

St Charles Place (1176)  
**12 Month Trailing Income Statement**

Period = Oct 2017-Sep 2018

Book = Accrual ; Tree = bh\_is

	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Total	
<b>Gross Potential Rent</b>														
4400-00	Market Rent	158,081.00	158,351.00	158,351.00	158,501.00	158,671.00	159,131.00	159,266.00	159,596.00	159,666.00	160,406.00	160,416.00	160,521.00	1,910,957.00
4411-00	Gain(Loss) to Lease	-18,696.60	-17,842.60	-18,165.60	-19,905.70	-20,880.80	-22,699.80	-23,943.85	-24,579.85	-25,690.85	-26,407.90	-17,357.95	-25,471.95	-261,643.45
	Total Gross Potential Rent	139,384.40	140,508.40	140,185.40	138,595.30	137,790.20	136,431.20	135,322.15	135,016.15	133,975.15	133,998.10	143,058.05	135,049.05	1,649,313.55
<b>Deductions</b>														
4510-00	Vacancy Loss	-8,199.39	-19,590.26	-21,072.98	-18,583.76	-18,134.77	-12,430.21	-11,253.04	-10,664.40	-10,943.49	-9,501.75	-13,593.50	-14,490.91	-168,458.46
4530-00	One-Time Rent Concessions	0.00	0.00	-100.00	0.00	0.00	-41.78	0.00	-150.00	0.00	0.00	-75.00	0.00	-366.78
4531-00	Recurring Rent Concessions	-53.00	-53.00	-40.39	-18.00	0.00	0.00	0.00	-4.61	4.61	0.00	0.00	0.00	-164.39
4540-00	Bad Debt-Rent Write-Off	-2,253.56	-1,998.47	86.99	-2,423.82	-3,097.91	-291.89	-3,122.64	1,743.48	-222.45	-312.70	-1,328.32	-2,775.35	-15,996.64
4545-00	Bad Debt Recovery	437.44	410.85	1,962.03	216.45	2,382.62	2,356.51	1,976.33	2,752.77	1,481.73	328.12	368.74	385.17	15,058.76
4550-00	Model/Admin Units	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-692.00	-8,304.00
4551-00	Employee Units	-323.80	-323.80	-323.80	-353.35	29.00	-341.00	-341.00	-526.00	-341.00	-954.30	-603.00	-603.00	-5,005.05
	Total Deductions	-11,084.31	-22,246.68	-20,180.15	-21,854.48	-19,513.06	-11,440.37	-13,432.35	-7,540.76	-10,712.60	-11,132.63	-15,923.08	-18,176.09	-183,236.56
	<b>Net Rental Income</b>	<b>128,300.09</b>	<b>118,261.72</b>	<b>120,005.25</b>	<b>116,740.82</b>	<b>118,277.14</b>	<b>124,990.83</b>	<b>121,889.80</b>	<b>127,475.39</b>	<b>123,262.55</b>	<b>122,865.47</b>	<b>127,134.97</b>	<b>116,872.96</b>	<b>1,466,076.99</b>
<b>Other Income</b>														
4605-00	Non-Refundable Fees	300.00	495.00	-100.00	50.00	1,550.00	1,250.00	3,220.22	2,677.50	3,882.38	2,659.00	2,562.50	2,445.00	20,991.60
4606-00	Non-Refundable Pet Fees	525.00	565.50	510.45	449.53	452.14	429.84	392.00	389.57	382.53	414.02	425.00	449.82	5,385.40
4606-01	One-Time Pet Fees	1,000.00	900.00	100.00	385.00	250.00	200.00	0.00	250.00	0.00	250.00	250.00	500.00	4,085.00
