

Shockoe Collection

Twelve Month Trailing Income Statement

July 13, 2026

	08/31/2025	09/30/2025	10/31/2025	11/30/2025	12/31/2025	01/31/2026	02/28/2026	03/31/2026	04/30/2026	05/31/2026	06/30/2026	07/31/2026	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
Income													
Rental Income													
4105-00 - Gross Potential Rent	45,010.00	45,060.00	47,278.29	44,790.00	43,100.00	43,100.00	43,100.00	43,250.00	43,160.00	43,160.00	43,160.00	43,160.00	527,328.29
4110-00 - Gain/Loss to Market	0.00	0.00	0.00	0.00	1,690.00	1,149.72	1,582.00	1,480.00	1,479.33	1,231.13	976.10	925.00	10,513.28
Total Rental Income	45,010.00	45,060.00	47,278.29	44,790.00	44,790.00	44,249.72	44,682.00	44,730.00	44,639.33	44,391.13	44,136.10	44,085.00	537,841.57
Vacancy, Losses & Concessions													
4140-00 - Vacancy	(2,099.00)	(4,085.54)	(3,636.39)	(4,557.00)	(2,458.00)	(3,795.81)	(4,840.36)	(4,566.36)	(3,378.10)	(5,961.39)	(4,694.50)	(1,797.39)	(45,869.84)
4140-10 - Vacancy Loss-Down Units	0.00	0.00	0.00	0.00	(2,099.00)	(2,099.00)	(2,099.00)	(2,299.00)	(2,299.00)	0.00	0.00	0.00	(10,895.00)
4150-00 - Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,648.00)	(1,399.00)	(2,713.00)	(1,479.00)	(1,249.00)	(9,488.00)
4150-15 - Preferred Empl Discount Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(250.00)	0.00	0.00	(250.00)
Total Vacancy, Losses & Concessions	(2,099.00)	(4,085.54)	(3,636.39)	(4,557.00)	(4,557.00)	(5,894.81)	(6,939.36)	(9,513.36)	(7,076.10)	(8,924.39)	(6,173.50)	(3,046.39)	(66,502.84)
Net Rental Income	42,911.00	40,974.46	43,641.90	40,233.00	40,233.00	38,354.91	37,742.64	35,216.64	37,563.23	35,466.74	37,962.60	41,038.61	471,338.73
Financial Income													
4395-00 - Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.69	0.00	0.00	0.00	0.00	7.69
4395-20 - Unclaimed Monies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	615.10	0.00	0.00	0.00	0.00	615.10
Total Financial Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	622.79	0.00	0.00	0.00	0.00	622.79
Other Income													
4190-00 - Bad Debt	0.00	0.00	(6,582.99)	0.00	0.00	0.00	(49.97)	(2,888.64)	(1,732.48)	(12,507.34)	0.00	1,237.32	(22,524.10)
4190-02 - Bad Debt Other	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	(855.75)	(235.74)	(1,739.18)	(550.00)	615.28	(2,965.39)
4220-20 - Utility Reimbursement:Water	714.77	723.11	816.24	502.97	1,019.66	486.29	683.68	573.83	519.96	569.74	550.91	549.13	7,710.29
4220-30 - Utility Reimbursement:Electric	0.00	0.00	0.00	0.00	0.00	0.00	395.97	0.00	631.79	306.18	0.00	370.44	1,704.38
4220-50 - Utility Reimbursement Sewer	1,118.16	1,194.85	1,345.30	821.41	1,662.51	793.64	1,109.66	931.59	844.75	928.20	898.65	892.34	12,541.06
4220-60 - Utility Reimbursement Storm Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.11	10.11
4225-00 - Trash Reimbursement	24.65	26.09	26.01	0.00	1.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.68
4310-00 - Parking Income	1,495.00	1,610.00	1,495.00	1,610.00	1,725.00	1,539.52	1,495.00	1,495.00	1,495.00	1,162.10	1,075.00	1,091.13	17,287.75
