

St Charles Place (1176)

**12 Month Trailing Income Statement**

Period = Nov 2017-Oct 2018

Book = Accrual ; Tree = bh\_is

	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Total	
<b>Gross Potential Rent</b>														
4400-00	Market Rent	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	151,075.00	1,903,951.00
4411-00	Gain(Loss) to Lease	-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	-15,700.00	-258,646.85
	Total Gross Potential Rent	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	135,375.00	1,645,304.15
<b>Deductions</b>														
4510-00	Vacancy Loss	-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	-9,376.31	-169,635.38
4530-00	One-Time Rent Concessions	0.00	-100.00	0.00	0.00	-41.78	0.00	-150.00	0.00	0.00	-75.00	0.00	0.00	-366.78
4531-00	Recurring Rent Concessions	-53.00	-40.39	-18.00	0.00	0.00	0.00	-4.61	4.61	0.00	0.00	0.00	0.00	-111.39
4540-00	Bad Debt-Rent Write-Off	-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	-1,332.17	-15,075.25
4545-00	Bad Debt Recovery	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	727.27	15,348.59
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	-630.00	-8,242.00
4551-00	Employee Units	-323.80	-323.80	-353.35	29.00	-341.00	-341.00	-526.00	-341.00	-954.30	-603.00	-603.00	-671.00	-5,352.25
	Total Deductions	-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	-11,282.21	-183,434.46
	<b>Net Rental Income</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>124,092.79</b>	<b>1,461,869.69</b>
<b>Other Income</b>														
4605-00	Non-Refundable Fees	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	2,412.50	23,104.10
4606-00	Monthly Pet Rent	565.50	510.45	449.53	452.14	429.84	392.00	389.57	382.53	414.02	425.00	449.82	473.71	5,334.11
4606-01	One-Time Pet Fees	900.00	100.00	385.00	250.00	200.00	0.00	250.00	0.00	250.00	250.00	500.00	250.00	3,335.00
4610-00	Application Fees	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	950.00	9,300.00
4615-00	App/Admin Fees Concession	0.00	0.00	0.00	-250.00	0.00	-100.00	0.00	-50.00	-125.00	-75.00	-75.00	0.00	-675.00
4620-00	Late Fees	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	3,407.55	27,731.47
4630-00	NSF Check Charges	150.00	450.00	300.00	180.40	0.00	150.00	0.00	214.31	145.60	150.00	75.00	147.05	1,962.36
4650-00	Lease Termination Income	-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	0.00	5,771.60
4680-00	Damage Repair Recovery	-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	670.38	1,893.87
4695-00	Garage/Carport Income	0.00	0.00	0.00	11.94	10.00	10.00	10.00	10.00	10.00	10.00	10.00	13.87	95.81
4740-00	Laundry Income	863.35	629.11	462.01	650.00	769.64	895.40	700.00	787.84	889.73	1,100.05	1,290.17	1,199.95	10,237.25
4760-00	Month to Month Fees	15.00	15.00	5.81	0.00	0.00	0.00	84.20	0.00	0.00	0.00	0.00	0.00	120.01
4773-00	Recovery-Common Area Maint	135.00	135.00	351.29	430.00	590.00	575.00	480.65	525.00	500.81	775.81	630.00	850.00	5,978.56
4791-00	Utility Reimbursement-Water	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	10,711.97	113,574.11
4792-00	Utility Reimbursement-Gas	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	1,839.19	20,755.36
4794-00	Utility Reimbursement-Trash	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	2,040.07	23,334.94
4795-00	Utility Reimbursement-Valet Trash	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	5,172.12	60,061.49
4799-00	Utility Reimbursement-Other	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	1,573.17	17,028.61
4810-00	Pest Control Rebill	686.15	737.68	745.65	765.42	814.75	823.28	830.82	831.96	820.29	807.82	819.78	822.33	9,505.93
4820-00	Transfer Fees	0.00	0.00	0.00	0.00	0.00	350.00	350.00	0.00	0.00	0.00	0.00	350.00	1,050.00
4830-00	Locks and Keys	0.00	0.00	100.00	100.00	0.00	81.72	75.00	98.27	50.00	55.00	0.00	100.00	659.99
4911-00	E-Deposit Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	349.52	-349.52	0.00	0.00	0.00

