

Profit & Loss 12 Month Recap

Properties: Hampton House Apartments

Monthly recap 3/1/2014-2/28/2015 (accrual basis)

	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	JAN 15	FEB 15	TOTAL
INCOME													
41000 Potential Rent													
41010 Gross Potential Rent	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	120,960.00	1,451,520.00
41020 Loss to Lease	-1,301.03	-1,150.00	-878.97	-891.67	-770.62	-709.39	-733.79	-612.00	-592.00	-672.00	-671.04	-584.74	-9,567.25
41000 Total Potential Rent	119,658.97	119,810.00	120,081.03	120,068.33	120,189.38	120,250.61	120,226.21	120,348.00	120,368.00	120,288.00	120,288.96	120,375.26	1,441,952.75
42000 Economic Gain / Loss													
42005 Bad Debt	0.00	-306.67	-701.29	0.00	-3,406.78	-1,681.27	-3,138.28	-3,235.48	0.00	-1,358.84	-1,255.81	-1,676.86	-16,761.28
42008 Bad Debt Collected	92.40	912.02	0.00	0.00	1,020.00	335.00	0.00	0.00	12.00	678.41	2,059.43	712.38	5,821.64
42010 Concessions (Courtes	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-775.00	-9,300.00
42015 Concessions (Employ	-1,590.16	-1,805.00	-2,300.48	-2,765.00	-2,052.74	-1,216.61	-845.00	-845.00	-845.00	-860.00	-860.00	-860.00	-16,844.99
42020 Concessions (Move In	0.00	-480.00	-620.16	-1,247.33	-2,670.00	-1,820.64	-1,197.08	-4,832.90	-2,285.33	0.00	-304.00	-900.00	-16,357.44
42025 Concessions (Other)	-998.00	-435.00	-378.23	-410.00	-1,118.91	-250.00	-355.00	-845.00	-205.00	-295.00	-330.00	-258.65	-5,878.79
42030 Concessions (Pref Err	-1,000.00	-1,025.00	-975.00	-975.00	-910.14	-875.00	-800.00	-775.00	-750.00	-775.00	-750.00	-775.00	-10,385.14
42055 Vacancy Loss	-8,614.20	-7,377.50	-7,171.61	-7,111.34	-9,514.18	-6,251.93	-9,628.99	-3,788.21	-4,949.67	-4,549.03	-4,472.74	-7,604.64	-81,034.04
42000 Total Economic Gain /	-12,884.96	-11,292.15	-12,921.77	-13,283.67	-19,427.75	-12,535.45	-16,739.35	-15,096.59	-9,798.00	-7,934.46	-6,688.12	-12,137.77	-150,740.04
43000 Other Income													
43005 Application Fee Incom	740.00	900.00	440.00	360.00	1,040.00	680.00	785.00	160.00	145.00	600.00	585.00	550.00	6,985.00
43010 Cable Income	12,300.00	23.92	959.32	0.00	236.21	0.00	0.00	0.00	0.00	147.60	0.00	148.37	13,815.42
43015 Court Fee Reimburs	0.00	64.00	256.00	356.00	92.00	-64.00	448.00	256.00	488.00	616.00	246.00	350.00	3,108.00
43020 Early Termination Fee	0.00	540.00	150.97	740.00	0.00	0.00	0.00	0.00	625.00	0.00	141.43	0.00	2,197.40
43035 Late Fees	1,300.00	1,500.00	1,342.26	1,800.00	1,600.00	1,500.00	1,100.00	800.00	1,000.00	1,400.00	1,200.00	1,300.00	15,842.26
43040 Laundry / Vending Inc	635.40	1,446.70	643.80	0.00	1,613.68	448.80	747.30	783.47	794.40	724.80	699.61	610.20	9,148.16
43045 Miscellaneous Income	217.15	0.00	25.00	0.00	0.00	0.00	0.00	25.00	25.00	0.00	0.00	0.00	292.15
43050 Month-to-Month Fees	350.00	600.00	614.52	653.33	501.61	600.00	137.33	162.90	275.00	350.00	250.00	390.00	4,884.69
43055 NSF Fee Income	0.00	30.00	60.00	90.00	60.00	90.00	30.00	0.00	70.00	70.00	0.00	35.00	535.00
43070 Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	200.00	200.00	200.00	1,000.00
43075 Processing Fee Incorr	200.00	150.00	350.00	200.00	500.00	250.00	850.00	200.00	0.00	250.00	300.00	450.00	3,700.00
43080 Security Deposit Forfe	510.00	875.00	1.79	13.00	-196.92	-399.48	12.13	728.59	1,185.00	-875.00	200.01	-621.73	1,432.39
43085 Tenant Reimburseme	328.79	628.42	725.31	889.98	2,022.01	333.86	81.04	-59.22	243.00	100.00	1,445.00	241.00	6,979.19
43095 Water Income	4,676.78	4,888.17	5,167.10	5,468.84	5,362.49	5,745.64	5,777.50	6,078.82	6,273.00	6,280.90	6,264.03	6,206.28	68,189.55
43000 Total Other Income	21,258.12	11,646.21	10,736.07	10,571.15	12,831.08	9,184.82	9,968.30	9,135.56	11,523.40	9,864.30	11,531.08	9,859.12	138,109.21
TOTAL INCOME	128,032.13	120,164.06	117,895.33	117,355.81	113,592.71	116,899.98	113,455.16	114,386.97	122,093.40	122,217.84	125,131.92	118,096.61	1,429,321.92
EXPENSE													
51000 Administrative Expenses													
51005 Advertising	300.00	60.75	300.00	300.00	300.00	300.00	300.00	360.75	500.33	500.33	700.66	914.11	4,836.93
51010 Alarm Monitoring	43.15	0.00	2.39	156.06	0.00	128.24	0.00	42.75	0.00	85.50	0.00	0.00	458.09
51015 Application Fee Exper	280.80	280.80	346.20	241.00	215.80	381.80	333.20	357.80	66.40	108.20	199.20	241.00	3,052.20
51020 Bank Fees	0.00	10.00	20.00	30.00	20.00	640.00	454.75	0.00	20.00	20.00	26.08	46.00	1,286.83
51025 Business License	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	50.00
51030 Cell Phone	142.63	142.62	142.62	142.62	188.77	142.58	50.28	50.28	50.27	50.27	50.31	51.36	1,204.61
51035 Computer Software &	32.74	2.72	3.31	56.53	19.92	58.28	212.14	52.10	33.10	33.10	33.10	33.10	570.14

