

Profit & Loss 12 Month Recap

Properties: Lakeview Estates
Monthly recap starting Jan 2003 (cash basis)

	JAN 03	FEB 03	MAR 03	APR 03	MAY 03	JUN 03	JUL 03	AUG 03	SEP 03	OCT 03	NOV 03	DEC 03	TOTAL
INCOME													
4001 Rental Income													
40011 Rent	149274.45	158342.15	156989.55	154459.75	160436.50	159415.50	164080.25	196160.52	157922.28	166286.44	156188.44	161558.75	1941114.58
40012 Late Fees	1211.00	1324.00	1139.00	1139.00	1469.00	1379.00	951.00	10859.00	1313.00	2504.00	1618.00	1402.56	26308.56
40013 RV Storage	290.00	248.50	230.20	200.30	231.00	220.00	220.00	260.00	230.00	240.00	189.00	171.00	2730.00
40015 Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
40017 Misc. Rental Income	-317.00	-314.00	0.00	0.00	-177.00	-177.00	-9.90	16534.70	-458.00	0.00	-458.00	-458.00	14165.80
4001 Total Rental Income	150458.45	159600.65	158358.75	155799.05	161959.50	160837.50	165241.35	223814.22	159007.28	169030.44	157537.44	162694.31	1984338.94
4002 Other Property Income													
40021 Application Fees	270.00	450.00	315.00	405.00	315.00	315.00	315.00	395.00	495.00	675.00	180.00	225.00	4355.00
40027 Lawn Maintenance	0.00	0.00	0.00	98.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	198.00
40029 Misc. Charges	338.00	8.00	8.00	8.00	8.00	7.00	9.00	904.00	8.00	164.00	531.00	191.00	2184.00
4002 Total Other Property Incor	608.00	458.00	323.00	511.00	323.00	422.00	324.00	1299.00	503.00	839.00	711.00	416.00	6737.00
4003 Utility Income													
40035 Water/Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	100.00	0.00	0.00	300.00
4003 Total Utility Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	100.00	0.00	0.00	300.00
4004 Home & Accessory Sales													
40045 Home Sales	0.00	0.00	0.00	0.00	0.00	0.00	1675.00	0.00	0.00	0.00	1500.00	0.00	3175.00
4004 Total Home & Accessory S	0.00	0.00	0.00	0.00	0.00	0.00	1675.00	0.00	0.00	0.00	1500.00	0.00	3175.00
4007 Rent Discounts													
40072 New Resident Promoti	-599.00	-362.00	-502.00	-665.00	-665.00	-615.00	-628.00	-578.00	-1256.00	-1267.00	-1504.00	-2004.00	-10645.00
40077 Other Rent Discounts	-5933.00	-6354.00	-5730.00	-5992.00	-6716.00	-8626.00	-8626.00	-8327.00	-6909.00	-8127.00	-7240.00	-7769.65	-86349.65
4007 Total Rent Discounts	-6532.00	-6716.00	-6232.00	-6657.00	-7381.00	-9241.00	-9254.00	-8905.00	-8165.00	-9394.00	-8744.00	-9773.65	-96994.65
4099 Other Income													
40991 Clubhouse Charges	75.00	75.00	25.00	25.00	50.00	0.00	25.00	50.00	25.00	50.00	0.00	96.00	496.00
40994 Misc Income	261.00	120.00	324.00	441.00	495.00	462.00	39.00	6957.60	615.00	558.00	30.00	0.00	10302.60
4099 Total Other Income	336.00	195.00	349.00	466.00	545.00	462.00	64.00	7007.60	640.00	608.00	30.00	96.00	10798.60
TOTAL INCOME	144870.45	153537.65	152798.75	150119.05	155446.50	152480.50	158050.35	223415.82	151985.28	161183.44	151034.44	153432.66	1908354.89
EXPENSE													
5003 Repairs & Maintenance													
50031 Home Repairs	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1440.00
50032 Office Maintenance	0.00	0.00	0.00	0.00	3875.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3875.89
50033 Grounds Maintenance	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	1542.45	18509.40
50034 Landscaping	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1200.00
50035 Misc. Repairs	3542.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3542.00
5003 Total Repairs & Maintenar	5304.45	1762.45	1762.45	1762.45	5638.34	1762.45	1762.45	1762.45	1762.45	1762.45	1762.45	1762.45	28567.29
5006 Legal, Professional Fees													
50061 Insurance	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	2198.00	26376.00

	JAN 03	FEB 03	MAR 03	APR 03	MAY 03	JUN 03	JUL 03	AUG 03	SEP 03	OCT 03	NOV 03	DEC 03	TOTAL
50062 Legal Fees	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00	13632.00	1200.00	1200.00	1200.00	3964.00	29596.00
5006 Total Legal, Professional F	3398.00	3398.00	3398.00	3398.00	3398.00	3398.00	3398.00	15830.00	3398.00	3398.00	3398.00	6162.00	55972.00
5007 Mortgages	35158.75	10158.75	45158.75	49658.75	35158.75	60158.75	40158.75	53664.75	31217.75	60158.75	60158.75	20158.75	500970.00
5010 Taxes	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2520.00
5011 Electric	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	1132.76	13593.12
5012 Telephone	113.97	113.97	113.97	113.97	113.97	113.97	113.97	113.97	113.97	113.97	113.97	113.97	1367.64
5018 Trash Removal	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2640.00
5103 Other Expenses	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	1104.00
TOTAL EXPENSE	45629.93	17087.93	52087.93	56587.93	45963.82	67087.93	47087.93	73025.93	38146.93	67087.93	67087.93	29851.93	606734.05
OTHER INC & EXP													
8000 Unallocated Prepays	17605.85	21792.25	17718.25	13734.75	14299.50	7385.50	14604.50	10100.50	9443.56	17305.56	7393.25	10297.92	161681.39
TOTAL OTHER INC & EXP	17605.85	21792.25	17718.25	13734.75	14299.50	7385.50	14604.50	10100.50	9443.56	17305.56	7393.25	10297.92	161681.39
NET INCOME SUMMARY													
Income	144870.45	153537.65	152798.75	150119.05	155446.50	152480.50	158050.35	223415.82	151985.28	161183.44	151034.44	153432.66	1908354.89
Expense	45629.93	17087.93	52087.93	56587.93	45963.82	67087.93	47087.93	73025.93	38146.93	67087.93	67087.93	29851.93	606734.05
Other Income & Expense	17605.85	21792.25	17718.25	13734.75	14299.50	7385.50	14604.50	10100.50	9443.56	17305.56	7393.25	10297.92	161681.39
NET INCOME	116846.37	158241.97	118429.07	107265.87	123782.18	92778.07	125566.92	160490.39	123281.91	111401.07	91339.76	133878.65	1463302.23

