

	TOTAL	BERRYLAND	NORTHLAWN	SOUTHLAWN
ACC Units	980	391	247	342
Operating Income				
Dwelling rental	7,602,420	3,100,492	1,870,763	2,631,165
Late Charges	51,000	28,000	12,000	11,000
Excess utilities	19,500	8,500	9,000	2,000
Non-dwelling rental	34,980	13,980	9,000	12,000
Total Rental Income	7,707,900	3,150,972	1,900,763	2,656,165
Interest Income	32,000	15,000	15,000	2,000
Sales & service inc	34,500	6,500	5,000	23,000
Total Operating Income	7,774,400	3,172,472	1,920,763	2,681,165
Operating Expenditures-Admin.				
Administrative salaries	278,600	109,600	85,000	84,000
Employee Bens. - Admin.	76,500	30,000	27,000	19,500
Staff training	3,500	1,500	2,000	0
Management Fee	594,462	236,891	150,052	207,519
Bookkeeping Fee	83,758	33,431	21,119	29,209
Asset Managment Fee	117,600	46,920	29,640	41,040
Accounting fees	8,000	2,700	2,600	2,700
Legal & Accounting	5,156	2,431	1,545	1,180
Telephone	4,250	1,500	750	2,000
Postage	2,610	1,000	1,000	610
Contract service	30,000	10,000	10,000	10,000
Auditing Fees	29,843	11,870	7,537	10,436
Sundry	84,601	40,710	23,484	20,407
Office supplies	3,025	1,325	1,000	700
Printing and reproduction	4,600	2,000	500	2,100
Total Operating Expenses-Admin	1,326,504	531,877	363,226	431,400
Utilities				
Water	759,101	279,330	196,825	282,946
Electricity	64,923	27,586	21,731	15,605
Gas	44,022	23,881	11,796	8,345
Total Utilities	868,046	330,797	230,353	306,897
Ordinar Maintenance & Operations				
Maintenance Salaries	379,965	156,560	87,025	136,380
Employ. Bens. - Maintenance	99,235	39,140	26,000	34,095
Total Salaries & Benefits-Maint.	479,200	195,700	113,025	170,475
Maintenance Materials	194,800	88,600	39,650	66,550
Maintenance Contracts	810,795	254,295	229,270	327,230
Total Ordinary Maint. & Operations	1,484,795	538,595	381,945	564,255
Public Safety Allocation	127,866	57,923	38,229	31,713
Total Protective Services	127,866	57,923	38,229	31,713
General Expenses				
Insurance	249,378	86,485	82,116	80,778
PILOT	675,387	277,820	164,941	232,627
Interest expense	583,337	233,335	145,834	204,168
Other General Expenses	76,024	31,005	18,708	26,312
Total General Expenses	1,584,127	628,644	411,599	543,884
Total Operating Expenses	5,391,338	2,087,837	1,425,352	1,878,149
Excess (deficiency) of total revenue over expenses	2,383,062	1,084,635	495,411	803,016
Extraordinary Maintenance	803,215	199,015	249,250	354,950
Net Income (Loss) from Operations	1,579,847	885,620	246,161	448,066
Principal Loan Payment	745,000	298,000	186,250	260,750
Replacement Reserve	294,000	120,540	73,500	99,960
Net Income	540,847	467,080	(13,589)	87,356
SUNDRY				
413500 - Central Rent Collection Allocation	43,576	17,385	10,984	15,207
419000 - Sundry	6,000	5,000	1,000	0
419003 - Equipment repair	4,000	1,500	2,500	0
419005 - Advertising	2,600	1,000	1,000	600
419013 - Bank charges/trustee fees	12,000	10,000	1,000	1,000
419020 - Outside legal expense	8,500	4,500	2,500	1,500
419021 - Computer supplies and service	5,025	1,325	1,600	2,100
419024 - Promotion expense	2,000	0	2,000	0
419025 - Rent-building and parking	900	0	900	0
TOTAL SUNDRY	84,601	40,710	23,484	20,407
MAINTENANCE SUPPLIES				
442001 - Appliance parts	12,000	6,000	3,000	3,000
442002 - Automotive Parts	5,300	2,000	500	2,800
442003 - Landscaping	7,500	5,000	2,000	500
442004 - Electrical supplies	3,450	2,000	1,000	450
442005 - Hardware supplies	120,000	50,000	20,000	50,000
442006 - HVAC Supplies	13,000	5,000	2,000	6,000
442007 - Janitorial supplies	5,500	1,500	3,500	500
442008 - Painting supplies	5,500	2,500	2,300	700
442009 - Plumbing supplies	14,000	10,000	2,000	2,000
442010 - Exterminating supplies	4,000	3,000	1,000	0
442012 - Small tools	2,150	500	1,250	400
442013 - Furniture	1,000	500	500	0
442014 - Uniforms	1,400	600	600	200
TOTAL MAINTENANCE SUPPLIES	194,800	88,600	39,650	66,550
MAINTENANCE CONTRACTS				
443019 - Interior painting contractor	181,200	60,000	60,900	60,300
443020 - Exterminating contractor	8,000	0	8,000	0
443021 - Electrical contractor	21,500	10,000	6,000	5,500
443022 - Plumbing Contractors	70,500	24,000	16,000	30,500
443023 - HVAC Contractor	11,000	5,000	4,000	2,000
443025 - Janitorial contractor	190,600	65,000	61,500	64,100
443028 - Vehicle repairs contractor	18,400	10,400	5,000	3,000
443030 - Site Improves. Landscaping	8,300	0	0	8,300
443032 - Dwelling Structures	135,000	60,000	50,000	25,000
443033 - Paving	4,000	4,000	0	0
443035 - Snow Plowing	5,000	0	5,000	0
443040 - Consultant contractor	116,600	0	0	116,600
443047 - Exterminating-Central Maintenance	40,695	15,895	12,870	11,930
TOTAL MAINTENANCE CONTRACTS	810,795	254,295	229,270	327,230