00	0.00	0.00	0.00	0.00	731.15	(731.15)	0.00	0.00	0.00	0.00	0.00	0.00
64125 - Water	0.00	0.00	0.00	0.00	0.00	3,000.00	4,646.24	5,474.60	5,228.88	4,149.99	3,852.75	5,846.96	32,199.42
64130 - Sewer	0.00	0.00	0.00	0.00	0.00	5,000.00	9,964.90	11,293.48	9,141.91	10,008.68	8,554.23	11,026.48	64,989.68
64133 - Storm Water	0.00	0.00	0.00	0.00	0.00	660.00	100.09	200.00	1,104.52	101.09	101.09	776.21	3,043.00
64135 - Rubbish Removal	0.00	0.00	0.00	0.00	0.00	1,657.74	3,858.40	1,708.70	1,749.70	1,597.70	1,367.70	1,382.00	13,321.94
64140 - Cable Service Expense	0.00	0.00	0.00	0.00	0.00	4.95	4.95	4.95	5.47	0.00	4.95	4.95	30.22
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,177.52</b>	<b>16,522.31</b>	<b>23,664.81</b>	<b>23,749.13</b>	<b>22,003.07</b>	<b>19,014.65</b>	<b>24,120.77</b>	<b>146,252.26</b>

**INSURANCE**

67200 - Property/Liability Insurance	0.00	0.00	0.00	0.00	0.00	2,694.08	2,694.09	5,388.17	2,694.08	2,794.53	2,694.08	2,694.08	21,653.11
<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,694.08</b>	<b>2,694.09</b>	<b>5,388.17</b>	<b>2,694.08</b>	<b>2,794.53</b>	<b>2,694.08</b>	<b>2,694.08</b>	<b>21,653.11</b>
<b>TAXES</b>													
67100 - Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	11,424.75	11,424.75	11,424.75	11,240.48	11,240.48	11,240.48	11,240.48	79,236.17
67101 - Personal Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,016.71	0.00	0.00	2,016.71
<b>TOTAL TAXES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,424.75</b>	<b>11,424.75</b>	<b>11,424.75</b>	<b>11,240.48</b>	<b>13,257.19</b>	<b>11,240.48</b>	<b>11,240.48</b>	<b>81,252.88</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>95.70</b>	<b>55,439.85</b>	<b>81,533.92</b>	<b>131,874.73</b>	<b>99,326.79</b>	<b>108,836.97</b>	<b>96,882.68</b>	<b>106,140.55</b>	<b>680,131.19</b>
<b>NET OPERATING INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(444.39)</b>	<b>129,574.02</b>	<b>77,295.64</b>	<b>47,404.96</b>	<b>72,820.70</b>	<b>72,458.27</b>	<b>53,307.02</b>	<b>52,810.44</b>	<b>505,226.66</b>
<b>FINANCIAL EXPENSES</b>													
68200 - Mortgage Interest	0.00	0.00	0.00	0.00	0.00	710.74	22,078.55	21,385.28	22,757.23	23,842.42	21,586.55	23,968.68	136,329.45
63215 - Asset Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	3,750.00	3,750.00	3,750.00	26,250.00
<b>TOTAL FINANCIAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>710.74</b>	<b>22,078.55</b>	<b>21,385.28</b>	<b>37,757.23</b>	<b>27,592.42</b>	<b>25,336.55</b>	<b>27,718.68</b>	<b>162,579.45</b>
<b>TAXABLE INCOME/LOSS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(444.39)</b>	<b>128,863.28</b>	<b>55,217.09</b>	<b>26,019.68</b>	<b>35,063.47</b>	<b>44,865.85</b>	<b>27,970.47</b>	<b>25,091.76</b>	<b>342,647.21</b>
<b>EXTRAORDINARY EXPENSE</b>													
69115 - Building - Exterior	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	2,150.00	2,800.00
69130 - Carpet (Units)	0.00	0.00	0.00	0.00	0.00	0.00	763.00	0.00	0.00	0.00	0.00	0.00	763.00
69135 - Vinyl/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,106.00	0.00	0.00	0.00	0.00	1,106.00