4610-00	Application Fees	0.00	495.00	-90.00	25.00	975.00	1,270.00	1,600.00	650.00	875.00	750.00	550.00	1,250.00	8,350.00
4615-00	App/Admin Fees Concession	0.00	0.00	0.00	0.00	-250.00	0.00	-100.00	0.00	-50.00	-125.00	-75.00	-75.00	-675.00
4620-00	Late Fees	3,130.00	690.00	3,722.33	1,600.00	2,005.32	1,430.00	2,060.00	3,380.00	2,285.94	2,110.00	2,120.33	2,920.00	27,453.92
4630-00	NSF Check Charges	2.95	150.00	450.00	300.00	180.40	0.00	150.00	0.00	214.31	145.60	150.00	75.00	1,818.26
4650-00	Lease Termination Income	3,288.77	-2,254.98	-194.67	313.67	38.97	2,134.32	-152.63	4,974.69	311.45	975.44	186.99	-561.65	9,060.37
4680-00	Damage Repair Recovery	2,250.42	-40.19	522.28	1,710.25	2,569.63	-2,921.48	53.59	2,209.06	-731.46	-1,323.59	-551.91	-272.69	3,473.91
4695-00	Garage/Carport Income	-3.33	0.00	0.00	0.00	11.94	10.00	10.00	10.00	10.00	10.00	10.00	10.00	78.61
4740-00	Laundry Income	662.83	863.35	629.11	462.01	650.00	769.64	895.40	700.00	787.84	889.73	1,100.05	1,290.17	9,700.13
4760-00	Month to Month Fees	141.10	15.00	15.00	5.81	0.00	0.00	0.00	84.20	0.00	0.00	0.00	0.00	261.11
4773-00	Recovery-Common Area Maint	255.00	135.00	135.00	351.29	430.00	590.00	575.00	480.65	525.00	500.81	775.81	630.00	5,383.56
4791-00	Utility Reimbursement-Water	5,820.14	5,471.60	6,734.13	8,527.84	8,744.60	9,944.91	11,635.85	10,798.18	10,567.77	10,265.11	9,904.70	10,267.45	108,682.28
4792-00	Utility Reimbursement-Gas	1,243.13	1,357.29	1,481.41	1,598.44	1,709.00	1,760.36	1,777.36	1,857.51	1,906.49	1,896.43	1,797.73	1,774.15	20,159.30
4794-00	Utility Reimbursement-Trash	1,634.79	1,701.48	1,788.82	1,824.46	1,897.09	1,940.27	1,961.79	2,043.59	2,108.93	2,077.13	1,988.91	1,962.40	22,929.66
4795-00	Utility Reimbursement-Valet Trash	5,104.65	4,510.07	4,755.41	4,713.70	4,829.21	5,089.17	5,157.50	5,230.14	5,237.41	5,164.22	5,086.32	5,116.22	59,994.02
4799-00	Utility Reimbursement-Other	1,259.60	1,095.00	1,074.38	1,371.37	1,430.39	1,613.31	1,481.18	1,447.91	1,389.61	1,425.18	1,583.27	1,543.84	16,715.04
4810-00	Pest Control Rebill	752.58	686.15	737.68	745.65	765.42	814.75	823.28	830.82	831.96	820.29	807.82	819.78	9,436.18
4820-00	Transfer Fees	0.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00	0.00	0.00	0.00	0.00	700.00
4830-00	Locks and Keys	0.00	0.00	0.00	100.00	100.00	0.00	81.72	75.00	98.27	50.00	55.00	0.00	559.99
4911-00	E-Deposit Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	349.52	-349.52	0.00	