	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	JAN 15	FEB 15	TOTAL
51040 Conference & Meeting	0.00	0.00	1.75	0.00	45.09	0.00	0.00	30.14	35.32	99.54	43.94	0.00	255.78
51050 Inspection Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	30.00
51055 Legal - Tenant Evictio	448.00	128.00	754.00	356.00	704.00	0.00	-664.00	652.00	488.00	690.00	508.00	350.00	4,414.00
51060 Meals & Entertainmen	0.00	113.02	0.00	20.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133.25
51075 Office Supplies	44.73	211.86	150.09	454.31	269.18	69.12	570.96	250.47	118.13	317.32	239.24	244.46	2,939.87
51080 Postage & Shipping	33.47	7.35	40.59	8.93	42.52	15.32	16.34	23.58	14.35	0.00	22.05	15.47	239.97
51090 Signage	0.00	40.22	0.00	0.00	36.36	84.22	0.00	0.00	0.00	0.00	0.00	0.00	160.80
51095 Software License Fee	182.48	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,777.48
51100 Telephone & Internet	57.37	58.68	713.84	184.74	180.23	179.55	57.57	461.25	179.87	178.76	337.94	59.90	2,649.70
51105 Tenant Retention	0.00	0.00	0.00	0.00	0.00	0.00	262.22	0.00	0.00	0.00	0.00	40.36	302.58
51110 Training & Education	0.00	0.00	129.00	0.00	70.00	180.00	0.00	26.56	127.68	28.75	32.53	95.25	689.77
51115 Travel & Lodging	0.00	183.44	280.92	0.00	0.00	0.00	0.00	552.38	0.00	0.00	0.00	0.00	1,016.74
51120 Uniforms	67.36	65.86	84.02	49.47	664.01	71.45	72.90	75.64	74.68	74.46	93.71	94.75	1,488.31
51130 Website Expenses	0.00	0.00	500.84	-494.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.84
51000 Total Administrative E	1,632.73	1,450.32	3,634.57	1,650.89	2,900.88	2,395.56	1,811.36	3,080.70	1,853.13	2,331.23	2,461.76	2,360.76	27,563.89
52000 Management & Professi													
52005 Accounting Fees	0.00	0.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
52010 Asset Management Fe	0.00	6,457.00	0.00	0.00	5,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	12,457.00
52025 Consulting Fees	0.00	2,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,460.00
52035 Management Fee Exp	3,872.86	3,545.64	3,446.32	3,460.34	3,497.55	3,341.52	3,321.31	3,467.44	3,464.16	3,695.07	4,228.92	3,641.72	42,982.85
52000 Total Management & I	3,872.86	12,462.64	5,346.32	3,460.34	8,497.55	3,341.52	3,321.31	3,467.44	4,464.16	3,695.07	4,228.92	3,641.72	59,799.85
53000 Payroll & Related Expen													
53015 Employee Insurance (50.35	19.57	34.96	34.96	34.96	34.96	34.96	45.27	27.61	27.61	0.00	53.58	398.79
53020 Gas Allowance	0.00	0.00	59.16	26.52	53.55	11.73	31.11	2.04	0.00	134.13	0.00	75.48	393.72
53025 Health Insurance	984.38	629.22	980.78	629.22	838.95	838.96	629.22	838.96	650.20	650.20	754.72	754.72	9,179.53