69140 - Clubhouse/Office Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	4,733.76	0.00	0.00	1,666.74	0.00	0.00	6,400.50
69290 - Roof & Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	(2,100.00)	0.00	0.00	0.00
69440 - Plumbing & Water Heaters	0.00	0.00	0.00	0.00	0.00	0.00	762.57	1,917.35	0.00	0.00	0.00	2,621.82	5,301.74
69460 - Appliances	0.00	0.00	0.00	0.00	0.00	0.00	2,375.58	0.00	0.00	0.00	0.00	0.00	2,375.58
69461 - Refrigerator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(800.00)	800.00	0.00	0.00	0.00
69462 - Stove	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(500.00)	500.00	0.00	0.00	0.00
69463 - Dishwasher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(800.00)	800.00	0.00	0.00	0.00
69507 - HVAC	0.00	0.00	0.00	0.00	0.00	883.33	(10.42)	0.00	0.00	0.00	0.00	2,615.84	3,488.75
69700 - Maintenance Equipment	0.00	0.00	0.00	0.00	0.00	1,167.88	0.00	4,301.15	0.00	0.00	0.00	0.00	5,469.03
<b>EXTRAORDINARY EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,701.21</b>	<b>8,624.49</b>	<b>7,324.50</b>	<b>0.00</b>	<b>1,666.74</b>	<b>0.00</b>	<b>7,387.66</b>	<b>27,704.60</b>
<b>RENOVATION CAPITAL IMPROVEMENTS</b>													
89000 - Construction Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,531.66	1,824.53	5,958.80	12,314.99
89150 - Interior Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,519.52	9,696.54	6,456.75	450.00	3,225.55	28,348.36
89151 - Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,743.63	545.16	0.00	2,945.87	5,234.66
89158 - Flooring - Carpet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	880.00	6,596.53	905.90	8,382.43
89159 - Flooring - Vinyl/Tile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.00	7,321.20	1,600.50	9,310.70
89200 - Exterior Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,408.81	3,071.63	26,900.00	0.00	52,380.44
89300 - Leasing Office Rehab	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00	0.00	0.00	2,800.00
<b>RENOVATION CAPITAL IMPROVEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,519.52</b>	<b>33,848.98</b>	<b>18,674.20</b>	<b>43,092.26</b>	<b>14,636.62</b>	<b>118,771.58</b>
<b>MORTGAGE INFORMATION</b>													
23200 - Mortgage Payable - Principal	0.00	0.00	0.00	0.00	0.00	(8,515,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	(8,515,000.00)
68200 - Mortgage Interest	0.00	0.00	0.00	0.00	0.00	710.74	22,078.55	21,385.28	22,757.23	23,842.42	21,586.55	23,968.68	136,329.45
67100 - Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	11,424.75	11,424.75	11,424.75	11,240.48	11,240.48	11,240.48	11,240.48	79,236.17
67200 - Property/Liability Insurance	0.00	0.00	0.00	0.00	0.00	2,694.08	2,694.09	5,388.17	2,694.08	2,794.53	2,694.08	2,694.08	21,653.11
13200 - Replacement Reserves	0.00	0.00	0.00	0.00	0.00	49,694.00	7,137.78	7,137.78	7,137.78	3,337.78	7,137.78	7,137.78	88,720.68
13210 - Replacement Reserves Rec'd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(38,300.27)	(38,300.27)
<b>MORTGAGE INFORMATION</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(8,450,476.43)</b>	<b>43,335.17</b>	<b>45,335.98</b>	<b>43,829.57</b>	<b>41,215.21</b>	<b>42,658.89</b>	<b>6,740.75</b>	<b>(8,227,360.86)</b>