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		Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Total
4912-00	Forced Place Insurance	279.03	53.43	300.00	360.00	309.87	433.36	540.03	663.39	741.25	732.52	1,350.99	962.02	6,725.89
4912-01	Forced Place Insurance-Expense	-218.54	-232.78	-163.04	-116.00	-191.08	-240.00	-470.00	-448.00	-480.00	-592.00	-961.00	-775.00	-4,887.44
4913-00	E-Premium Rebate	183.60	170.40	175.20	171.60	170.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	871.20
4990-00	Miscellaneous Income	1,305.00	120.00	620.00	-80.00	925.00	275.00	656.37	725.00	685.00	600.00	425.00	900.00	7,156.37
	Total Other Income	28,916.72	16,946.32	23,203.49	24,869.62	29,553.30	26,793.45	32,698.66	39,379.21	31,579.68	29,694.89	29,892.03	30,881.99	344,409.36
	<b>Total Income</b>	<b>157,216.81</b>	<b>135,208.04</b>	<b>143,208.74</b>	<b>141,610.44</b>	<b>147,830.44</b>	<b>151,784.28</b>	<b>154,588.46</b>	<b>166,854.60</b>	<b>154,842.23</b>	<b>152,560.36</b>	<b>157,027.00</b>	<b>147,754.95</b>	<b>1,810,486.35</b>
	<b>Repairs and Maintenance</b>													
5030-00	Appliances R/M	434.81	-170.47	-623.32	-69.56	60.08	205.85	372.88	43.96	114.12	566.80	128.36	197.81	1,261.32
5070-00	Carpet/Vinyl R/M-Supplies	0.00	0.00	0.00	0.00	0.00	27.40	0.00	0.00	0.00	0.00	0.00	0.00	27.40
5070-01	Carpet/Vinyl R/M-Contract Labor	-10.20	-119.80	82.20	0.00	386.62	0.00	123.36	62.40	148.25	69.98	174.49	45.29	962.59
5080-01	Carpet/Vinyl Clean/Dye-Contract Labor	1,107.36	-332.20	1,875.24	1,042.55	-208.24	320.73	-893.24	2,033.40	664.61	33.32	561.08	238.16	6,442.77
5090-00	Cleaning/Housekeeping-Supplies	134.99	-91.02	37.07	11.56	23.79	18.01	16.59	14.00	20.53	0.00	19.65	0.00	205.17
5090-01	Cleaning/Housekeeping-Contract Labor	1,159.64	775.00	2,107.00	1,098.00	520.00	540.00	700.00	1,330.00	1,740.00	1,590.00	1,320.00	1,060.00	13,939.64
5110-00	Doors/Windows R/M	647.38	195.13	97.46	337.79	37.17	29.79	91.63	22.39	28.22	167.73	317.87	161.64	2,134.20
5120-00	Electrical R/M	122.35	474.10	2,555.47	-234.65	753.76	544.28	0.00	0.00	322.96	30.30	66.46	394.64	5,029.67
5180-00	Equipment R/M	0.00	115.88	0.00	0.00	281.78	0.00	221.58	0.00	0.00	0.00	0.00	0.00	619.24
5200-00	Exterminating/Pest Control-Supplies	0.00	0.00	0.00	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.60
5200-01	Exterminating/Pest Control-Contract	1,037.00	-333.00	347.00	1,697.00	347.00	347.00	347.00	347.00	347.00	347.00	1,547.00	347.00	6,724.00
