

New Village

**Income Statement**

Period = Jan 2019-Dec 2019

Book = Accrual

<b>ACCOUNT</b>	<b>PERIOD TO DATE</b>	<b>%</b>	<b>YEAR TO DATE</b>	<b>%</b>
Rent	1,251,077.76	103.09	1,251,077.76	103.09
Vacancy Loss	-112,113.15	-9.24	-112,113.15	-9.24
Negative Rent	-600.00	-0.05	-600.00	-0.05
Commercial Rent	32,000.00	2.64	32,000.00	2.64
Tenant Based Subsidy Rent	8,250.00	0.68	8,250.00	0.68
<b>TOTAL RENT</b>	<b>1,178,614.61</b>	<b>97.12</b>	<b>1,178,614.61</b>	<b>97.12</b>
<b>Miscellaneous Income</b>				
Pet Rent	4,026.00	0.33	4,026.00	0.33
Application fees	680.00	0.06	680.00	0.06
Tenant Damages	300.00	0.02	300.00	0.02
Deposit Forfeit	3,238.00	0.27	3,238.00	0.27
Vending Machine Income	352.30	0.03	352.30	0.03
Cable Income	3,252.19	0.27	3,252.19	0.27
Water Reimbursement	21,564.63	1.78	21,564.63	1.78
Miscellaneous Income	-503.26	-0.04	-503.26	-0.04
Late Fee	1,950.00	0.16	1,950.00	0.16
Bank Interest	97.53	0.01	97.53	0.01
<b>TOTAL - MISCELLANEOUS INCOME</b>	<b>34,957.39</b>	<b>2.88</b>	<b>34,957.39</b>	<b>2.88</b>
<b>TOTAL INCOME</b>	<b>1,213,572.00</b>	<b>100.00</b>	<b>1,213,572.00</b>	<b>100.00</b>
<b>PROPERTY EXPENSES</b>				
<b>Utilities</b>				
Gas - Common	4,357.93	0.36	4,357.93	0.36
Electric - Common	6,031.88	0.50	6,031.88	0.50
Waste Disposal and Recycling	90.00	0.01	90.00	0.01
Water and Sewer	36,175.64	2.98	36,175.64	2.98
<b>TOTAL UTILITIES</b>	<b>46,655.45</b>	<b>3.84</b>	<b>46,655.45</b>	<b>3.84</b>
<b>Building Maintenance and Repair</b>				
Building Supplies	800.84	0.07	800.84	0.07
Plumbing	1,279.11	0.11	1,279.11	0.11
Electric	52.63	0.00	52.63	0.00
Carpentry	2,079.39	0.17	2,079.39	0.17
HVAC	5,807.85	0.48	5,807.85	0.48
Roofing	458.20	0.04	458.20	0.04
Lighting	1,353.27	0.11	1,353.27	0.11
Doors/Windows/Screens	4,217.42	0.35	4,217.42	0.35
Carpet Repair	475.06	0.04	475.06	0.04
Appliance Repair	254.76	0.02	254.76	0.02
Window Treatments	2,010.89	0.17	2,010.89	0.17
Lock & Key Expense	836.63	0.07	836.63	0.07
Tool Rentals & Purchases	170.98	0.01	170.98	0.01
Resilient Flooring Repair	193.14	0.02	193.14	0.02
Bath/Kitchen Fixtures	153.33	0.01	153.33	0.01
Safety	112.01	0.01	112.01	0.01

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General Repair	305.41	0.03	305.41	0.03
<b>TOTAL BLDG. MAINTENANCE &amp; REPAIR</b>	<b>20,560.92</b>	<b>1.69</b>	<b>20,560.92</b>	<b>1.69</b>
<b>Gen. Maint/Equip Repair</b>				
Tools - Hand	129.60	0.01	129.60	0.01
<b>TOTAL GENERAL MAINTENANCE</b>	<b>129.60</b>	<b>0.01</b>	<b>129.60</b>	<b>0.01</b>
<b>Grounds and Landscaping</b>				
Parking Lot/Sidewalk Maintenance	576.00	0.05	576.00	0.05
Pet Waste Station	697.52	0.06	697.52	0.06
Grounds Supplies	52.35	0.00	52.35	0.00
Grass Cutting	24,190.98	1.99	24,190.98	1.99
Snow Removal	32.62	0.00	32.62	0.00
Ice Melt	868.28	0.07	868.28	0.07
<b>TOTAL GROUNDS AND LANDSCAPING</b>	<b>26,417.75</b>	<b>2.18</b>	<b>26,417.75</b>	<b>2.18</b>
<b>Painting</b>				
Painting - Interior	31,272.50	2.58	31,272.50	2.58
Painting Supplies	6,558.12	0.54	6,558.12	0.54
<b>TOTAL PAINTING</b>	<b>37,830.62</b>	<b>3.12</b>	<b>37,830.62</b>	<b>3.12</b>
<b>Flooring &amp; Appliance Replacement</b>				
Carpet Replacement	6,584.64	0.54	6,584.64	0.54
Laminate Flooring Replacement	1,375.00	0.11	1,375.00	0.11
Refrigerator Replacement	7,812.31	0.64	7,812.31	0.64
Stove Replacement	6,962.66	0.57	6,962.66	0.57
Disposal Replacement	524.33	0.04	524.33	0.04
Dishwasher Replacement	3,954.22	0.33	3,954.22	0.33
Microwave Replacement	2,801.02	0.23	2,801.02	0.23
<b>TOTAL FLOORING &amp; APPLIANCE REPLACEMENT</b>	<b>30,014.18</b>	<b>2.47</b>	<b>30,014.18</b>	<b>2.47</b>
<b>General Cleaning/Maintenance</b>				
Cleaning - Vacant	3,885.00	0.32	3,885.00	0.32
Carpet Cleaning	955.00	0.08	955.00	0.08
Water Extraction	224.00	0.02	224.00	0.02
Cleaning Equipment	694.49	0.06	694.49	0.06
<b>TOTAL CLEANING</b>	<b>5,758.49</b>	<b>0.47</b>	<b>5,758.49</b>	<b>0.47</b>
Extermination	293.50	0.02	293.50	0.02
<b>Marketing</b>				
Marketing	8,098.41	0.67	8,098.41	0.67
Resident Relations	211.78	0.02	211.78	0.02
<b>TOTAL MARKETING</b>	<b>8,310.19</b>	<b>0.68</b>	<b>8,310.19</b>	<b>0.68</b>
Signage	54.71	0.00	54.71	0.00
<b>Payroll</b>				
Payroll - Site Manager	39,903.65	3.29	39,903.65	3.29
Payroll - Maintenance	46,297.08	3.81	46,297.08	3.81
Payroll - Grounds	18,325.52	1.51	18,325.52	1.51

