

Income Statement (12 months)

Period = Oct 2012-Sep 2013

Book = Cash

	Oct 2012	Nov 2012	Dec 2012	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Total
045000000 Residential Rent	0.00	0.00	9,949.14	9,949.14	8,804.76	5,371.62	12,501.26	9,794.64	14,175.41	5,722.28	8,009.52	5,720.04	89,997.81
047300000 Plus: Prepaid Rent	0.00	0.00	8,804.76	5,917.41	-8,804.76	-480.00	-4,227.24	0.00	-65.79	1,143.24	-2,287.62	1,142.48	1,142.48
049999999 NET RENT REVENUE	0.00	0.00	18,753.90	15,866.55	0.00	4,891.62	8,274.02	9,794.64	14,109.62	6,865.52	5,721.90	6,862.52	91,140.29
056900000 Key & Lock Fees	0.00	0.00	0.00	91.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.45
056950000 Utility Charges	0.00	0.00	0.00	0.00	0.00	129.72	0.00	0.00	0.00	0.00	0.00	0.00	129.72
057550000 Interest on Bank Accounts	0.00	0.00	0.00	5.23	0.00	8.54	0.00	8.84	4.73	5.08	5.08	4.92	42.42
058990000 TOTAL OTHER REVENUE	0.00	0.00	0.00	96.68	0.00	138.26	0.00	8.84	4.73	5.08	5.08	4.92	263.59
059990000 TOTAL REVENUE	0.00	0.00	18,753.90	15,963.23	0.00	5,029.88	8,274.02	9,803.48	14,114.35	6,870.60	5,726.98	6,867.44	91,403.88
060000000 OPERATING EXPENSES													
063000000 Utilities Expense													
063001000 Electric Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,461.65	0.00	0.00	1,461.65
063004000 Water Common Area	0.00	0.00	0.00	108.42	0.00	0.00	0.00	0.00	0.00	386.32	0.00	0.00	494.74
063006000 Telephone - House	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.42	134.96	0.00	267.38
063990000 TOTAL UTILITIES EXPENSES	0.00	0.00	0.00	108.42	0.00	0.00	0.00	0.00	0.00	1,980.39	134.96	0.00	2,223.77
064000000 REPAIRS & MAINTENANCE													
064100000 MAINTENANCE CONTRACTS													
064102500 Elevator Contract	0.00	0.00	0.00	0.00	408.28	0.00	0.00	0.00	0.00	337.51	0.00	1,012.53	1,758.32
064103000 Fire Sprinkler Inspections Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	538.93	538.93
064103500 Fire Alarm Monitoring Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,368.94	0.00	0.00	0.00	0.00	3,368.94
064109999 TOTAL MAINTENANCE CONTRACTS	0.00	0.00	0.00	0.00	408.28	0.00	0.00	3,368.94	0.00	337.51	0.00	1,551.46	5,666.19
064200000 GENERAL REPAIRS & MAINTENANCE													
064200201 Plumbing - Apartment R & M	0.00	0.00	0.00	0.00	163.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163.31
064200800 Common Area Cleaning	0.00	1,250.00	1,250.00	1,250.00	200.00	0.00	3,750.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	13,950.00
064202100 Boiler R & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00	1,900.00
064203400 General/Misc Building R & M	0.00	0.00	489.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	489.94
064209999 TOTAL GENERAL REPAIRS & MAINTENANCE	0.00	1,250.00	1,739.94	1,250.00	363.31	0.00	3,750.00	1,250.00	1,250.00	3,150.00	1,250.00	1,250.00	16,503.25
064300000 SUPPLIES													
064301000 Door Hardware	0.00	0.00	0.00	0.00	0.00	0.00	397.39	0.00	0.00	0.00	0.00	0.00	397.39
064301300 General Building Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.94	0.00	7.94
064301900 Interior and Exterior Signage	0.00	0.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.00
064302100 Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,192.03	1,192.03
064309999 TOTAL SUPPLIES	0.00	0.00	52.00	0.00	0.00	0.00	397.39	0.00	0.00	0.00	7.94	1,192.03	1,649.36
064990000 TOTAL REPAIRS & MAINTENANCE	0.00	1,250.00	1,791.94	1,250.00	771.59	0.00	4,147.39	4,618.94	1,250.00	3,487.51	1,257.94	3,993.49	23,818.80
065000000 GENERAL & ADMINISTRATIVE													
065000960 License Permits & Misc. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.19	76.19
065001800 Management Fee	0.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	19,800.00
065200270 Legal Counsel Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,617.90	5,617.90
065990000 TOTAL GENERAL & ADMINISTRATIVE	0.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	7,494.09	25,494.09
066000000 INSURANCE													
066100000 Property Insurance	0.00	0.00	0.00	0.00	12,174.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,174.68
066990000 TOTAL INSURANCE	0.00	0.00	0.00	0.00	12,174.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,174.68
079900000 TOTAL OPERATING EXPENSES	0.00	3,050.00	3,591.94	3,158.42	14,746.27	1,800.00	5,947.39	6,418.94	3,050.00	7,267.90	3,192.90	11,487.58	63,711.34
079990000 NET OPERATING INCOME	0.00	-3,050.00	15,161.96	12,804.81	-14,746.27	3,229.88	2,326.63	3,384.54	11,064.35	-397.30	2,534.08	-4,620.14	27,692.54
081499999 TOTAL NOI AFTER DEBT EXPENSE	0.00	-3,050.00	15,161.96	12,804.81	-14,746.27	3,229.88	2,326.63	3,384.54	11,064.35	-397.30	2,534.08	-4,620.14	27,692.54
090900000 NET INCOME	0.00	-3,050.00	15,161.96	12,804.81	-14,746.27	3,229.88	2,326.63	3,384.54	11,064.35	-397.30	2,534.08	-4,620.14	27,692.54