5201-00	Exterminating/Pest Control-Termites	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,163.00	0.00	-63.00	0.00	0.00	2,100.00
5210-00	Fire Safety	0.00	0.00	-167.00	0.00	0.00	0.00	32.86	0.00	21.62	0.00	0.00	1,200.00	1,087.48
5220-00	Fixtures	256.56	416.06	94.29	26.92	71.92	128.28	6.57	0.00	79.19	0.00	63.90	48.98	1,192.67
5230-00	HVAC R/M-Supplies	809.16	746.24	905.94	338.79	313.29	434.43	806.42	950.62	652.69	2,034.01	433.88	28.55	8,454.02
5230-01	HVAC R/M-Contract Labor	0.00	0.00	2,330.00	-387.50	-106.37	0.00	450.00	180.64	260.00	1,864.50	0.00	0.00	4,591.27
5240-00	Landscaping R/M-Supplies	0.00	0.00	0.00	0.00	14.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.60
5241-00	Landscaping-Seasonal/Tree Trim	995.00	-95.00	0.00	0.00	0.00	0.00	4,500.00	0.00	-3,600.00	0.00	0.00	0.00	1,800.00
5242-00	Landscaping-Irrigation/Sprinkler R/M	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
5245-00	Landscaping-Contract	2,944.09	2,944.09	2,944.09	3,285.75	3,114.92	3,114.92	3,114.92	3,114.92	3,114.92	3,114.92	3,114.92	3,114.92	37,037.38
5250-00	Locks/Keys R/M	293.61	-226.48	101.10	486.50	450.71	149.83	121.78	7.74	249.27	31.24	34.03	47.47	1,746.80
5260-00	Resurfacing/Re-Glazing	1,622.00	743.00	5,434.00	5,408.00	1,187.00	1,804.20	-1,055.00	1,583.00	3,351.00	2,693.00	1,630.00	1,838.00	26,238.20
5270-00	Painting Interior-Supplies	552.71	596.33	873.70	157.59	623.23	562.75	1,109.00	756.81	32.82	806.00	1,284.27	986.85	8,342.06
5270-01	Painting Interior-Contract Labor	1,817.04	0.00	2,365.00	3,225.00	340.00	2,363.00	0.00	0.00	0.00	0.00	395.00	0.00	10,505.04
5270-09	Painting/Drywall-Other	0.00	0.00	0.00	0.00	0.00	0.00	21.28	0.00	0.00	0.00	0.00	0.00	21.28
5280-00	Parking Lot R/M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424.93	170.43	595.36
5300-00	Plumbing R/M-Supplies	438.91	602.17	132.68	396.70	624.30	313.74	404.16	29.68	159.77	530.29	294.34	446.41	4,373.15
5300-01	Plumbing R/M-Contract Labor	1,891.98	1,301.02	4,226.06	689.50	3,094.66	1,858.00	1,091.00	1,325.08	711.00	630.32	1,348.28	815.28	18,982.18
5310-00	Pool R/M-Supplies	723.36	1,006.13	0.00	19.56	591.99	140.64	193.96	174.00	766.01	1,038.92	558.31	733.65	5,946.53
5310-01	Pool R/M-Contract Labor	0.00	0.00	949.69	0.00	211.36	0.00	387.44	0.00	104.12	0.00	0.00	0.00	1,652.61
5380-00	Trash Removal-Supplies	2.90	119.08	0.00	0.00	76.46	0.00	0.00	34.40	67.39	126.97	67.06	67.06	561.32

