

Profit & Loss 12 Month Recap

Property: 8151 W. 183rd Street
Monthly recap 05/01/16 - 04/30/17 (cash basis)

	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	TOTAL
INCOME													
4000 RENTAL INCOME													
4001 Base Rent	343,002.59	38,045.11	38,045.11	38,045.11	66,081.36	122,153.86	66,081.36	38,045.11	0.00	76,090.22	38,598.49	66,634.74	930,823.06
4004 Prepaid Rent Incc	-165,742.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,045.11	-38,045.11	0.00	0.00	-165,742.50
4000 Total RENTAL IN	177,260.09	38,045.11	38,045.11	38,045.11	66,081.36	122,153.86	66,081.36	38,045.11	38,045.11	38,045.11	38,598.49	66,634.74	765,080.56
4200 INCOME CHARGE													
4205 Property Tax Rec	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	3,696.62	4,250.00	50,446.62
4210 CAM Recoveries	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00
4200 Total INCOME CH	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	8,446.62	9,000.00	107,446.62
4600 OTHER INCOME													
4610 Late / NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,394.72	3,828.61	0.00	0.00	0.00	5,223.33
4600 Total OTHER INC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,394.72	3,828.61	0.00	0.00	0.00	5,223.33
TOTAL INCOME	186,260.09	47,045.11	47,045.11	47,045.11	75,081.36	131,153.86	75,081.36	48,439.83	50,873.72	47,045.11	47,045.11	75,634.74	877,750.51
EXPENSE													
6000 PROFESSIONAL FE													
6010 Professional Fees	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
6020 Legal Fees	0.00	0.00	0.00	4,592.71	0.00	1,466.33	1,703.35	2,006.00	0.00	685.96	4,368.50	0.00	14,822.85
6000 Total PROFESSI	0.00	0.00	0.00	7,092.71	0.00	1,466.33	1,703.35	2,006.00	0.00	685.96	4,368.50	0.00	17,322.85
6100 UTILITIES													
6105 Water & Sewer	0.00	0.00	0.00	21.21	0.00	0.00	25.81	0.00	0.00	31.91	0.00	0.00	78.93
6110 Electricity	1,000.91	358.23	390.43	350.71	353.69	0.00	666.39	381.97	486.85	449.62	480.21	486.81	5,405.82
6125 Trash Removal	229.54	231.34	232.56	232.78	231.66	240.94	240.94	241.40	241.40	518.97	259.18	0.00	2,900.71
6100 Total UTILITIES	1,230.45	589.57	622.99	604.70	585.35	240.94	933.14	623.37	728.25	1,000.50	739.39	486.81	8,385.46
6200 REPAIR & MAINTEN													
6210 Field & Grounds -	3,094.00	0.00	0.00	2,313.84	1,009.50	0.00	1,439.58	1,302.75	600.00	0.00	0.00	1,909.73	11,669.40
6211 Irrigation / Sprinkl	0.00	0.00	0.00	0.00	0.00	1,121.08	350.00	0.00	0.00	0.00	0.00	0.00	1,471.08
6215 Landscape / Lawr	565.71	565.71	565.71	565.71	565.71	565.71	1,165.71	0.00	0.00	0.00	0.00	495.00	5,054.97
6220 Sanitary Sewers	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
6221 Storm Drains	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	2,500.00
6223 Snow Removal	1,365.00	3,440.00	0.00	0.00	0.00	0.00	0.00	1,350.00	4,440.00	4,106.00	790.00	2,340.00	17,831.00
6228 Ceiling Tiles	0.00	0.00	0.00	0.00	53.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.30
6231 Building - General	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	634.65	634.65
6233 Roof / Flashing	1,840.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	764.00	0.00	2,604.00
6234 Electrical Repairs	0.00	0.00	0.00	395.00	0.00	0.00	960.00	90.00	0.00	0.00	0.00	0.00	1,445.00
6236 Plumbing Repairs	0.00	0.00	3,316.59	0.00	2,315.95	0.00	930.00	812.17	0.00	0.00	0.00	0.00	7,374.71
6237 Fire & Life Safety	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	660.00	0.00	0.00	1,550.00	2,360.00
6238 Lighting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	875.00	193.05	0.00	0.00	0.00	0.00	1,068.05