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	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Total
4912-00 Forced Place Insurance	53.43	300.00	360.00	309.87	433.36	540.03	663.39	741.25	732.52	1,350.99	962.02	1,008.53	7,455.39
4912-01 Forced Place Insurance-Expense	-232.78	-163.04	-116.00	-191.08	-240.00	-470.00	-448.00	-480.00	-592.00	-961.00	-775.00	-700.00	-5,368.90
4913-00 E-Premium Rebate	170.40	175.20	171.60	170.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	687.60
4990-00 Miscellaneous Income	120.00	620.00	-80.00	925.00	275.00	656.37	725.00	685.00	600.00	425.00	900.00	1,175.00	7,026.37
Total Other Income	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	34,467.39	349,960.03
<b>Total Income</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>158,560.18</b>	<b>1,811,829.72</b>
<b>Repairs and Maintenance</b>													
5030-00 Appliances R/M	-170.47	-623.32	-69.56	60.08	205.85	372.88	43.96	114.12	566.80	128.36	197.81	283.68	1,110.19
5070-00 Carpet/Vinyl R/M-Supplies	0.00	0.00	0.00	0.00	27.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.40
5070-01 Carpet/Vinyl R/M-Contract Labor	-119.80	82.20	0.00	386.62	0.00	123.36	62.40	148.25	69.98	174.49	45.29	65.00	1,037.79
5080-01 Carpet/Vinyl Clean/Dye-Contract Labor	-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	312.36	5,647.77
5090-00 Cleaning/Housekeeping-Supplies	-91.02	37.07	11.56	23.79	18.01	16.59	14.00	20.53	0.00	19.65	0.00	0.00	70.18
5090-01 Cleaning/Housekeeping-Contract Labor	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	1,220.00	14,000.00
5110-00 Doors/Windows R/M	195.13	97.46	337.79	37.17	29.79	91.63	22.39	28.22	167.73	317.87	161.64	205.43	1,692.25
5120-00 Electrical R/M	474.10	2,555.47	-234.65	753.76	544.28	0.00	0.00	322.96	30.30	66.46	394.64	200.75	5,108.07
5180-00 Equipment R/M	115.88	0.00	0.00	281.78	0.00	221.58	0.00	0.00	0.00	0.00	0.00	532.50	1,151.74
5200-00 Exterminating/Pest Control-Supplies	0.00	0.00	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.60
5200-01 Exterminating/Pest Control-Contract	-333.00	347.00	1,697.00	347.00	347.00	347.00	347.00	347.00	347.00	1,547.00	347.00	347.00	6,034.00
5201-00 Exterminating/Pest Control-Termites	0.00	0.00	0.00	0.00	0.00	0.00	2,163.00	0.00	-63.00	0.00	0.00	0.00	2,100.00
5210-00 Fire Safety	0.00	-167.00	0.00	0.00	0.00	32.86	0.00	21.62	0.00	0.00	1,200.00	-1,200.00	-112.52
5210-01 Fire Safety-Contracts/Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
5220-00 Fixtures	416.06	94.29	26.92	71.92	128.28	6.57	0.00	79.19	0.00	63.90	48.98	0.00	936.11
5230-00 HVAC R/M-Supplies	746.24	905.94	338.79	313.29	434.43	806.42	950.62	652.69	2,034.01	433.88	28.55	522.30	8,167.16
5230-01 HVAC R/M-Contract Labor	0.00	2,330.00	-387.50	-106.37	0.00	450.00	180.64	260.00	1,864.50	0.00	0.00	170.00	4,761.27
5240-00 Landscaping R/M-Supplies	0.00	0.00	0.00	14.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.60
5241-00 Landscaping-Seasonal/Tree Trim	-95.00	0.00	0.00	0.00	0.00	4,500.00	0.00	-3,600.00	0.00	0.00	0.00	900.00	1,705.00
5242-00 Landscaping-Irrigation/Sprinkler R/M	0.00	0.00	800.00	0.00	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	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	3,114.92	37,208.21
5250-00 Locks/Keys R/M	-226.48	101.10	486.50	450.71	149.83	121.78	7.74	249.27	31.24	34.03	47.47	17.61	1,470.80
5260-00 Resurfacing/Re-Glazing	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	462.00	25,078.20
5270-00 Painting Interior-Supplies	596.33	873.70	157.59	623.23	562.75	1,109.00	756.81	32.82	806.00	1,284.27	986.85	674.65	8,464.00
5270-01 Painting Interior-Contract Labor	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	0.00	8,688.00
5270-09 Painting/Drywall-Other	0.00	0.00	0.00	0.00	0.00	21.28	0.00	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	424.93	170.43	0.00	595.36
5300-00 Plumbing R/M-Supplies	602.17	132.68	396.70	624.30	313.74	404.16	29.68	159.77	530.29	294.34	446.41	168.56	4,102.80
5300-01 Plumbing R/M-Contract Labor	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	1,260.24	18,350.44
5310-00 Pool R/M-Supplies	1,006.13	0.00	19.56	591.99	140.64	193.96	174.00	766.01	1,038.92	558.31	733.65	70.60	5,293.77
5310-01 Pool R/M-Contract Labor	0.00	949.69	0.00	211.36	0.00	387.44	0.00	104.12	0.00	0.00	0.00	0.00	1,652.61