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5380-01 Trash Removal-Contract Labor	1,310.78	1,302.16	1,270.03	1,291.41	1,291.26	1,305.69	1,306.17	1,697.61	1,303.49	1,382.69	1,382.69	1,481.69	16,325.67
5400-00 Maintenance Uniforms	-50.00	132.03	-216.78	300.00	0.00	68.16	1,200.00	0.00	0.00	-333.10	0.00	1,200.00	2,300.31
5420-00 Window Coverings	253.09	100.76	419.56	96.11	107.03	504.67	266.91	94.40	139.00	317.74	0.00	162.43	2,461.70
5493-00 Miscellaneous Interior R/M	41.19	17.96	0.00	54.66	44.72	0.00	0.00	0.00	39.53	0.00	20.89	52.11	271.06
Total Repairs and Maintenance	18,535.71	10,219.17	28,140.48	20,078.28	14,253.04	14,781.37	14,937.27	15,965.05	10,837.51	16,979.63	15,187.41	14,838.37	194,753.29
<b>Labor Costs</b>													
6110-00 Admin Salaries-Manager	4,157.30	4,157.32	3,590.35	6,626.93	3,637.40	4,439.89	3,913.18	4,738.95	4,014.93	4,183.39	4,373.54	3,803.08	51,636.26
6110-01 Admin Salaries-Assistant Mgr	2,796.80	2,846.00	1,818.75	2,448.10	2,381.40	2,640.00	2,516.25	2,742.75	2,499.75	2,373.75	2,110.05	2,733.17	29,906.77
6110-02 Admin Salaries-Leasing	818.25	772.25	1,527.62	0.00	0.00	0.00	1,300.76	789.75	685.25	1,115.84	1,131.66	1,161.84	9,303.22
6110-09 Admin Salaries-Other	0.00	0.00	0.00	0.00	173.81	620.13	-264.65	0.00	0.00	0.00	0.00	0.00	529.29
6110-10 Admin Salaries-Overtime	0.00	0.03	0.00	84.38	314.94	176.89	29.57	20.26	103.35	99.30	29.26	29.21	887.19
6120-00 Maint Salaries-Supervisor	2,976.00	3,822.00	2,592.00	0.00	1,619.38	3,570.00	4,064.19	3,587.43	3,241.00	3,575.24	3,507.66	3,225.30	35,780.20
6120-01 Maint Salaries-Technicals	4,438.43	4,498.09	4,289.66	6,342.77	4,544.91	5,687.27	5,373.11	5,115.78	4,431.37	4,677.43	5,017.97	3,568.15	57,984.94
6120-03 Maint Salaries-Groundskeeping	0.00	0.00	0.00	1,759.73	1,757.52	1,936.00	1,848.00	2,041.60	1,849.65	1,937.54	2,035.61	1,754.88	16,920.53
6120-10 Maint Salaries-Overtime	92.21	87.50	119.52	43.28	326.35	181.23	241.19	246.01	206.52	161.47	130.25	117.80	1,953.33
6170-00 Bonuses-Performance	1,905.61	-137.73	500.00	100.00	375.42	0.00	0.00	2,137.73	1,500.00	0.00	4,548.87	0.00	10,929.90
6170-01 Bonuses-Leasing/Renewal	3,841.05	1,577.14	1,391.00	187.00	2,207.58	1,069.61	1,267.22	769.97	1,751.39	1,439.65	1,537.29	1,092.60	18,131.50
6170-09 Bonuses-Other	0.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	1,250.00
6180-00 Taxes-FICA/Medicare	1,582.25	1,270.30	1,181.57	1,290.03	1,297.08	1,516.69	1,508.80	1,590.78	1,440.18	1,451.19	2,114.72	1,016.53	17,260.12
6190-00 Taxes-Federal Unemployment	33.20	-1.76	32.32	101.18	76.94	55.95	26.61	-5.15	0.00	0.00	0.00	24.35	343.64
6200-00 Taxes-State Unemployment	116.18	8.54	109.45	376.01	272.68	250.63	97.68	-1.20	0.00	0.00	0.00	81.94	1,311.91
6220-00 Insurance-Workers Comp	755.61	687.44	604.09	599.90	658.09	770.71	831.62	848.32	784.05	781.89	1,097.25	418.19	8,837.16
6230-00 Insurance-Health/Life/LTD	1,041.23	2,251.84	1,964.43	2,525.27	1,816.18	1,686.06	3,594.60	1,642.70	1,937.14	1,937.00	1,830.35	1,923.89	24,150.69
6240-00 Pension/Profit Sharing	66.81	83.67	56.52	56.09	0.00	17.79	26.56	6.35	0.00	0.00	1.98	-0.66	315.11
6290-00 Labor Expenses-Other	157.99	277.06	175.95	167.72	227.90	237.56	163.84	260.19	396.94	106.61	165.04	101.64	2,438.44
Total Labor Costs	24,778.92	22,699.69	20,453.23	22,708.39	21,687.58	24,856.41	26,538.53	26,532.22	24,841.52	24,090.30	29,631.50	21,051.91	289,870.20
<b>Advertising and Promotions</b>													
6305-00 Promotions	194.42	143.37	49.85	156.42	475.66	143.52	-26.21	164.53	162.26	-120.46	425.84	58.39	1,827.59
6305-01 Resident Activities	0.00	0.00	0.00	0.00	0.00	9.58	137.62	44.97	79.84	111.39	21.85	0.00	405.25
6305-02 Prospect Refreshments	0.00	270.54	0.00	0.00	0.00	0.00	26.21	46.86	64.99	28.18	0.00	0.00	436.78
6305-03 Event & Decorative	0.00	76.48	156.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	251.21	484.60
6320-00 Shopping Reports	0.00	115.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00	0.00	0.00	355.00
6325-02 RentPath Network	529.00	529.00	529.00	258.03	379.00	379.00	379.00	379.00	379.00	379.00	379.00	864.12	5,362.15
6325-03 CoStar Network	2,847.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	13,286.00
6335-00 Internet Advertising	0.00	0.00	0.00	0.00	0.00	0.00	156.72	0.00	0.00	0.00	0.00	0.00	156.72
6335-01 Property Website	0.00	0.00	0.00	250.00	0.00	0.00	-53.58	0.00	0.00	0.00	7.24	0.00	203.66
6335-02 Reputation Management	128.98	21.32	21.23	96.54	20.91	20.91	921.43	118.31	23.57	22.00	22.00	22.00	1,439.20
6335-05 Online Posting Tool	98.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	637.00

