

Income Statement

Period = Nov 2018

Book = Cash

		Period to Date	%	Year to Date	%
5010	REVENUE				
5020	RENTAL INCOME				
5047	Rent-Agency	14,526	216	70,890	70
5050	Market Rent	133,762	1,989	660,799	654
5051	Less-Vacancy	-87,119	-1,296	-374,163	-371
5052	Loss/Gain to Lease	-4,476	-67	-26,271	-26
5060	Less-Concessions	0	0	-15	0
5065	Prepaid Income	304	5	4,048	4
5066	Write-Offs/Bad Debt Allowance	0	0	-5,920	-6
5067	Prior Month Agency Adjustments	0	0	-2,513	-2
5068	Current Month Delinquent/Prior Month Collections	0	0	-20,929	-21
5072	Prior Month Rent Adjustments	-2,384	-35	361	0
5076	Prior Period HAP Adjustment	0	0	-1,324	-1
5081	TOTAL RENTAL INCOME	54,613	812	304,963	302
5170	TENANT OTHER INCOME				
5182	Locks & Keys	0	0	10	0
5188	Utility Reimbursement	0	0	7	0
5200	Security Deposit Forfeits	800	12	1,775	2
5260	Collections	334	5	1,618	2
5297	TOTAL TENANT OTHER INCOME	1,134	17	3,410	3
5990	TOTAL REVENUE	55,747	829	308,372	305
6000	OPERATING EXPENSES				
6100	CLEANING				
6118	Carpet & Floor Cleaning	0	0	330	0
6135	Paper/Janitorial Supplies	0	0	117	0
6170	Trash Removal	1,304	19	11,707	12
6190	TOTAL CLEANING	1,304	19	12,154	12

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6200	REPAIRS & MAINTENANCE			
6207	Appliance Repair	0	150	0
6218	Bulbs & Ballast Supplies	0	64	0
6225	Electrical	0	61	0
6280	HVAC Repairs	0	2,741	3
6285	HVAC Supplies	0	1,235	1
6300	Keys & Locks	0	47	0
6320	Lawn Maintenance	19	10,625	11
6325	Maintenance Supplies	0	3,142	3
6327	Tools & Equipment	0	38	0
6410	Plumbing	0	212	0
6450	Interior Repairs	0	5,535	5
6490	TOTAL REPAIRS & MAINTENANCE	19	23,851	24
6500	CONTRACT SERVICES			
6520	Alarm & Monitoring	20	144	0
6540	Pest Control	0	2,223	2
6690	TOTAL CONTRACT SERVICES	20	2,368	2
6800	MAKE READY EXPENSE			
6802	Appliance Purchase	0	182	0
6820	Carpet/Tile Cleaning	0	305	0
6890	TOTAL MAKE READY EXPENSE	0	487	0
6900	PAYROLL & RELATED EXPENSES			
6902	Property Manager	2,947	11,740	12
6910	Leasing Agent	1,029	4,830	5
6913	Maintenance	2,319	7,159	7
6930	Porter	1,829	8,497	8
6952	Payroll Taxes	2,437	9,668	10
6985	Health Insurance	207	621	1
6993	Temporary/Contract Labor - Admin	2,212	18,002	18

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6997	TOTAL PAYROLL & RELATED EXPENSES	12,980	193	60,516	60
7000	ADMINISTRATIVE EXPENSES				
7004	Accounting/Technology Fees-LBPMI	225	3	1,125	1
7005	Administrative Fee-LBPMI	50	1	250	0
7007	Answering Service	0	0	283	0
7009	Bank Charges	0	0	145	0
7010	Office Equipment Rental	144	2	721	1
7016	Employee Mileage,Meals & Education	75	1	2,941	3
7025	Office Expense	48	1	194	0
7030	Office Supplies	175	3	744	1
7045	Postage & Overnight Mail	89	1	578	1
7060	Professional Fees	-258	-4	3,884	4
7070	Telephone	230	3	1,163	1
7085	Miscellaneous Administrative	0	0	331	0
7090	TOTAL ADMINISTRATIVE EXPENSES	778	12	12,359	12
7100	MANAGEMENT FEES				
7115	Management Fees-LBPMI	2,750	41	14,637	14
7145	TOTAL MANAGEMENT FEES	2,750	41	14,637	14
7150	MARKETING				
7154	Customer Relations	0	0	30	0
7190	TOTAL MARKETING	0	0	30	0
7200	UTILITIES				
7210	Electricity	9,425	140	25,191	25
7212	Electricity-Vacant Space	0	0	431	0
7230	Water	1,702	25	10,343	10
7232	Water-Vacant Space	0	0	83	0
7235	Sewer	8,058	120	29,930	30
7242	Internet Service	120	2	436	0
7290	TOTAL UTILITIES	19,305	287	66,415	66

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7599	TOTAL OPERATING EXPENSES	38,423	571	192,815	191
8275	NET OPERATING INCOME	17,324	258	115,557	114
8299	NON OPERATING				
8970	NET AFTER NON OPERATING	17,324	258	115,557	114
9601	CAPITAL & RESERVE REPLACEMENT EXPENDITURES				
9620	HVAC Replacement	10,600	158	14,582	14
9698	TOTAL CAPITAL & RESERVE REPLACEMENT EXPENDITURES	10,600	158	14,582	14
9795	NET BEFORE DEPRECIATION & AMORTIZATION	6,724	100	100,975	100
9997	NET INCOME (LOSS)	6,724	100	100,975	100