

Profit & Loss

Properties: Wickfield Center
Period 01/01/15 - 12/31/15 (accrual basis)

INCOME

4010 TENANT REVENUES	
4110 Rent	1,343,352.84
4300 Other tenant revenues	458.40
4410 Late fees	-29,751.45
4540 Parking fee	4,000.00
4550 Utilities	234,138.85
4612 Misc. Income	8,118.40
4010 Total TENANT REVENUES	1,560,317.04
4020 LABOR REVENUES	
8006 Reimbursement for On Site Labo	-500.00
4020 Total LABOR REVENUES	-500.00
4990 OTHER INCOME	
4810 Interest - operations	928.89
4990 Total OTHER INCOME	928.89
TOTAL INCOME	1,560,745.93

EXPENSE

6100 OPERATING EXPENSES	
6200 Office	
6008 Gift Expense	400.00
6240 Bank charges	626.00
6200 Other Office	308.47
6200 Total Office	1,334.47
6201 Commissions paid	1,802,276.63
6241 Finance charges	3,655.68
6245 Licenses/permits	555.00
6309 Uniforms	119.78
6320 Management fees	37,473.09
6340 Legal expense property	23,919.88
6341 Architecture expense property	146,432.13
6343 Professional Fees	177.18
6351 Bookkeeping and accounting fee	
8046 Tax Preparation	9,250.00
6351 Total Bookkeeping and accounti	9,250.00
6352 Filing fees	4,099.28
6100 Total OPERATING EXPENSES	2,029,293.12
6210 MARKETING	
6214 Adv on Internet	4,274.06
6210 Total MARKETING	4,274.06
6335 LABOR	
6349 Payroll Processing fees	1,035.00
6539 Maintenance Salaries	56,467.36
6723 Health insurance and benefits	5,654.41
6335 Total LABOR	63,156.77
6400 UTILITIES	
6360 Telephone	5,873.76

6361 Internet services	2,632.90
6450 Electricity - Building	511,829.45
6452 Gas - Building	84,533.73
6454 Water and sewer	46,073.58
6400 Total UTILITIES	650,943.42
6500 REPAIRS/MAINTENANCE	
6515 Cleaning and/or janitorial	
6516 Carpet cleaning	1,350.00
6517 Cleaning - common areas	7,872.51
6519 Cleaning Supplies	11,720.25
6515 Other Cleaning and/or janitorial	43,165.64
6515 Total Cleaning and/or janitorial	64,108.40
6520 Exterminating	1,273.00
6525 Garbage and trash removal	9,455.16
6530 Alarm/Fire	14,415.44
6538 Lawn/Yards	13,785.00
6540 Repairs General	
6255 Inspection Fees	175.00
6541 Plumbing Repairs	5,254.50
6542 Electric Repairs	12,261.81
6543 Hardware Supplies	7,076.82
6545 Elevator maintenance	5,053.92
6546 HVAC repairs and maintenance	9,125.55
6551 Blinds	4,016.00
6554 Roofing Repairs	1,468.00
6561 Carpet Repair	500.00
6540 Other Repairs General	2,214.77
6540 Total Repairs General	47,146.37
6548 Snow removal	
6555 Salt	4,687.38
6548 Other Snow removal	33,399.79
6548 Total Snow removal	38,087.17
6600 Turnover Costs	
6605 Plumbing Supplies	575.47
6606 Electrical Supplies	318.50
6600 Total Turnover Costs	893.97
6500 Total REPAIRS/MAINTENANCE	189,164.51
6700 TAXES	
6710 Real estate taxes	403,982.22
6700 Total TAXES	403,982.22
6797 INSURANCE	
6720 Property and liability insurance	77,704.17
6797 Total INSURANCE	77,704.17
TOTAL EXPENSE	3,418,518.27
NOI	-1,857,772.34
NON OPERATING EXPENSE	
8000 NON-OPERATING EXPENSES	
6315 Charitable contribution	238,545.13
8000 Total NON-OPERATING EXPENSES	238,545.13

8820 INTEREST ON MORTGAGE	13,113.29
8885 CAPITAL/BUILDING IMPROVEI	
8883 Hot water heater	4,100.00
8886 Air Conditioners	9,682.66
8891 Carpet	69,646.66
8894 Furniture	2,229.96
8896 Flooring/Vinyl	39,007.08
8897 Furnace/HVAC/Boiler	76,347.70
8898 Roofing	15,800.00
8899 Paving/Concrete	59,315.75
8885 Other CAPITAL/BUILDING IMPF	2,541,719.80
8885 Total CAPITAL/BUILDING IMPR	2,817,849.61
9513 TENANT IMPROVEMENTS	2,392,520.52
TOTAL NON OPERATING EXPENSE	5,462,028.55
 NET INCOME	 -7,319,800.89
 NET INCOME SUMMARY	
Income	1,560,745.93
Expense	-3,418,518.27
Other Income & Expense	0.00
Net Operating Income	-1,857,772.34
Non Operating Expense	-5,462,028.55
NET INCOME	-7,319,800.89