St Charles Place (1176)  
**12 Month Trailing Income Statement**

Period = Oct 2017-Sep 2018

Book = Accrual ; Tree = bh\_is

	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Total
6340-00 Call Center	324.00	966.00	-62.00	524.00	554.00	734.06	676.91	676.91	676.91	676.91	676.53	676.53	7,100.76
6350-00 Advertising Signs/Flags/Banners	319.90	0.00	0.00	0.00	499.80	0.00	0.00	0.00	37.00	0.00	507.90	0.00	1,364.60
6360-00 Brochures/Promo Products	0.00	0.00	0.00	0.00	12.00	0.00	38.56	0.00	0.00	0.00	0.00	0.00	50.56
6370-00 Resident Referrals	800.00	400.00	0.00	0.00	0.00	0.00	500.00	500.00	0.00	0.00	700.00	0.00	2,900.00
6390-02 Advertising Programs & Marketing Systems	260.65	260.65	260.65	260.65	260.65	260.65	260.65	260.65	260.65	260.65	260.65	260.65	3,127.80
Total Advertising and Promotions	5,501.95	3,780.36	1,953.64	2,543.64	3,200.02	2,545.72	4,015.31	3,309.23	2,682.22	2,475.67	3,999.01	3,130.90	39,137.67
<b>General and Administrative Costs</b>													
6510-00 Bank Charges	160.46	108.66	99.17	117.36	110.25	96.33	226.36	103.54	153.39	124.44	110.05	109.45	1,519.46
6510-10 Bank & Credit Card Processing Fees	75.91	37.55	35.00	26.40	25.50	69.25	40.20	55.75	42.20	156.10	30.70	38.90	633.46
6530-00 Internet/WAN	278.43	85.85	132.65	113.04	85.85	428.60	186.41	196.41	-4.07	191.31	196.33	198.32	2,089.13
6541-00 Computer Software Contract	65.54	65.54	65.54	76.84	118.84	114.84	279.15	166.84	166.84	166.84	177.75	166.84	1,631.40
6550-00 Copier/Fax-Maint/Supplies	38.78	0.00	0.00	0.00	461.81	93.39	0.00	0.00	38.77	175.33	0.00	37.83	845.91
6580-00 Credit Check Fees	572.76	781.83	480.80	550.15	661.60	1,153.20	239.86	552.76	106.89	557.18	342.63	643.63	6,643.29
6590-00 Office Admin Career Apparel	0.00	0.00	-300.00	-300.00	0.00	1,120.00	-900.00	0.00	848.83	104.50	0.00	0.00	573.33
6600-00 Dues/Subscriptions	57.51	54.95	54.95	454.25	54.95	54.95	54.95	54.95	54.95	54.95	54.95	54.95	1,061.26
6610-00 Education/Training	560.19	119.78	1,845.08	752.32	43.05	1,463.07	1,761.87	234.78	489.31	126.11	99.49	122.00	7,617.05
6640-00 Accounting Fees	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6650-00 Licenses/Fees	131.40	210.36	303.10	1,035.47	240.83	175.90	177.76	186.02	148.90	230.40	520.33	1,124.15	4,484.62