53030 Hiring Expense	66.00	81.25	0.00	0.00	89.25	0.00	52.38	89.25	0.00	0.00	0.00	0.00	378.13
53035 Payroll Expenses	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	276.75	255.00	3,081.75
53040 Payroll Tax	904.94	734.28	753.15	719.82	1,240.91	754.22	797.40	836.25	837.03	1,235.07	955.28	930.76	10,699.11
53045 Salaries - Maintenance	5,768.39	4,077.63	4,243.22	5,749.52	9,000.76	5,986.60	6,253.71	5,866.50	5,671.44	8,983.33	6,048.39	5,737.29	73,386.78
53050 Salaries - Office	3,752.19	4,035.28	4,197.63	2,978.29	6,322.38	3,351.04	3,820.95	4,385.04	4,584.87	6,475.11	4,428.43	4,490.52	52,821.73
53065 Workers Compensatic	360.00	360.00	360.00	780.00	780.00	780.00	780.00	780.00	799.50	799.50	799.50	799.50	9,890.50
53000 Total Payroll & Related	12,141.25	10,192.23	10,883.90	11,173.33	18,615.76	12,012.51	12,654.73	13,098.31	12,825.65	18,559.95	13,263.07	14,809.35	160,230.04
54000 Repairs & Maintenance													
54005 Appliance Repair	0.00	0.00	0.00	41.55	319.02	244.59	-14.71	121.06	0.00	0.00	91.05	66.62	869.18
54010 Blinds	127.37	0.00	126.81	0.00	0.00	718.29	-112.27	0.00	0.00	203.02	345.45	0.00	1,408.67
54015 Carpet Repair & Clear	315.00	1,255.00	685.00	481.73	0.00	0.00	4,880.00	759.20	100.00	204.88	2,663.80	310.95	11,655.56
54020 Cleaning Supplies & S	730.24	992.98	1,200.73	2,172.15	1,174.46	0.00	4,978.00	1,939.00	2,335.51	383.77	426.69	100.00	16,433.53
54025 Contract Labor	0.00	0.00	1,480.00	320.00	0.00	315.00	0.00	0.00	0.00	0.00	0.00	0.00	2,115.00
54030 Electrical Supplies & S	268.33	0.00	127.80	9.23	226.58	320.77	-184.84	-92.00	153.83	301.28	28.54	91.37	1,250.89
54035 Fire Extinguishers	0.00	0.00	0.00	0.00	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
54055 General Supplies	138.19	465.51	772.57	253.72	315.69	540.59	374.68	523.41	274.42	224.59	380.53	184.71	4,448.61
54060 Grounds	0.00	0.00	0.00	0.00	161.02	101.35	0.00	0.00	0.00	0.00	0.00	0.00	262.37
54065 HVAC Repair	491.58	314.00	614.81	268.92	354.59	1,367.72	-259.23	533.80	55.19	294.40	643.59	154.64	4,834.01
54070 Landscaping	2,300.00	2,300.00	1,510.00	2,300.00	2,323.33	4,600.00	2,300.00	2,300.00	2,300.00	3,050.00	2,300.00	3,064.09	30,647.42
54075 Paint Supplies & Serv	2,519.70	2,183.05	2,766.39	2,156.40	3,690.17	2,641.00	3,460.84	4,228.06	2,118.98	4,017.93	495.00	1,024.58	31,302.10
54080 Pest Control	326.16	0.00	0.00	326.16	326.16	652.32	652.32	2,594.16	488.16	326.16	0.00	652.32	6,343.92
54085 Plumbing Supplies & S	1,040.68	112.35	274.42	57.73	88.30	655.98	15.85	412.68	34.99	0.00	430.43	310.03	3,433.44