4311-00 - Garage Revenue	0.00	0.00	0.00	0.00	0.00	0.00	14.46	169.84	255.00	255.00	135.00	135.00	964.30
4315-10 - Furniture Rental	345.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.00
4320-00 - Pet Rent	100.00	100.00	100.00	100.00	98.39	75.00	75.00	75.00	75.00	75.00	77.50	100.00	1,050.89
4325-00 - Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
4330-00 - Short Term Fee	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
4330-10 - MTM Fees	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	283.34	257.52	541.39	750.00	2,832.25
4345-00 - Termination Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,398.00	0.00	0.00	0.00	3,398.00
4345-15 - Non Cash Credit	0.00	2,218.29	(779.13)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,439.16
4345-20 - Legal Processing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	599.00	0.00	0.00	0.00	599.00
4345-30 - Damages and Cleaning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00
4360-00 - Late Fees	42.94	283.96	172.61	306.30	1,245.70	682.64	682.44	769.43	533.14	557.49	725.98	770.20	6,772.83
4360-20 - NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	100.00	50.00	0.00	0.00	250.00
4370-00 - Administrative Fee	0.00	200.00	(50.00)	200.00	150.00	150.00	500.00	300.00	400.00	600.00	300.00	0.00	2,750.00
4375-20 - Electricity	440.96	284.36	239.79	374.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,339.71
4375-40 - Utility Billing Admin Fee	61.95	70.80	83.95	60.60	88.50	73.75	67.85	73.75	67.85	73.75	67.85	279.50	1,070.10
Total Other Income	4,343.43	6,711.46	(3,133.22)	4,225.88	6,241.69	4,050.84	5,074.09	1,194.05	7,234.61	(9,411.54)	3,822.28	7,050.45	37,404.02
Total Income	47,254.43	47,685.92	40,508.68	44,458.88	46,474.69	42,405.75	42,816.73	37,033.48	44,797.84	26,055.20	41,784.88	48,089.06	509,365.54
Expenses													
Payroll & Related													
6110-10 - Manager	868.44	868.44	1,302.66	868.44	868.44	881.45	894.48	894.48	572.32	933.65	906.13	440.25	10,299.18
6110-20 - Assistant	535.70	510.97	805.06	566.82	534.01	562.16	564.30	558.73	612.25	920.72	624.37	296.43	7,091.52
6110-30 - Leasing	241.63	224.33	342.06	219.52	229.40	232.57	234.07	217.70	250.05	340.23	176.69	124.38	2,832.63
6120-10 - Maintenance Supervisor	941.95	825.52	1,283.15	1,119.82	1,116.01	1,073.89	1,159.33	1,112.28	1,125.71	1,676.81	1,125.71	529.01	13,239.19
6120-20 - Maintenance Staff	0.00	0.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	1,309.76	508.32	290.51	2,508.59
6130-10 - Bonuses	386.08	335.56	158.40	100.00	0.00	0.00	276.16	200.00	192.25	1,641.75	300.00	0.00	3,590.20
6130-20 - Payroll Taxes	228.50	212.07	313.86	235.83	210.84	254.21	262.96	235.76	237.24	561.82	307.37	131.28	3,191.74
6130-30 - Insurance Benefits	13.01	13.06	14.88	13.23	13.13	(2.71)	9.90	9.90	9.89	9.49	11.98	79.39	195.15
6130-40 - 401K Contribution	32.01	25.34	41.96	31.86	24.59	27.79	31.95	28.58	52.99	119.55	79.01	34.49	530.12
6130-50 - Workers Compensation Premium	30.74	28.47	51.60	33.62	32.93	(45.97)	40.04	32.14	28.89	69.08	42.09	18.93	362.56
Total Payroll & Related	3,278.06	3,043.76	4,513.63	3,389.14	3,029.35	2,983.39	3,473.19	3,289.57	3,231.59	7,582.86	4,081.67	1,944.67	43,840.88