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Employee Commission	550.00	0.05	550.00	0.05
<b>TOTAL PAYROLL</b>	<b>105,076.25</b>	<b>8.66</b>	<b>105,076.25</b>	<b>8.66</b>
<b>Other Employee Expenses</b>				
Employee Uniforms	142.40	0.01	142.40	0.01
<b>TOTAL - OTHER EMPLOYEE EXPENSES</b>	<b>142.40</b>	<b>0.01</b>	<b>142.40</b>	<b>0.01</b>
<b>Telephone</b>				
Telephone & Internet	2,666.66	0.22	2,666.66	0.22
Answering Service	845.00	0.07	845.00	0.07
<b>TOTAL TELEPHONE</b>	<b>3,511.66</b>	<b>0.29</b>	<b>3,511.66</b>	<b>0.29</b>
<b>Office Supplies &amp; Expense</b>				
Postage & Overnight	87.02	0.01	87.02	0.01
Office Supplies	824.29	0.07	824.29	0.07
Bank Fees	182.00	0.02	182.00	0.02
Renter Processing	454.83	0.04	454.83	0.04
Computer Equipment	1,181.35	0.10	1,181.35	0.10
Computer Software	4,896.63	0.40	4,896.63	0.40
<b>TOTAL OFFICE SUPPLIES &amp; EQUIP.</b>	<b>7,626.12</b>	<b>0.63</b>	<b>7,626.12</b>	<b>0.63</b>
Auto	73.12	0.01	73.12	0.01
Security Service				
Miscellaneous Expense	-40.13	0.00	-40.13	0.00
Management Fees	42,801.25	3.53	42,801.25	3.53
EFT Processing Fees	15,258.61	1.26	15,258.61	1.26
<b>TOTAL OTHER PROPERTY EXPENSES</b>	<b>58,019.73</b>	<b>4.78</b>	<b>58,019.73</b>	<b>4.78</b>
<b>Insurance</b>				
Health Insurance	38,474.64	3.17	38,474.64	3.17
Property Insurance	28,296.90	2.33	28,296.90	2.33
<b>TOTAL INSURANCE</b>	<b>66,771.54</b>	<b>5.50</b>	<b>66,771.54</b>	<b>5.50</b>
<b>Taxes</b>				
Payroll Tax	20,965.24	1.73	20,965.24	1.73
<b>TOTAL TAXES</b>	<b>20,965.24</b>	<b>1.73</b>	<b>20,965.24</b>	<b>1.73</b>
<b>Accounting &amp; Reporting</b>				
Audits	1,273.02	0.10	1,273.02	0.10
Bookkeeping Fees	7,702.50	0.63	7,702.50	0.63
<b>TOTAL ACCOUNTING &amp; REPORTING</b>	<b>8,975.52</b>	<b>0.74</b>	<b>8,975.52</b>	<b>0.74</b>
Insurance Claims	81,243.96	6.69	81,243.96	6.69
Insurance Recovery	45,853.14	3.78	45,853.14	3.78
<b>TOTAL - INSURANCE CLAIMS</b>	<b>35,390.82</b>	<b>2.92</b>	<b>35,390.82</b>	<b>2.92</b>
<b>TOTAL PROPERTY EXPENSES</b>	<b>482,577.81</b>	<b>39.77</b>	<b>482,577.81</b>	<b>39.77</b>
<b>NET OPERATING INCOME</b>	<b>730,994.19</b>	<b>60.23</b>	<b>730,994.19</b>	<b>60.23</b>

**Capital Improvements**

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Carpet and Pad Replacement	1,429.75	0.12	1,429.75	0.12
Tile & Vinyl Flooring Replacement	14,813.51	1.22	14,813.51	1.22
<b>TOTAL - CAPITAL IMPROVEMENTS</b>	<b>16,243.26</b>	<b>1.34</b>	<b>16,243.26</b>	<b>1.34</b>
<b>Other Expenses</b>				
Depreciation	666,056.76	54.88	666,056.76	54.88
<b>TOTAL - OTHER EXPENSES</b>	<b>666,056.76</b>	<b>54.88</b>	<b>666,056.76</b>	<b>54.88</b>
<b>TOTAL EXPENSES</b>	<b>682,300.02</b>	<b>56.22</b>	<b>682,300.02</b>	<b>56.22</b>
<b>NET INCOME</b>	<b>48,694.17</b>	<b>4.01</b>	<b>48,694.17</b>	<b>4.01</b>