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54090 Pool Supplies & Servir	330.05	0.00	314.15	20.48	252.36	151.19	143.53	0.00	0.00	212.16	313.61	129.59	1,867.12
54095 Roof Repair	0.00	186.47	175.00	131.22	450.00	0.00	300.00	0.00	0.00	0.00	362.09	300.00	1,904.78
54105 Small Equip/Tool Purc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.62	0.00	0.00	0.00	0.00	25.62
54000 Total Repairs & Maint	8,587.30	7,809.36	10,047.68	8,539.29	9,712.43	12,308.80	16,534.17	13,344.99	7,861.08	9,218.19	8,480.78	6,388.90	118,832.97
55000 Taxes / Insurance													
55020 Insurance - Property	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	5,001.52	4,547.64	4,547.64	59,110.48
55030 Taxes - Personal Prop	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,916.92	0.00	1,916.92
55035 Taxes - Real Estate	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	12,377.72	16,606.80	12,730.14	153,466.56
55000 Total Taxes / Insuranc	17,379.24	17,379.24	17,379.24	17,379.24	17,379.24	17,379.24	17,379.24	17,379.24	17,379.24	21,608.32	19,194.70	17,277.78	214,493.96
56000 Utilities													
56005 Cable	2,814.05	45.35	0.00	8.66	0.00	9.00	-91.67	-130.21	-135.70	0.00	-148.26	0.00	2,371.22
56010 Electric - Office & Con	27.19	1,214.23	2,620.21	2,791.71	179.67	1,503.82	1,555.60	1,689.71	1,876.03	1,529.44	1,454.55	1,321.05	17,763.21
56015 Electric - Vacant & Int	760.51	485.85	584.17	884.87	1,961.90	732.39	491.25	1,034.75	503.58	500.12	53.54	33.06	8,025.99
56020 Garbage	904.08	904.08	903.04	1,032.13	1,032.74	1,055.08	1,027.45	1,023.96	1,016.87	1,015.07	1,029.94	1,097.35	12,041.79
56025 Gas (Utility)	377.08	177.72	258.92	407.23	101.15	363.93	154.01	326.10	110.60	627.25	0.00	450.64	3,354.63
56030 Water & Sewer	10,395.83	10,396.00	12,108.56	12,108.55	10,666.15	0.00	14,561.99	14,562.00	12,184.17	12,184.17	12,253.73	12,308.21	133,729.36
56035 Water Submetering	0.00	0.00	625.00	0.00	0.00	126.00	31.00	0.00	0.00	0.00	0.00	386.88	1,168.88
56000 Total Utilities	15,278.74	13,223.23	17,099.90	17,233.15	13,941.61	3,790.22	17,729.63	18,506.31	15,555.55	15,856.05	14,643.50	15,597.19	178,455.08
TOTAL EXPENSE	58,892.12	62,517.02	64,391.61	59,436.24	71,047.47	51,227.85	69,430.44	68,876.99	59,938.81	71,268.81	62,272.73	60,075.70	759,375.79
NOI	69,140.01	57,647.04	53,503.72	57,919.57	42,545.24	65,672.13	44,024.72	45,509.98	62,154.59	50,949.03	62,859.19	58,020.91	669,946.13
N/O EXPENSE													
91000 Capital Improvements													
91007 Bathtub Replace / Ref	770.00	225.00	200.00	55.00	0.00	0.00	2,314.00	565.00	0.00	0.00	1,892.00	0.00	6,021.00
91015 Carpet / Flooring	5,303.37	0.00	1,586.21	2,811.58	2,497.94	4,316.70	3,977.79	5,842.41	1,716.75	0.00	206.30	4,062.57	32,321.62
91025 Counter Tops	805.00	485.00	305.00	0.00	0.00	0.00	922.00	0.00	0.00	0.00	1,302.00	0.00	3,819.00
91050 Electrical - Extraordin	346.57	0.00	0.00	0.00	1,139.16	4,296.76	0.00	1,052.74	1,876.25	0.00	0.00	0.00	8,711.48
91055 Exterior Painting	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
91065 Fixtures & Hardware	816.89	0.00	215.76	0.00	0.00	0.00	415.12	575.25	0.00	0.00	0.00	472.28	2,495.30
91080 Hot Water Heater	268.82	0.00	260.85	260.28	486.00	0.00	0.00	0.00	0.00	243.00	253.80	253.80	2,026.55
91085 HVAC (New)	0.00	0.00	364.49	1,084.45	1,437.16	2,096.31	0.00	2,041.34	0.00	646.92	0.00	0.00	7,670.67
91090 Landscaping Upgrade	0.00	0.00	10,000.00	0.00	0.00	150.00	0.00	2,750.00	0.00	0.00	0.00	0.00	12,900.00
91095 New Appliances	1,264.52	273.24	269.04	0.00	0.00	1,380.82	-178.49	1,618.22	0.00	1,489.28	238.00	0.00	6,354.63
91100 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.17	0.00	79.17
91105 Other	7,347.69	0.00	0.00	400.00	0.00	0.00	0.00	0.00	59.22	0.00	0.00	0.00	7,806.91
91120 Plumbing - Extraordin	690.15	0.00	418.00	296.23	0.00	390.02	2,568.00	4,119.50	2,974.60	7,453.91	0.00	0.00	18,910.41
91125 Pool Furniture/Upgrad	0.00	0.00	6,775.00	0.00	0.00	6,225.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
91130 Roofing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	0.00	1,350.00
91000 Total Capital Improver	17,613.01	983.24	20,394.35	4,907.54	7,560.26	18,855.61	10,018.42	18,564.46	6,626.82	9,833.11	5,321.27	4,788.65	125,466.74
92000 Debt Service													
92005 Mortgage Interest	23,934.68	26,499.11	25,644.30	26,499.11	25,644.30	26,499.11	26,465.22	25,578.58	26,393.99	25,509.41	26,322.26	26,287.73	311,277.80
92000 Total Debt Service	23,934.68	26,499.11	25,644.30	26,499.11	25,644.30	26,499.11	26,465.22	25,578.58	26,393.99	25,509.41	26,322.26	26,287.73	311,277.80