Utilities													
6210-00 - Electric	3,937.56	1,105.83	4,771.80	3,069.77	579.76	383.73	1,097.51	401.49	418.57	527.03	1,493.16	0.00	17,786.21
6210-05 - Electric Occupied Recovery	0.00	0.00	0.00	0.00	0.00	236.97	0.00	0.00	0.00	0.00	0.00	0.00	236.97

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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
6210-10 - TMF - Electric Turn/Vacant	0.00	134.91	400.68	372.48	91.18	806.21	0.00	288.65	0.00	1,394.94	1,172.49	150.28	4,811.82
6220-00 - Gas	80.39	71.99	38.09	0.00	0.00	0.00	0.00	469.40	0.00	41.76	0.00	43.32	744.95
6230-00 - Water	2,987.37	1,892.22	1,446.09	0.00	0.00	0.00	0.00	4,848.23	0.00	604.51	0.00	620.42	12,398.84
6240-00 - Storm Water Management	0.00	0.00	126.48	0.00	0.00	0.00	0.00	304.44	0.00	0.00	0.00	0.00	430.92
6250-00 - Sewer	3,127.18	2,630.03	1,778.70	0.00	0.00	0.00	0.00	6,295.20	0.00	1,496.59	0.00	1,289.91	16,617.61
6270-05 - Utility Billing Fee	0.00	0.00	0.00	0.00	425.78	1,095.50	0.00	0.00	0.00	0.00	0.00	0.00	1,521.28
6270-10 - Utility Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.00	260.00	520.00
Total Utilities	10,132.50	5,834.98	8,561.84	3,442.25	1,096.72	2,522.41	1,097.51	12,607.41	418.57	4,064.83	2,925.65	2,363.93	55,068.60
Operating & Maintenance Expenses													
6310-20 - Janitorial Common	0.00	0.00	1,200.00	400.00	2,000.00	7,300.00	1,000.00	750.00	750.00	500.00	0.00	0.00	13,900.00
6310-45 - Carpet Cleaning	0.00	0.00	105.00	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	0.00	530.00
6310-55 - Power Washing	0.00	345.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.00
6320-05 - Electrical R&M	0.00	287.50	0.00	0.00	0.00	9,988.22	(6,950.42)	0.00	0.00	950.00	0.00	0.00	4,275.30
6320-06 - Bulbs/Ballasts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.27	0.00	0.00	0.00	0.00	244.27
6320-07 - Electrical Supplies	30.99	0.00	0.00	0.00	0.00	0.00	0.00	246.18	295.39	0.00	0.00	0.00	572.56
6320-11 - Elevator/Escalator R&M	0.00	0.00	0.00	0.00	0.00	2,604.96	0.00	0.00	50.00	0.00	0.00	0.00	2,654.96
6320-26 - HVAC R&M	0.00	375.00	0.00	0.00	0.00	4,418.00	0.00	0.00	0.00	255.00	0.00	0.00	5,048.00
6320-27 - HVAC Supplies	507.74	0.00	0.00	0.00	0.00	62.40	79.44	0.00	0.00	0.00	0.00	0.00	649.58
6320-35 - Plumbing / Sewer	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	2,850.00	0.00	0.00	3,125.00
6320-36 - Plumbing Supplies	214.48	29.66	0.00	50.25	0.00	1,878.49	338.45	0.00	0.00	0.00	267.20	0.00	2,778.53
6320-40 - Doors	195.04	0.00	0.00	0.00	0.00	460.50	0.00	0.00	0.00	256.15	0.00	0.00	911.69
6320-41 - Locks and Keys	0.00	0.00	0.00	36.00	688.85	1,229.60	0.00	120.78	156.88	0.00	114.48	0.00	2,346.59
6320-46 - Window	0.00	1,487.77	0.00	0.00	0.00	0.00	0.00	1,014.52	1,035.03	0.00	0.00	167.37	3,704.69
6320-50 - Interior Painting	1,025.00	385.00	0.00	265.00	0.00	0.00	0.00	0.00	0.00	1,125.00	0.00	0.00	2,800.00
6320-51 - Painting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262.96	113.05	0.00	0.00	0.00	376.01
6320-56 - Bath Rehab	0.00	317.36	0.00	0.00	740.00	200.00	0.00	0.00	0.00	0.00	195.00	0.00	1,452.36