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5380-00 Trash Removal-Supplies	119.08	0.00	0.00	76.46	0.00	0.00	34.40	67.39	126.97	67.06	67.06	28.18	586.60
5380-01 Trash Removal-Contract Labor	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	1,742.94	16,757.83
5400-00 Maintenance Uniforms	132.03	-216.78	300.00	0.00	68.16	1,200.00	0.00	0.00	-333.10	0.00	1,200.00	10.00	2,360.31
5420-00 Window Coverings	100.76	419.56	96.11	107.03	504.67	266.91	94.40	139.00	317.74	0.00	162.43	631.13	2,839.74
5493-00 Miscellaneous Interior R/M	17.96	0.00	54.66	44.72	0.00	0.00	0.00	39.53	0.00	20.89	52.11	129.73	359.60
Total Repairs and Maintenance	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	13,069.58	189,287.16
<b>Labor Costs</b>													
6110-00 Admin Salaries-Manager	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	8,941.35	56,420.31
6110-01 Admin Salaries-Assistant Mgr	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	654.06	27,764.03
6110-02 Admin Salaries-Leasing	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	1,711.82	10,196.79
6110-09 Admin Salaries-Other	0.00	0.00	0.00	173.81	620.13	-264.65	0.00	0.00	0.00	0.00	0.00	0.00	529.29
6110-10 Admin Salaries-Overtime	0.03	0.00	84.38	314.94	176.89	29.57	20.26	103.35	99.30	29.26	29.21	12.38	899.57
6120-00 Maint Salaries-Supervisor	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	3,446.96	36,251.16
6120-01 Maint Salaries-Technicals	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	5,208.78	58,755.29
6120-03 Maint Salaries-Groundskeeping	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	1,977.67	18,898.20
6120-10 Maint Salaries-Overtime	87.50	119.52	43.28	326.35	181.23	241.19	246.01	206.52	161.47	130.25	117.80	283.27	2,144.39
6170-00 Bonuses-Performance	-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	0.00	9,024.29
6170-01 Bonuses-Leasing/Renewal	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	1,381.42	15,671.87
6170-09 Bonuses-Other	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	1,250.00
6180-00 Taxes-FICA/Medicare	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	1,837.58	17,515.45
6190-00 Taxes-Federal Unemployment	-1.76	32.32	101.18	76.94	55.95	26.61	-5.15	0.00	0.00	0.00	24.35	48.91	359.35
6200-00 Taxes-State Unemployment	8.54	109.45	376.01	272.68	250.63	97.68	-1.20	0.00	0.00	0.00	81.94	164.73	1,360.46
6220-00 Insurance-Workers Comp	687.44	604.09	599.90	658.09	770.71	831.62	848.32	784.05	781.89	1,097.25	418.19	707.31	8,788.86
6230-00 Insurance-Health/Life/LTD	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	1,731.60	24,841.06
6240-00 Pension/Profit Sharing	83.67	56.52	56.09	0.00	17.79	26.56	6.35	0.00	0.00	1.98	-0.66	0.00	248.30
6290-00 Labor Expenses-Other	277.06	175.95	167.72	227.90	237.56	163.84	260.19	396.94	106.61	165.04	101.64	114.10	2,394.55
Total Labor Costs	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	28,221.94	293,313.22
<b>Advertising and Promotions</b>													
6305-00 Promotions	143.37	49.85	156.42	475.66	143.52	-26.21	164.53	162.26	-120.46	425.84	58.39	192.82	1,825.99
6305-01 Resident Activities	0.00	0.00	0.00	0.00	9.58	137.62	44.97	79.84	111.39	21.85	0.00	141.01	546.26
6305-02 Prospect Refreshments	270.54	0.00	0.00	0.00	0.00	26.21	46.86	64.99	28.18	0.00	0.00	88.50	525.28
6305-03 Event & Decorative	76.48	156.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	251.21	-251.21	233.39
6320-00 Shopping Reports	115.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00	0.00	0.00	120.00	475.00
6325-02 RentPath Network	529.00	529.00	258.03	379.00	379.00	379.00	379.00	379.00	379.00	379.00	864.12	698.97	5,532.12
6325-03 CoStar Network	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	949.00	11,388.00
6335-00 Internet Advertising	0.00	0.00	0.00	0.00	0.00	156.72	0.00	0.00	0.00	0.00	0.00	0.00	156.72
6335-01 Property Website	0.00	0.00	250.00	0.00	0.00	-53.58	0.00	0.00	0.00	7.24	0.00	0.00	203.66
6335-02 Reputation Management	21.32	21.23	96.54	20.91	20.91	921.43	118.31	23.57	22.00	22.00	22.00	96.75	1,406.97

