

Income Statement (12 months)

Period = Oct 2013-Feb 2014

Book = Accrual

		Oct 2013	Nov 2013	Dec 2013	Jan 2014	Feb 2014	Total
045000000	Residential Rent	9,949.14	9,949.14	11,494.94	9,665.29	9,949.14	51,007.65
049999999	NET RENT REVENUE	9,949.14	9,949.14	11,494.94	9,665.29	9,949.14	51,007.65
057550000	Interest on Bank Accounts	5.08	4.92	5.08	5.09	4.59	24.76
058990000	TOTAL OTHER REVENUE	5.08	4.92	5.08	5.09	4.59	24.76
059990000	TOTAL REVENUE	9,954.22	9,954.06	11,500.02	9,670.38	9,953.73	51,032.41
060000000	OPERATING EXPENSES						
063000000	Utilities Expense						
063004000	Water Common Area	463.17	0.00	0.00	0.00	0.00	463.17
063990000	TOTAL UTILITIES EXPENSES	463.17	0.00	0.00	0.00	0.00	463.17
064000000	REPAIRS & MAINTENANCE						
064100000	MAINTENANCE CONTRACTS						
064101000	Exterminating Contract	234.09	0.00	0.00	125.21	0.00	359.30
064102500	Elevator Contract	0.00	337.51	377.51	0.00	337.51	1,052.53
064109999	TOTAL MAINTENANCE CONTRACTS	234.09	337.51	377.51	125.21	337.51	1,411.83
064200000	GENERAL REPAIRS & MAINTENANCE						
064200200	HVAC-Contract	353.84	1,796.44	0.00	0.00	-38.11	2,112.17
064200202	Plumbing - Building R & M	0.00	0.00	0.00	0.00	843.78	843.78
064200302	Electrician - Building R & MElectrician - Building R & M	0.00	0.00	0.00	0.00	2,845.00	2,845.00
064200800	Common Area Cleaning	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	6,250.00
064202500	Intercom R & M	0.00	106.70	391.95	0.00	0.00	498.65
064209999	TOTAL GENERAL REPAIRS & MAINTENANCE	1,603.84	3,153.14	1,641.95	1,250.00	4,900.67	12,549.60
064300000	SUPPLIES						
064300500	Electrical Supplies	0.00	0.00	18.49	218.87	0.00	237.36
064300700	Smoke Detectors & Fire Extinguishers	0.00	0.00	1,912.51	0.00	0.00	1,912.51
064301200	Snow Removal Supplies	0.00	0.00	0.00	36.91	0.00	36.91
064309999	TOTAL SUPPLIES	0.00	0.00	1,931.00	255.78	0.00	2,186.78
064990000	TOTAL REPAIRS & MAINTENANCE	1,837.93	3,490.65	3,950.46	1,630.99	5,238.18	16,148.21
065000000	GENERAL & ADMINISTRATIVE						
065001800	Management Fee	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	9,000.00
065100110	Advertising-Printed Media	0.00	0.00	23.20	0.00	0.00	23.20
065990000	TOTAL GENERAL & ADMINISTRATIVE	1,800.00	1,800.00	1,823.20	1,800.00	1,800.00	9,023.20
079900000	TOTAL OPERATING EXPENSES	4,101.10	5,290.65	5,773.66	3,430.99	7,038.18	25,634.58
079990000	NET OPERATING INCOME	5,853.12	4,663.41	5,726.36	6,239.39	2,915.55	25,397.83
081499999	TOTAL NOI AFTER DEBT EXPENSE	5,853.12	4,663.41	5,726.36	6,239.39	2,915.55	25,397.83
090900000	NET INCOME	5,853.12	4,663.41	5,726.36	6,239.39	2,915.55	25,397.83