	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	JAN 17	FEB 17	MAR 17	APR 17	TOTAL
6240 Lock & Key	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.59	0.00	0.00	0.00	14.59
6242 HVAC Expense	4,375.00	0.00	1,370.00	2,043.25	0.00	0.00	0.00	415.00	1,326.00	1,835.00	0.00	0.00	11,364.25
6251 Pest Control	0.00	71.07	0.00	71.07	0.00	0.00	71.07	71.07	0.00	71.07	0.00	71.07	426.42
6200 Total REPAIR & M	11,239.71	4,076.78	5,252.30	6,338.87	3,944.46	1,836.79	5,791.36	4,234.04	7,040.59	6,012.07	4,054.00	7,000.45	66,821.42
6300 JANITORIAL													
6310 Janitorial Services	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	0.00	3,870.00	1,935.00	1,935.00	1,935.00	1,995.00	1,995.00	23,340.00
6320 Janitorial Supplies	79.74	260.01	79.74	90.84	113.14	0.00	170.58	0.00	365.61	90.84	0.00	153.01	1,403.51
6300 Total JANITORIAL	2,014.74	2,195.01	2,014.74	2,025.84	2,048.14	0.00	4,040.58	1,935.00	2,300.61	2,025.84	1,995.00	2,148.01	24,743.51
6400 PAYROLL													
6410 P/R Salaries - Offi	2,167.72	2,190.43	2,213.14	2,213.14	1,512.40	2,342.28	2,224.93	2,107.58	2,107.58	2,107.58	2,190.78	2,344.16	25,721.72
6412 P/R Taxes - Office	179.87	167.56	169.30	169.30	115.70	179.18	170.21	161.23	238.16	231.10	199.89	196.42	2,177.92
6420 Employee Insuranc	76.06	76.14	76.22	199.23	104.30	161.06	152.29	137.91	139.14	139.14	143.91	175.02	1,580.42
6421 Employee Benefit	3.54	2.40	87.37	141.59	35.59	114.13	111.50	110.15	89.47	107.81	114.80	49.60	967.95
6423 Workers Compensat	42.50	42.94	37.74	32.10	21.93	33.96	32.26	30.56	30.56	30.56	31.76	33.98	400.85
6400 Total PAYROLL	2,469.69	2,479.47	2,583.77	2,755.36	1,789.92	2,830.61	2,691.19	2,547.43	2,604.91	2,616.19	2,681.14	2,799.18	30,848.86
6500 TAXES INSURANCE													
6510 Real Estate Tax Exp	69,570.07	0.00	0.00	0.00	0.00	69,570.07	0.00	0.00	0.00	0.00	0.00	0.00	139,140.14
6520 Insurance Expenses	2,078.00	2,704.50	0.00	2,704.50	0.00	0.00	2,704.50	0.00	0.00	2,704.50	0.00	0.00	12,896.00
6500 Total TAXES INSUR	71,648.07	2,704.50	0.00	2,704.50	0.00	69,570.07	2,704.50	0.00	0.00	2,704.50	0.00	0.00	152,036.14
6600 Property Management	9,575.44	8,381.70	2,117.03	2,117.03	2,117.03	3,378.66	5,901.92	3,378.66	2,179.79	2,000.00	3,829.06	2,117.03	47,093.35
6650 Receiver Fees	6,625.00	6,125.00	0.00	0.00	6,875.00	0.00	7,062.50	8,375.00	0.00	0.00	8,875.00	0.00	43,937.50
6700 GENERAL & ADMINISTRATIVE													
6710 PM / Work Order	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
6720 Postage / Messenger	63.58	0.00	7.59	9.64	20.63	5.98	6.99	0.00	17.38	7.21	14.36	10.98	164.34
6725 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.88	148.88
6735 Office Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	218.40	0.00	0.00	0.00	0.00	218.40
6740 Telephone	21.33	0.00	11.54	15.00	21.12	8.76	9.77	0.00	13.19	11.96	3.14	7.88	123.69
6760 Auto Mileage & Expense	100.44	0.00	68.75	140.24	104.14	61.29	142.59	29.00	56.04	0.00	23.14	0.00	725.63
6770 Leasing & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	75.00
6780 Bank Fees	129.45	0.00	0.00	105.91	87.62	0.00	53.61	0.00	120.92	56.46	77.49	79.74	711.20
6700 Total GENERAL & ADMIN	409.80	95.00	182.88	365.79	328.51	171.03	382.96	342.40	302.53	170.63	213.13	342.48	3,307.14
TOTAL EXPENSE	105,212.90	26,647.03	12,773.71	24,004.80	17,688.41	79,494.43	31,211.50	23,441.90	15,156.68	17,215.69	26,755.22	14,893.96	394,496.23
NOI	81,047.19	20,398.08	34,271.40	23,040.31	57,392.95	51,659.43	43,869.86	24,997.93	35,717.04	29,829.42	20,289.89	60,740.78	483,254.28
N/O EXPENSE													
7100 NON-OPERATING EXPENSES													
7110 Lease Commission	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,203.00	0.00	0.00	0.00	33,203.00
7130 Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,276.00	0.00	0.00	1,276.00
7100 Total NON-OPERATING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,203.00	1,276.00	0.00	0.00	34,479.00
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,203.00	1,276.00	0.00	0.00	34,479.00
NET INCOME	81,047.19	20,398.08	34,271.40	23,040.31	57,392.95	51,659.43	43,869.86	24,997.93	2,514.04	28,553.42	20,289.89	60,740.78	448,775.28