St Charles Place (1176)

**12 Month Trailing Income Statement**

Period = Nov 2017-Oct 2018

Book = Accrual ; Tree = bh\_is

	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Total	
6335-05 Online Posting Tool	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	0.00	539.00
6340-00 Call Center	966.00	-62.00	524.00	554.00	734.06	676.91	676.91	676.91	676.91	676.53	676.53	676.53	676.53	7,453.29
6350-00 Advertising Signs/Flags/Banners	0.00	0.00	0.00	499.80	0.00	0.00	0.00	37.00	0.00	507.90	0.00	0.00	0.00	1,044.70
6360-00 Brochures/Promo Products	0.00	0.00	0.00	12.00	0.00	38.56	0.00	0.00	0.00	0.00	0.00	150.00	0.00	200.56
6365-00 Visual Media/Photography	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00
6370-00 Resident Referrals	400.00	0.00	0.00	0.00	0.00	500.00	500.00	0.00	0.00	700.00	0.00	0.00	0.00	2,100.00
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	260.65	3,127.80
Total Advertising and Promotions	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	3,248.02	3,248.02	36,883.74
<b>General and Administrative Costs</b>														
6510-00 Bank Charges	108.66	99.17	117.36	110.25	96.33	226.36	103.54	153.39	124.44	110.05	109.45	129.12	129.12	1,488.12
6510-10 Bank & Credit Card Processing Fees	37.55	35.00	26.40	25.50	69.25	40.20	55.75	42.20	156.10	30.70	38.90	42.00	42.00	599.55
6530-00 Internet/WAN	85.85	132.65	113.04	85.85	428.60	186.41	196.41	-4.07	191.31	196.33	198.32	198.32	198.32	2,009.02
6540-00 Computer Maint/Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00
6541-00 Computer Software Contract	65.54	65.54	76.84	118.84	114.84	279.15	166.84	166.84	166.84	177.75	166.84	166.84	166.84	1,732.70
6550-00 Copier/Fax-Maint/Supplies	0.00	0.00	0.00	461.81	93.39	0.00	0.00	38.77	175.33	0.00	37.83	149.98	0.00	957.11
6580-00 Credit Check Fees	781.83	480.80	550.15	661.60	1,153.20	239.86	552.76	106.89	557.18	342.63	643.63	530.80	530.80	6,601.33
6590-00 Office Admin Career Apparel	0.00	-300.00	-300.00	0.00	1,120.00	-900.00	0.00	848.83	104.50	0.00	0.00	36.00	36.00	609.33
6600-00 Dues/Subscriptions	54.95	54.95	454.25	54.95	54.95	54.95	54.95	54.95	54.95	54.95	54.95	61.32	61.32	1,065.07
6610-00 Education/Training	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	490.60	490.60	7,547.46
6640-00 Accounting Fees	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6650-00 Licenses/Fees	210.36	303.10	1,035.47	240.83	175.90	177.76	186.02	148.90	230.40	520.33	1,124.15	157.30	157.30	4,510.52
6650-01 Licenses/Fees-Acct Software	392.26	392.26	392.26	392.27	392.26	392.26	392.26	392.26	392.26	392.27	392.26	392.26	392.26	4,707.14
6660-00 Model Unit Expense	46.97	12.75	171.28	116.18	220.35	59.80	95.37	141.99	115.00	73.20	169.67	7.30	7.30	1,229.86
6670-00 Office Supplies	170.18	70.00	55.53	100.08	-2.53	46.40	28.56	128.39	82.74	0.00	213.55	53.87	53.87	946.77
6680-00 Postage/Delivery	-12.41	32.54	39.59	12.89	0.00	61.72	31.02	0.00	0.00	0.00	98.47	0.00	0.00	263.82
6700-00 Eviction Fees	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	2,025.00	2,025.00	11,550.00
6705-00 Eviction Fees-Recovery	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	-1,125.00	-1,125.00	-7,354.94
6720-00 Special Facilities Expense	120.00	1,472.18	120.90	240.44	88.84	-28.97	134.64	198.24	374.98	101.93	607.56	58.21	58.21	3,488.95
6730-00 Managers Conference	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
6740-00 Answering Svc/Mobile Maint	165.95	555.65	-379.17	118.68	118.68	159.20	159.00	159.00	159.00	159.00	159.00	159.00	159.00	1,692.99
6760-00 Telephone Service	475.68	56.48	1,043.20	618.06	425.14	443.11	758.92	386.12	446.27	1,051.63	496.51	816.66	816.66	7,017.78
6770-00 Employee Recognition	482.58	318.42	39.66	127.70	11.11	5.22	162.71	192.52	49.41	0.00	102.08	96.31	96.31	1,587.72
6780-00 Travel/Mileage	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	122.85	122.85	8,549.80
6785-00 Meals/Entertainment	0.00	53.29	304.02	249.68	109.16	348.46	19.23	295.99	0.00	7.22	187.09	24.44	24.44	1,598.58
6810-00 Job Postings/Employee Recruitment	0.00	0.00	30.00	30.00	15.23	14.46	0.00	0.00	0.00	0.00	0.00	114.72	114.72	204.41
6820-00 Office Alarm Contract	0.00	187.74	0.00	0.00	0.00	182.50	0.00	0.00	182.50	0.00	0.00	182.38	182.38	735.12
6890-00 Misc G/A Expense	108.34	4.56	201.62	27.01	130.86	94.54	151.70	127.44	106.66	376.77	84.41	100.03	100.03	1,513.94
Total General and Administrative Costs	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	5,115.31	5,115.31	67,677.15