6320-65 - Roof and Gutter Repairs	0.00	0.00	0.00	0.00	0.00	534.63	0.00	0.00	0.00	0.00	0.00	0.00	534.63
6320-71 - General Maint Supplies	517.24	871.90	25.78	535.85	240.05	0.00	289.51	87.58	313.75	125.23	0.00	25.61	3,032.50
6320-75 - Exterior Building R&M	3,245.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,245.00
6320-80 - Automotive	0.00	0.00	3,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,080.00
6320-85 - Tools & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.61	0.00	0.00	0.00	221.61
6320-88 - Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.17	0.00	38.68	0.00	0.00	170.85
6320-99 - Miscellaneous R&M	0.00	0.00	0.00	0.00	340.00	2,530.00	0.00	0.00	0.00	0.00	0.00	0.00	2,870.00
6420-15 - Fire System R&M	0.00	642.50	0.00	962.50	2,731.75	1,670.00	157.83	0.00	0.00	0.00	0.00	0.00	6,164.58
6420-25 - Access Control	0.00	0.00	0.00	0.00	767.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	767.50
6430-10 - Trash Removal	2,305.26	1,753.71	1,745.08	0.00	6,639.45	3,737.45	1,848.38	0.00	0.00	4,001.17	2,239.72	1,927.72	26,197.94
6430-13 - Bulk Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290.00	600.00	0.00	0.00	890.00
Total Operating & Maintenance Expenses	8,040.75	6,495.40	6,155.86	2,249.60	14,147.60	36,889.25	(3,236.81)	3,283.46	3,225.71	10,701.23	2,816.40	2,120.70	92,889.15
Contract Expenses													
6320-10 - Elevator/Escalator Contract	0.00	0.00	0.00	0.00	0.00	4,033.94	0.00	0.00	0.00	2,158.15	0.00	0.00	6,192.09
6320-70 - General Repairs Contract	0.00	0.00	350.20	0.00	0.00	0.00	1,606.02	0.00	0.00	0.00	0.00	0.00	1,956.22
6330-14 - Parking Contract	0.00	0.00	15,085.00	3,600.00	3,600.00	3,900.00	3,610.00	3,720.00	3,360.00	3,480.00	3,600.00	0.00	43,955.00
6420-10 - Fire System Contract	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	187.50	0.00	0.00	1,387.50
6430-30 - Pest Control Contract	965.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	965.00
Total Contract Expenses	965.00	0.00	15,435.20	3,600.00	4,800.00	7,933.94	5,216.02	3,720.00	3,360.00	5,825.65	3,600.00	0.00	54,455.81
Turnover Expense													
6310-47 - Turnover Cleaning	735.00	0.00	0.00	635.00	420.00	110.00	390.00	892.00	390.00	0.00	0.00	0.00	3,572.00
6320-52 - Turnover Painting	85.00	435.00	0.00	545.00	0.00	3,190.00	1,025.00	0.00	625.00	505.00	0.00	0.00	6,410.00
6320-89 - Turnover Expense	415.00	690.00	0.00	0.00	0.00	652.32	0.00	0.00	0.00	0.00	0.00	0.00	1,757.32
Total Turnover Expense	1,235.00	1,125.00	0.00	1,180.00	420.00	3,952.32	1,415.00	892.00	1,015.00	505.00	0.00	0.00	11,739.32
Marketing Expenses													
6505-00 - Promotional and Marketing	0.00	98.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.00
6540-00 - Social & Recreation Expense	0.00	0.00	53.95	65.41	0.00	0.00	0.00	0.00	0.00	0.00	374.99	0.00	494.35
6545-00 - Marketing Other	0.00	0.00	0.00	0.00	0.00	250.00	54.00	0.00	0.00	54.00	0.00	0.00	358.00
6550-00 - Advertising	0.00	0.00	6,839.00	(6,839.00)	7,276.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,276.20
6550-02 - Internet Advertising (ILSs)	0.00	0.00	0.00	0.00	0.00	1,469.00	2,254.00	0.00	0.00	2,029.00	719.48	0.00	6,471.48