6650-01 Licenses/Fees-Acct Software	392.26	392.26	392.26	392.26	392.27	392.26	392.26	392.26	392.26	392.26	392.27	392.26	4,707.14
6660-00 Model Unit Expense	81.50	46.97	12.75	171.28	116.18	220.35	59.80	95.37	141.99	115.00	73.20	169.67	1,304.06
6670-00 Office Supplies	186.32	170.18	70.00	55.53	100.08	-2.53	46.40	28.56	128.39	82.74	0.00	213.55	1,079.22
6680-00 Postage/Delivery	16.99	-12.41	32.54	39.59	12.89	0.00	61.72	31.02	0.00	0.00	0.00	98.47	280.81
6700-00 Eviction Fees	1,160.00	0.00	0.00	1,305.00	580.00	290.00	0.00	885.00	1,740.00	1,575.00	1,350.00	1,800.00	10,685.00
6705-00 Eviction Fees-Recovery	-580.00	19.44	0.00	-1,015.00	725.00	-1,070.38	-145.00	-1,606.00	-578.00	-605.00	-605.00	-1,350.00	-6,809.94
6720-00 Special Facilities Expense	-43.95	120.00	1,472.18	120.90	240.44	88.84	-28.97	134.64	198.24	374.98	101.93	607.56	3,386.79
6730-00 Managers Conference	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00	2,200.00
6740-00 Answering Svc/Mobile Maint	165.95	165.95	555.65	-379.17	118.68	118.68	159.20	159.00	159.00	159.00	159.00	159.00	1,699.94
6760-00 Telephone Service	767.38	475.68	56.48	1,043.20	618.06	425.14	443.11	758.92	386.12	446.27	1,051.63	496.51	6,968.50
6770-00 Employee Recognition	132.52	482.58	318.42	39.66	127.70	11.11	5.22	162.71	192.52	49.41	0.00	102.08	1,623.93
6780-00 Travel/Mileage	1,166.68	1,712.10	638.81	-208.30	847.24	1,141.13	3,053.89	150.00	1,092.08	0.00	0.00	0.00	9,593.63
6785-00 Meals/Entertainment	440.68	0.00	53.29	304.02	249.68	109.16	348.46	19.23	295.99	0.00	7.22	187.09	2,014.82
6810-00 Job Postings/Employee Recruitment	0.00	0.00	0.00	30.00	30.00	15.23	14.46	0.00	0.00	0.00	0.00	0.00	89.69
6820-00 Office Alarm Contract	0.00	0.00	187.74	0.00	0.00	0.00	182.50	0.00	0.00	182.50	0.00	0.00	552.74
6890-00 Misc G/A Expense	201.41	108.34	4.56	201.62	27.01	130.86	94.54	151.70	127.44	106.66	376.77	84.41	1,615.32
Total General and Administrative Costs	6,028.72	5,145.61	6,510.97	4,926.42	5,987.91	7,139.38	7,854.15	4,013.46	6,322.04	4,765.98	4,439.25	5,456.67	68,590.56
<b>Total Controllable Expenses</b>	<b>54,845.30</b>	<b>41,844.83</b>	<b>57,058.32</b>	<b>50,256.73</b>	<b>45,128.55</b>	<b>49,322.88</b>	<b>53,345.26</b>	<b>49,819.96</b>	<b>44,683.29</b>	<b>48,311.58</b>	<b>53,257.17</b>	<b>44,477.85</b>	<b>592,351.72</b>

