

Budget Detail
Consolidated Statement
01/00 - 12/00

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Base rental income	43,671	43,671	43,671	43,671	36,581	36,581	36,581	36,581	36,581	36,581	28,082	28,082	450,334
Operating escalator inc	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	12,480
EFFECTIVE GROSS INCOME	<u>44,711</u>	<u>44,711</u>	<u>44,711</u>	<u>44,711</u>	<u>37,621</u>	<u>37,621</u>	<u>37,621</u>	<u>37,621</u>	<u>37,621</u>	<u>37,621</u>	<u>29,122</u>	<u>29,122</u>	<u>462,814</u>
EXPENSE													
Direct Expenses													
water meter	392	392	392	392	392	392	392	392	392	392	392	392	4,704
fire water	70	70	70	70	70	70	70	70	70	70	70	70	840
storm drain	530	530	530	530	530	530	530	530	530	530	530	530	6,360
sewer	152	152	152	152	152	152	152	152	152	152	152	152	1,824
common area gas	206	206	206	206	206	206	206	206	206	206	206	206	2,472
janitorial	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	86,400
electricity	17000	17000	17000	18500	19000	18000	17000	17000	17000	17000	17000	17000	208,000
common electricity	250	250	250	250	250	250	250	250	250	250	250	250	3,000
management services	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	25,200
R & M Electrical	400	400	400	400	400	400	400	400	400	400	400	400	4,800
R & M Parking lot	145	145	145	145	190	190	190	190	190	190	190	190	2,280
R & M Roof cleaning	500												6,000
R & M Roof maintenance	513	513	513	750	513	513	513	513	513	513	513	513	6,156
R & M Landscaping contr.	57	67	67	67	67	67	67	67	67	67	67	67	804
R & M Landscaping extras	22,134												266,400
Property tax	9,200												110,400
Ins prop/fire/liab	37,603												451,200
Subtotal direct exp	<u>29,125</u>	<u>37,603</u>	<u>28,875</u>	<u>53,187</u>	<u>30,670</u>	<u>29,448</u>	<u>28,670</u>	<u>28,448</u>	<u>28,670</u>	<u>29,698</u>	<u>29,820</u>	<u>51,332</u>	<u>405,446</u>
Non-recoverable expenses													
Non-rec leasing	750			750			750			750			3,000
Non-rec R & M	142	142	142	142	142	142	142	142	142	142	142	142	1,704
Non-rec HVAC	200	70		70	70			70		70			840
Non-rec roof													2,450
Non-rec parking lot													1,800
Subtotal non-rec expense	<u>1092</u>	<u>212</u>	<u>1342</u>	<u>1492</u>	<u>212</u>	<u>142</u>	<u>892</u>	<u>212</u>	<u>542</u>	<u>1542</u>	<u>812</u>	<u>742</u>	<u>9,234</u>
Taxes/Insurance													
Property tax				22,134									266,400
Ins prop/fire/liab	9,200												110,400
Subtotal taxes/insurance	<u>9,200</u>	<u>9,200</u>	<u>0</u>	<u>22,134</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>221,334</u>
TOTAL OPERATING EXPEN:	<u>30,217</u>	<u>47,015</u>	<u>30,217</u>	<u>76,813</u>	<u>30,882</u>	<u>29,590</u>	<u>29,562</u>	<u>28,660</u>	<u>29,212</u>	<u>31,240</u>	<u>30,632</u>	<u>74,208</u>	<u>468,248</u>
NET OPERATING INCOME	<u>14,494</u>	<u>-2,304</u>	<u>14,494</u>	<u>-32,102</u>	<u>6,739</u>	<u>8,031</u>	<u>8,059</u>	<u>8,961</u>	<u>8,409</u>	<u>6,381</u>	<u>-1,510</u>	<u>-45,086</u>	<u>-5,434</u>
OTHER PAYMENTS													
NO- LESS OTHER PAYMEN	14,494	-2,304	14,494	-32,102	6,739	8,031	8,059	8,961	8,409	6,381	-1,510	-45,086	-5,434