

Budget Detail - Operating
Consolidated Statement Zippy Blgs
01/00 - 12/00

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
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	6,936
Prop. insurance billing	145	145	145	145	145	145	145	145	145	145	145	145	1,740
EFFECTIVE GROSS INCOME	26,363	26,363	20,830	20,830	26,363	26,363	22,843	22,843	22,843	22,843	22,843	22,843	284,170
EXPENSE													
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	37	372	37	368	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- sewer	113	113	112	112	112	112	113	114	114	114	115	115	1,359
Rec- common area electricity	690	690	690	690	690	690	690	690	690	690	690	690	8,230
Rec- management services	501	501	501	501	501	501	501	501	501	501	501	501	6,012
Rec- R & M Landscaping contr.					125	300	125						550
Rec- R & M Landscaping extras													
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	80,034
Non-recoverable expenses													
Non-rec roof	100	150	150						200	350	300	150	1,430
Subtotal non-rec expense	100	150	150						200	350	300	150	1,430
Taxes/Insurance													
Property tax				15,677								16,718	32,395
Ins prop/fire/liab		5,110											5,110
Subtotal taxes/insurance		5,110		15,677								16,718	37,535
TOTAL OPERATING EXPENSES	6,612	11,992	6,661	22,396	6,636	7,068	6,637	6,760	6,713	7,106	6,814	23,594	118,939
NET OPERATING INCOME	19,751	14,371	14,169	(1,566)	19,727	19,295	16,236	16,083	16,130	15,737	16,029	(751)	165,131