

Budget Detail - Cash flow  
Consolidated Statement Zippy Blgs  
01/00 - 12/00

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
Base rental income	25,635	25,635	20,102	20,102	25,635	25,635	22,115	22,115	22,115	22,115	22,115	22,115	275,434
Operating escalation inc	583	583	583	583	583	583	583	583	583	583	583	583	6,996
Prop. insurance billing	145	145	145	145	145	145	145	145	145	145	145	145	1,740
<b>EFFECTIVE GROSS INCOME</b>	<b>26,363</b>	<b>26,363</b>	<b>20,830</b>	<b>20,830</b>	<b>26,363</b>	<b>26,363</b>	<b>22,843</b>	<b>22,843</b>	<b>22,843</b>	<b>22,843</b>	<b>22,843</b>	<b>22,843</b>	<b>284,170</b>
<b>EXPENSE</b>													
Recoverable expenses													
Rec-janitorial	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
Rec-water meter	345	37	333	37	382	372	37	368	37	37	37	337	2,137
Rec-fire water	546	546	546	546	546	546	546	546	546	546	546	546	6,552
Rec-storm drain	162	162	162	162	162	162	162	162	162	162	162	162	972
Rec-common area electricity	113	113	112	112	112	112	113	114	114	114	115	115	1,359
Rec-management services	690	690	690	690	690	690	690	690	690	690	690	690	8,280
Rec-R & M Landscaping contr.	501	501	501	501	501	501	501	501	501	501	501	501	6,012
Rec-R & M Landscaping extras					125	300	125						550
Subtotal recoverable exp	6,512	6,732	6,511	6,719	6,636	7,068	6,637	6,760	6,513	6,756	6,514	6,726	80,084
Non-recoverable expenses													
Non-rec roof	100	150	150						200	350	300	150	1,400
Subtotal non-rec expense	100	150	150						200	350	300	150	1,400
Taxes/Insurance													
Property tax					15,677								32,395
Ins prop/fire/liab		5,110											5,110
Subtotal taxes/insurance		5,110			15,677								37,505
<b>TOTAL OPERATING EXPENSES</b>	<b>6,612</b>	<b>11,992</b>	<b>6,661</b>	<b>22,396</b>	<b>6,636</b>	<b>7,068</b>	<b>6,637</b>	<b>6,760</b>	<b>6,713</b>	<b>7,106</b>	<b>6,814</b>	<b>23,594</b>	<b>118,989</b>
<b>NET OPERATING INCOME</b>	<b>19,751</b>	<b>14,371</b>	<b>14,169</b>	<b>(1,566)</b>	<b>19,727</b>	<b>19,295</b>	<b>16,206</b>	<b>16,083</b>	<b>16,130</b>	<b>15,737</b>	<b>16,029</b>	<b>(751)</b>	<b>165,181</b>
<b>OTHER PAYMENTS</b>													
Mortgage Payment	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	144,000
<b>NOI - LESS OTHER PAYMENTS</b>	<b>7,751</b>	<b>2,371</b>	<b>2,169</b>	<b>(13,566)</b>	<b>7,727</b>	<b>7,295</b>	<b>4,206</b>	<b>4,083</b>	<b>4,130</b>	<b>3,737</b>	<b>4,029</b>	<b>(12,751)</b>	<b>21,181</b>