**Utility Costs**

St Charles Place (1176)

**12 Month Trailing Income Statement**

Period = Oct 2017-Sep 2018

Book = Accrual ; Tree = bh\_is

		Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Total
7110-00	Electricity	3,584.32	3,131.89	3,134.47	2,626.45	2,570.12	3,139.54	2,845.71	2,992.38	2,438.71	2,918.90	3,096.98	3,189.54	35,669.01
7111-00	Vacant Electricity	1,681.68	1,400.25	1,074.12	827.55	1,122.85	276.76	299.72	558.79	528.45	1,974.84	2,088.75	1,742.48	13,576.24
7115-00	Vacant Electricity-Recovery	-59.63	-101.34	-64.86	-29.57	-28.57	-186.18	-158.44	0.00	-34.15	-33.29	-165.70	-303.93	-1,165.66
7120-00	Gas	2,666.00	2,305.15	2,452.37	3,431.97	5,830.23	4,855.66	2,614.10	2,714.55	1,865.24	2,001.99	2,348.19	1,975.38	35,060.83
7140-00	Water/Sewer	9,900.21	9,650.74	10,113.00	11,381.28	16,128.91	17,443.47	12,133.52	11,240.93	-755.54	7,001.23	7,365.59	8,183.59	119,786.93
7180-00	Meter Read/Submetering Service	907.50	1,020.28	1,006.02	805.00	899.58	688.12	629.52	507.54	251.56	500.06	455.55	231.36	7,902.09
7190-00	Other Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,520.00	4,520.00	2,260.00	2,261.00	2,262.00	15,823.00
	Total Utility Costs	18,680.08	17,406.97	17,715.12	19,042.68	26,523.12	26,217.37	18,364.13	22,534.19	8,814.27	16,623.73	17,450.36	17,280.42	226,652.44
<b>Management Fees</b>														
7210-00	Management Fees	4,785.05	4,190.25	4,176.84	4,242.02	4,540.21	4,952.24	5,042.14	4,583.57	4,764.67	4,681.51	4,701.23	4,757.44	55,417.17
	Total Management Fees	4,785.05	4,190.25	4,176.84	4,242.02	4,540.21	4,952.24	5,042.14	4,583.57	4,764.67	4,681.51	4,701.23	4,757.44	55,417.17
<b>Insurance and Bonds</b>														
7310-00	Property/Liability Insurance	1,652.48	1,652.48	1,652.48	1,652.48	1,652.50	2,616.28	2,616.28	2,616.28	2,616.28	2,616.28	2,616.28	2,616.28	26,576.38
7312-00	General Liability Insurance	689.82	689.82	689.82	689.82	689.84	835.51	835.51	835.51	835.51	835.51	835.51	835.51	9,297.69
7314-00	Umbrella Insurance	148.60	148.60	148.60	148.60	148.62	170.45	170.45	170.45	170.45	170.45	170.45	170.45	1,936.17
7319-00	Insurance-Other	91.76	91.76	91.76	91.76	91.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	458.82
	Total Insurance and Bonds	2,582.66	2,582.66	2,582.66	2,582.66	2,582.74	3,622.24	3,622.24	3,622.24	3,622.24	3,622.24	3,622.24	3,622.24	38,269.06
<b>Property Taxes</b>														
7410-00	Taxes-Real Property	6,212.00	9,963.20	9,963.17	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	90,343.74
7440-00	Taxes-Personal Property	54.00	-5.37	-5.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.27
	Total Property Taxes	6,266.00	9,957.83	9,957.81	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	7,133.93	90,387.01
<b>Other Property Expenses</b>														
7520-00	Bulk Cable/Internet Contract	107.93	100.00	41.30	195.00	0.00	224.01	128.96	205.24	-78.39	106.53	111.61	111.61	1,253.80
7580-00	Valet Trash	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	2,549.25	30,591.00
7720-00	Revenue Mgmt Software	731.17	691.78	691.79	691.79	691.79	691.79	708.40	708.40	708.40	708.40	708.00	706.45	8,438.16
	Total Other Property Expenses	3,388.35	3,341.03	3,282.34	3,436.04	3,241.04	3,465.05	3,386.61	3,462.89	3,179.26	3,364.18	3,368.86	3,367.31	40,282.96
<b>Total Operating Expenses</b>		<b>90,547.44</b>	<b>79,323.57</b>	<b>94,773.09</b>	<b>86,694.06</b>	<b>89,149.59</b>	<b>94,713.71</b>	<b>90,894.31</b>	<b>91,156.78</b>	<b>72,197.66</b>	<b>83,737.17</b>	<b>89,533.79</b>	<b>80,639.19</b>	<b>1,043,360.36</b>
<b>Net Operating Income</b>		<b>66,669.37</b>	<b>55,884.47</b>	<b>48,435.65</b>	<b>54,916.38</b>	<b>58,680.85</b>	<b>57,070.57</b>	<b>63,694.15</b>	<b>75,697.82</b>	<b>82,644.57</b>	<b>68,823.19</b>	<b>67,493.21</b>	<b>67,115.76</b>	<b>767,125.99</b>