

	TOTAL	BERRYLAND	NORTHLAWN	SOUTHLAWN
Operating Income				
Dwelling rental	7,476,291	3,047,003	1,843,129	2,586,158
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	7,581,771	3,097,483	1,873,129	2,611,158
Interest Income	32,000	15,000	15,000	2,000
Sales & service inc	34,500	6,500	5,000	23,000
Total Operating Income	7,648,271	3,118,983	1,893,129	2,636,158
Operating Expenditures-Admin.				
Administrative salaries	305,560	133,010	87,550	85,000
Employee Bens. - Admin.	106,125	45,825	33,400	26,900
Accounting fees	8,100	2,700	2,700	2,700
Legal & Accounting	9,000	5,000	3,000	1,000
Travel and Training	4,500	3,000	1,500	0
Management Fees	770,571	307,180	194,438	268,954
Office Supplies & Printing	9,965	4,650	2,525	2,790
Telephone	5,750	3,000	750	2,000
Postage	1,910	600	700	610
Contract service	30,000	10,000	10,000	10,000
Auditing Fees	28,222	11,260	7,113	9,849
Sundry	81,973	33,514	28,675	19,784
Total Operating Expenses-Admin	1,361,676	559,739	372,351	429,586
Tenant Services				
Utilities				
Water	758,129	286,321	178,041	293,767
Electricity	69,794	34,274	19,719	15,800
Gas	44,914	26,009	11,034	7,871
Total Utilities	872,837	346,604	208,794	317,438
Ordinar Maintenance & Operations				
Maintenance Salaries	368,650	184,600	90,850	93,200
Employ. Bens. - Maintenance	119,120	53,720	33,700	31,700
Total Salaries & Benefits-Maint.	487,770	238,320	124,550	124,900
Maintenance Materials	235,400	103,500	66,000	65,900
Maintenance Contracts	757,680	208,550	219,090	330,040
Total Ordinary Maint. & Operations	1,480,850	550,370	409,640	520,840
Public Safety Allocation	155,461	72,809	40,311	42,342
Total Protective Services	155,461	72,809	40,311	42,342
General Expenses				
Insurance	244,595	84,315	81,594	78,686
PILOT	662,295	270,890	164,333	227,072
Interest expense	605,000	242,000	151,000	212,000
Other General Expenses	74,763	30,470	18,431	25,862
Total General Expenses	1,586,653	627,675	415,359	543,620
Total Operating Expenses	5,457,477	2,157,197	1,446,454	1,853,825
Excess (deficiency) of total revenue over expenses	2,190,794	961,786	446,675	782,333
Extraordinary Maintenance	698,910	225,700	183,250	289,960
Net Income (Loss) from Operations	1,491,884	736,086	263,425	492,373
Principal Loan Payment	725,000	290,000	181,250	253,750
Replacement Reserve	311,444	127,692	77,861	105,891
Net Income	455,440	318,394	4,314	132,732
SUNDRY				
413500 - Central Rent Collection Allocation	42,648	17,014	10,750	14,884
419000 - Sundry	6,000	5,000	1,000	0
419003 - Equipment repair	4,000	1,500	2,500	0
419005 - Advertising	8,100	1,500	6,000	600
419013 - Bank charges/trustee fees	3,000	1,000	1,000	1,000
419020 - Outside legal expense	9,700	6,000	2,500	1,200
419021 - Computer supplies and service	5,625	1,500	2,025	2,100
419024 - Promotion expense	2,000	0	2,000	0
419025 - Rent-building and parking	900	0	900	0
TOTAL SUNDRY	81,973	33,514	28,675	19,784
MAINTENANCE SUPPLIES				
442001 - Appliance parts	11,100	6,000	3,000	2,100
442002 - Automotive Parts	7,300	4,000	500	2,800
442003 - Landscaping	9,500	5,000	4,000	500
442004 - Electrical supplies	4,400	2,000	1,500	900
442005 - Hardware supplies	138,400	53,400	35,000	50,000
442006 - HVAC Supplies	19,600	7,000	6,600	6,000
442007 - Janitorial supplies	5,500	1,500	3,500	500
442008 - Painting supplies	8,000	5,000	2,300	700
442009 - Plumbing supplies	23,000	15,000	6,000	2,000
442010 - Exterminating supplies	4,000	3,000	1,000	0
442012 - Small tools	2,150	500	1,250	400
442013 - Furniture	1,250	500	750	0
442014 - Uniforms	1,200	600	600	0
TOTAL MAINTENANCE SUPPLIES	235,400	103,500	66,000	65,900
MAINTENANCE CONTRACTS				
443019 - Interior painting contractor	110,300	10,000	40,000	60,300
443021 - Electrical contractor	30,300	10,000	14,800	5,500
443022 - Plumbing Contractors	77,500	23,000	24,000	30,500
443023 - HVAC Contractor	10,290	5,000	4,000	1,290
443025 - Janitorial contractor	190,600	65,000	61,500	64,100
443028 - Vehicle repairs contractor	15,500	7,500	5,000	3,000
443030 - Site Improves. Landscaping	8,800	0	0	8,800
443032 - Dwelling Structures	135,000	60,000	50,000	25,000
443033 - Paving	4,000	4,000	0	0
443035 - Snow Plowing	2,500	0	2,500	0
443040 - Consultant contractor	116,600	0	0	116,600
443047 - Exterminating-Central Maintenance	56,290	24,050	17,290	14,950
TOTAL MAINTENANCE CONTRACTS	757,680	208,550	219,090	330,040