St Charles Place (1176)

**12 Month Trailing Income Statement**

Period = Nov 2017-Oct 2018

Book = Accrual ; Tree = bh\_is

	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Total
<b>Total Controllable Expenses</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>49,654.85</b>	<b>587,161.27</b>
<b>Utility Costs</b>													
7110-00 Electricity	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	3,087.88	35,172.57
7111-00 Vacant Electricity	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	813.36	12,707.92
7115-00 Vacant Electricity-Recovery	-101.34	-64.86	-29.57	-28.57	-186.18	-158.44	0.00	-34.15	-33.29	-165.70	-303.93	-406.15	-1,512.18
7120-00 Gas	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	2,426.53	34,821.36
7140-00 Water/Sewer	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	8,865.47	118,752.19
7180-00 Meter Read/Submetering Service	1,020.28	1,006.02	805.00	899.58	688.12	629.52	507.54	251.56	500.06	455.55	231.36	-9.20	6,985.39
7190-00 Other Utilities	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	2,260.00	18,083.00
Total Utility Costs	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	17,037.89	225,010.25
<b>Management Fees</b>													
7210-00 Management Fees	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	4,873.48	55,505.60
Total Management Fees	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	4,873.48	55,505.60
<b>Insurance and Bonds</b>													
7310-00 Property/Liability Insurance	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	2,616.28	27,540.18
7312-00 General Liability Insurance	689.82	689.82	689.82	689.84	835.51	835.51	835.51	835.51	835.51	835.51	835.51	835.51	9,443.38
7314-00 Umbrella Insurance	148.60	148.60	148.60	148.62	170.45	170.45	170.45	170.45	170.45	170.45	170.45	170.45	1,958.02
7319-00 Insurance-Other	91.76	91.76	91.76	91.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	367.06
Total Insurance and Bonds	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	3,622.24	39,308.64
<b>Property Taxes</b>													
7410-00 Taxes-Real Property	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	5,702.95	89,834.69
7440-00 Taxes-Personal Property	-5.37	-5.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.73
Total Property Taxes	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	5,702.95	89,823.96
<b>Other Property Expenses</b>													
7520-00 Bulk Cable/Internet Contract	100.00	41.30	195.00	0.00	224.01	128.96	205.24	-78.39	106.53	111.61	111.61	111.61	1,257.48
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	2,822.88	30,864.63
7720-00 Revenue Mgmt Software	691.78	691.79	691.79	691.79	691.79	708.40	708.40	708.40	708.40	708.00	706.45	706.05	8,413.04
Total Other Property Expenses	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	3,640.54	40,535.15
<b>Total Operating Expenses</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>84,531.95</b>	<b>1,037,344.87</b>
<b>Net Operating Income</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>74,028.23</b>	<b>774,484.85</b>