	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	JAN 15	FEB 15	TOTAL
TOTAL N/O EXPENSE	41,547.69	27,482.35	46,038.65	31,406.65	33,204.56	45,354.72	36,483.64	44,143.04	33,020.81	35,342.52	31,643.53	31,076.38	436,744.54
NET INCOME	27,592.32	30,164.69	7,465.07	26,512.92	9,340.68	20,317.41	7,541.08	1,366.94	29,133.78	15,606.51	31,215.66	26,944.53	233,201.59

NET INCOME SUMMARY

Income	128,032.13	120,164.06	117,895.33	117,355.81	113,592.71	116,899.98	113,455.16	114,386.97	122,093.40	122,217.84	125,131.92	118,096.61	1,429,321.92
Expense	-58,892.12	-62,517.02	-64,391.61	-59,436.24	-71,047.47	-51,227.85	-69,430.44	-68,876.99	-59,938.81	-71,268.81	-62,272.73	-60,075.70	-759,375.79
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NOI	69,140.01	57,647.04	53,503.72	57,919.57	42,545.24	65,672.13	44,024.72	45,509.98	62,154.59	50,949.03	62,859.19	58,020.91	669,946.13
N/O Expense	-41,547.69	-27,482.35	-46,038.65	-31,406.65	-33,204.56	-45,354.72	-36,483.64	-44,143.04	-33,020.81	-35,342.52	-31,643.53	-31,076.38	-436,744.54
NET INCOME	27,592.32	30,164.69	7,465.07	26,512.92	9,340.68	20,317.41	7,541.08	1,366.94	29,133.78	15,606.51	31,215.66	26,944.53	233,201.59