6550-06 - Website Hosting	0.00	0.00	0.00	0.00	0.00	550.20	3,855.42	0.00	135.85	0.00	0.00	0.00	4,541.47
Total Marketing Expenses	0.00	98.00	6,892.95	(6,773.59)	7,276.20	2,269.20	6,163.42	0.00	135.85	2,083.00	1,094.47	0.00	19,239.50
Administrative Expenses													
6605-00 - Accounting and Auditing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,250.00	0.00	0.00	5,250.00
6611-00 - Bank Fees	26.00	26.00	26.00	26.00	26.00	235.24	(60.49)	157.75	0.00	170.25	0.00	0.00	632.75
6619-00 - Payment Processing	0.00	0.00	0.00	0.00	0.00	7.40	36.40	82.30	0.00	161.04	74.86	0.00	362.00
6621-00 - Dues and Subscriptions	150.00	0.00	0.00	0.00	0.00	22.40	267.38	39.58	34.18	34.18	46.79	0.00	594.51
6622-00 - Legal Fees	25.00	235.00	50.00	0.00	0.00	225.00	1,000.00	75.00	0.00	520.00	250.00	0.00	2,380.00
6625-00 - Court Costs	0.00	52.00	25.00	0.00	0.00	62.00	323.00	0.00	0.00	104.00	62.00	0.00	628.00

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Twelve Month Trailing Income Statement

July 13, 2026

	08/31/2025	09/30/2025	10/31/2025	11/30/2025	12/31/2025	01/31/2026	02/28/2026	03/31/2026	04/30/2026	05/31/2026	06/30/2026	07/31/2026	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Total
6630-00 - Licenses Fees and Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00	0.00	50.00	0.00	365.00
6636-00 - Office Supplies	0.00	0.00	0.00	0.00	8.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.35
6640-00 - Equipment Leasing	723.98	377.57	0.00	735.92	0.00	1,131.45	543.48	0.00	353.76	353.76	374.05	0.00	4,593.97
6641-00 - Furniture Rental	0.00	713.55	0.00	0.00	(369.26)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	344.29
6645-00 - Postage	0.00	0.00	0.00	0.00	0.00	37.73	0.00	0.00	0.00	0.00	0.00	0.00	37.73
6650-00 - Telephone	103.62	0.00	818.17	0.00	0.00	0.00	102.26	119.16	114.01	114.01	110.29	110.79	1,592.31
6651-00 - Cell Phones	8.85	8.85	13.26	8.86	8.85	9.12	9.41	9.38	0.00	0.00	0.00	0.00	76.58
6652-00 - Internet / Cable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.72	3.72	7.44
6653-00 - Technology	2,917.59	165.22	167.96	160.24	913.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,324.58
6653-20 - PMS	0.00	0.00	0.00	0.00	0.00	1,210.59	1,409.11	132.00	0.00	384.00	150.00	0.00	3,285.70
6653-30 - Maintenance Software	0.00	0.00	0.00	0.00	0.00	19.55	19.55	25.50	0.00	51.00	25.50	0.00	141.10
6665-10 - Meals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.13	31.13
Total Administrative Expenses	3,955.04	1,578.19	1,100.39	931.02	587.51	2,960.48	3,650.10	640.67	816.95	7,142.24	1,147.21	145.64	24,655.44
Management Fees													
6710-00 - Management Fee	1,289.19	1,438.98	1,329.71	1,480.77	1,161.54	990.15	1,244.42	1,284.39	1,152.79	1,161.38	1,353.75	0.00	13,887.07
6720-00 - Asset Management Fee	429.77	479.65	443.21	493.54	387.18	330.05	414.81	428.13	384.26	387.13	451.25	0.00	4,628.98
Total Management Fees	1,718.96	1,918.63	1,772.92	1,974.31	1,548.72	1,320.20	1,659.23	1,712.52	1,537.05	1,548.51	1,805.00	0.00	18,516.05
Taxes & Insurance													
6810-00 - Property Insurance	3,844.00	3,844.00	3,844.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,981.00	0.00	21,513.00
6910-00 - Real Estate Taxes	6,539.63	6,539.63	6,539.63	0.08	0.00	0.00	8,836.20	8,836.20	4,418.10	4,418.10	0.01	0.00	46,127.58
Total Taxes & Insurance	10,383.63	10,383.63	10,383.63	0.08	0.00	0.00	8,836.20	8,836.20	4,418.10	4,418.10	9,981.01	0.00	67,640.58
Total Operating Expenses	39,708.94	30,477.59	54,816.42	9,992.81	32,906.10	60,831.19	28,273.86	34,981.83	18,158.82	43,871.42	27,451.41	6,574.94	388,045.33
Net Operating Income (Loss)	7,545.49	17,208.33	(14,307.74)	34,466.07	13,568.59	(18,425.44)	14,542.87	2,051.65	26,639.02	(17,816.22)	14,333.47	41,514.12	121,320.21
Non-Operating Expenses													
Debt Services													
7110-00 - 1st Mortgage Interest	26,628.28	26,628.27	25,769.29	26,628.27	0.00	25,769.29	53,256.54	24,051.33	30,041.56	30,013.31	18,970.96	34,294.43	322,051.53
Total Debt Services	26,628.28	26,628.27	25,769.29	26,628.27	0.00	25,769.29	53,256.54	24,051.33	30,041.56	30,013.31	18,970.96	34,294.43	322,051.53
Turnover Capital Expense													
8120-00 - Appliances	1,021.51	6,086.94	0.00	0.00	0.00	422.94	0.00	2,224.37	1,210.55	448.72	0.00	842.88	12,257.91
8140-00 - Vinyl	0.00	0.00	0.00	0.00	0.00	4,145.64	0.00	0.00	4,883.86	0.00	0.00	0.00	9,029.50
8150-00 - Kitchen Rehab	0.00	0.00	0.00	0.00	0.00	6,460.00	0.00	0.00	0.00	0.00	0.00	0.00	6,460.00
8160-00 - Bath Rehab	0.00	3,850.00	0.00	0.00	0.00	6,325.00	0.00	0.00	0.00	0.00	0.00	0.00	10,175.00
8180-00 - Turnover Other	0.00	0.00	0.00	0.00	0.00	16,300.00	2,462.19	1,203.00	0.00	0.00	0.00	0.00	19,965.19
8210-00 - Building Interior	2,520.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,200.00	0.00	26,720.00
8211-00 - Capital Expense Other	0.00	0.00	0.00	0.00	0.00	63,545.00	0.00	0.00	0.00	0.00	0.00	0.00	63,545.00
Total Turnover Capital Expense	3,541.51	9,936.94	0.00	0.00	0.00	97,198.58	2,462.19	3,427.37	6,094.41	448.72	24,200.00	842.88	148,152.60
Capital Expenditures													
8222-00 - Doors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	677.84	677.84
8234-00 - Flooring	0.00	0.00	0.00	0.00	0.00	0.00	2,090.37	0.00	0.00	0.00	0.00	0.00	2,090.37
8237-00 - HVAC	0.00	0.00	0.00	0.00	0.00	3,607.50	0.00	0.00	4,535.59	0.00	0.00	0.00	8,143.09
8285-00 - Window	0.00	0.00	0.00	0.00	0.00	1,211.01	0.00	1,878.51	4,510.83	0.00	0.00	0.00	7,600.35
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	4,818.51	2,090.37	1,878.51	9,046.42	0.00	0.00	677.84	18,511.65
Other Non-Operating Expenses													
9120-30 - Interentity Transfer	0.00	0.00	0.00	0.00	0.00	(30,430.00)	0.00	0.00	0.00	0.00	0.00	0.00	(30,430.00)
Total Other Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	(30,430.00)	0.00	0.00	0.00	0.00	0.00	0.00	(30,430.00)
Total Non-Operating Expenses	30,169.79	36,565.21	25,769.29	26,628.27	0.00	97,356.38	57,809.10	29,357.21	45,182.39	30,462.03	43,170.96	35,815.15	458,285.78
Net Income (Loss)	(22,624.30)	(19,356.88)	(40,077.03)	7,837.80	13,568.59	(115,781.82)	(43,266.23)	(27,305.56)	(18,543.37)	(48,278.25)	(28,837.49)	5,698.97	(336,965.57)